

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

CITY PLANNING COMMISSION

JANUARY 14, 1982

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

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

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the November 12, 1981 City Planning  
Commission minutes.

ACTION: APPROVED  
GUTHRIE/Unanimous

OLD BUSINESS:

1. Z-82-81 Application of SPROUL HOMES OF NEVADA, INC. for  
(Abeyance Item reclassification of property generally located  
from 12/22/81) at the southwest corner of Astronaut Avenue and  
Antelope Way, from R-1 to R-PD8.  
Proposed Use: Medium Density Apartments/  
Condominiums
- ACTION: APPROVED  
JOHNSTON/4-3  
(TRACY, GUTHRIE & KENNEDY - NO)

CONDITIONS:

1. Application be amended to R-PD6.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Conformance to the amended plot plan providing primary access to Charleston Boulevard with an opaque crash gate at Astronaut Avenue.
4. Conformance to the amended elevations.
5. Construction of a 6' block wall around the entire project with a 5' set-back for landscaping along Charleston Boulevard and Antelope Way.
6. Vacation of a portion of Neil Armstrong Circle as required by the Department of Community Planning and Development.
7. Reversion of lots 2-20, Charleston Rainbow 11-A to acreage.
8. The joint access drives shall be approved by the Traffic and Parking Commission.
9. Limited to one story buildings only except for the four buildings adjacent to the commercial development.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 190

TO BE HEARD BY CITY COMMISSION: January 20, 1982

NEW BUSINESS:

1. Z-88-81 Application of BONANZA ROAD ASSOCIATES for  
reclassification of property located on the north  
side of Bonanza Road between Pecos Road and Sand-  
hill Road, from R-E to R-1 (under Resolution of  
Intent to R-1, R-3, and C-1) to R-CL, R-3, and  
C-1.  
Proposed Uses: Shopping Center, Single  
Family and Medium-High  
Density Apartments
- ACTION: APPROVED  
GUTHRIE/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Construction of one-story buildings only when setback from Harris Avenue is less than 10' but in no case may the setback be less than 7' in the R-CL portion.
3. Construct a 6' block wall along Harris Avenue except within 20' of Parkhurst Street and along Sandhill Road except within 20' of intersecting streets.
4. Dedicate 20' of right-of-way for Pecos Drive and Sandhill Road and 30' for Harris Avenue and the radius corners at the intersections of Pecos Drive and Harris Avenue and at Sandhill Road and Harris Avenue as required by the Department of Public Services.
5. Install street improvements on Pecos Drive, Sandhill Road and Harris Avenue as required by the Department of Public Services.
6. Obtain an Assessment District Agreement for street improvements on Bonanza Road as required by the Department of Public Services.
7. Provide fire hydrants and water flow as required by the Department of Fire Services.
8. Conformance to the site plan and elevations on the R-CL portion.
9. Approval of the elevations for the R-3 portion by the Department of Community Planning and Development.
10. Approval of the development plans for the C-1 portion by the Planning Commission.
11. 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. (Applicable to the R-3 and C-1 portions only.)
12. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy. (Applicable to the R-3 and C-1 portions only.)
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Applicable to the R-3 and C-1 portions only.)
14. Satisfaction of City Code requirements and design standards of all City departments. (Applicable to the R-3 and C-1 portions only.)

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

TO BE HEARD BY CITY COMMISSION: February 3, 1982

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2. TENTATIVE MAP  
RENAISSANCE COTTAGES

Property generally located on the northwest corner of Bonanza Road and Sandhill Road, R-1 and R-E (under Resolution of Intent to R-1, R-3, and C-1); proposed R-CL.

ACTION: APPROVED  
CANUL/Unanimous

Owner: Bonanza Road Associates  
Subdivider: V. R. Johnson/Renaissance  
Development Co.

No. of Acres: 53.4 No. of Lots: 324

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-88-81.
3. Conformance to the conditions of approval for Z-88-81.
4. No vehicular access to Bonanza and Sandhill roads 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. Redesign the sanitary sewer system at Como Circle and Hatboro Avenue as required by the Department of Public Services.
7. A waiver be allowed from the minimum 30' lot frontage requirement for the flag lots on the cul-de-sacs.
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: FEBRUARY 3, 1982

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3. TENTATIVE MAP  
MAJESTIC VIEW

Property generally located on the northwest corner of Alta Drive and Cimarron Road, N-U Zone (under Resolution of Intent to R-1 and R-CL).

ACTION: APPROVED  
JOHNSTON/Unanimous

Owner: Howard Rental Investment  
Subdivider: Buttrum Construction Co.  
No. of Acres: 20.7 No. of Lots: 131

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-66-81.
3. No vehicular access to Cimarron Road and Alta Drive 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. No final map to be approved by the Planning Commission until drainage considerations have been resolved, as required by the Department of Public Services.
6. A waiver be allowed from the design requirement for block length, Block 2.
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.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: February 3, 1982

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| 4. FINAL MAP<br>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).<br>Owner: Bradford Investment Co.<br>Subdivider: Dasco, Inc.<br>No. of Acres: 7.3 No. of Lots: 55 |
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- ACTION: APPROVED  
CANUL/Unanimous

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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| 5. FINAL MAP<br>CHARLESTON RAINBOW<br>UNIT 15G | Property generally located west of Buffalo Drive and south of Alta Drive, R-1 Zone.<br>Owner/Subdivider: Sproul Homes of Nevada<br>No. of Acres: 4.5 No. of Lots: 19 |
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- ACTION: APPROVED  
KENNEDY/Unanimous

STAFF RECOMMENDATION: APPROVAL

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| 6. FINAL MAP<br>ALTO MESA 1 UNIT 2 | Property generally located on the west side of Odette Lane, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD8).<br>Owner/Subdivider: Bailey & McGah<br>No. of Acres: 7 No. of Lots: 45 |
|------------------------------------|---|
- ACTION: APPROVED  
JOHNSTON/Unanimous

CONDITIONS:

1. Unit 1 to be recorded prior to Unit 2.
2. Conformance to the conditions of approval for the tentative map.

STAFF RECOMMENDATION: APPROVAL

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| 7. FINAL MAP<br>CEDAR PARK I | Property generally located at the northeast corner of Cedar Avenue and Wardelle Street, R-E Zone (under Resolution of Intent to R-PD15).<br>Owner/Subdivider: Norman E. & Maxine A. Mott<br>No. of Acres: 0.97 No. of Lots: 12 |
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- ACTION: APPROVED  
GUTHRIE/Unanimous

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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8. REVERSIONARY MAP  
STORYBOOK VILLAGE  
LOTS 19, 20 & 21  
BLOCK 1

Property generally located at the northwest  
corner of Smoke Ranch Road and Maverick Street,  
R-2 Zone.  
Owner/Subdivider: Robert Gottier  
No. of Acres: 0.7 No. of Lots: 1

ACTION: APPROVED  
KENNEDY/Unanimous

STAFF RECOMMENDATION: APPROVAL

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9. VAC-17-81

Petition of Vacation submitted by ANNA JORGENSEN  
to vacate a 20' wide east-west alley located  
approximately 110' north of Park Paseo and  
extending easterly from Sixth Street approximately  
200'.

ACTION: ABEYANCE  
MACK/Unanimous  
(Coleman excused for this item)

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

TO BE HEARD BY CITY PLANNING COMMISSION: January 26, 1982

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10. VAC-18-81

Petition of Vacation submitted by ROBERT T.  
BIGELOW, ET AL to vacate the alley north of  
Fremont Street between 14th and 15th Streets.

ACTION: APPROVED  
TRACY/Unanimous

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: January 20, 1982 to set date for public hearing.

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11. Z-83-81

Application of HORST SCHMIDT for reclassification  
of property generally located on the north side  
of West Charleston Boulevard between Campbell  
Drive and Shetland Road, from R-A to C-D and P-R.  
Proposed Use: Office and Commercial

ACTION: APPROVED  
JOHNSTON/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of fire hydrants and water flow as required by the Department of Fire Services.
3. The parking layout and all driveways shall conform to the requirements of the Department of Public Services.
4. At the time of development, any damage to the existing off-site improvements will have to be repaired or replaced to current City of Las Vegas standards and specifications as required by the Department of Public Services.
5. Conformance to the plot plan and submitted elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

TO BE HEARD BY CITY COMMISSION: FEBRUARY 3, 1982

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12. Z-84-81

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

ACTION: APPROVED  
GUTHRIE/Unanimous  
(Johnston excused for this item)

Proposed Use: Zero Lot Line Semi-Detached Single Family Dwellings

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the elevations of the dwellings and approval of the elevations of the garages by the Department of Community Planning and Development.
3. Construct street improvements on Craig Road and Lorenzi Boulevard as required by the Department of Public Services.
4. Approval of the drainage plan by the Department of Public Services.
5. Approval of the joint access drives by the Traffic Engineer.
6. Construct a 6' block wall on Craig Road and Rainbow Boulevard.
7. Reversion of a portion of the recorded plat as required by the Department of Community Planning and Development.
8. Conformance to the plot plan.
9. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 2

TO BE HEARD BY CITY COMMISSION: FEBRUARY 3, 1982

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13. Z-85-81

Application of HUI CHING LIN for reclassification of property located at 1253 Arville Street, from R-E to P-R.

ACTION: APPROVED  
CANUL/Unanimous

Proposed Use: Office

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the existing elevations.
3. Redesign the parking and driveway plan as required by the Traffic Engineer.
4. Install sidewalks on Arville Street as required by the Department of Public Services.
5. Repair any damage done to existing street improvements as a result of this development as required by the Department of Public Services.

6. Construct a 6' block wall along the rear property line measured from the residential side of the property.
7. Conformance to the plot plan.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: FEBRUARY 3, 1982

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14. Z-86-81                      Application of PETER CIPRO for reclassification of property located at 401 North Seventh Street, from R-4 to C-2.
- ACTION: DENIED                      Proposed Use: Motel  
           GUTHRIE/6-1  
           (JOHNSTON - NO)  
           (Coleman excused for remainder of meeting)

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

TO BE HEARD BY CITY COMMISSION: FEBRUARY 3, 1982

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15. Z-87-81                      Application of RICHARD L. BINGHAM for reclassification of property located on the north side of Bonanza Road between Eastern Avenue and Wardelle Street, from R-E to R-PD16.
- ACTION: ABEYANCE                      Proposed Use: Medium-High Density Planned  
           CANUL/Unanimous (6-0)                      Unit Development

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY PLANNING COMMISSION: JANUARY 26, 1982

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16. Z-29-71                      Request of JAMES D. WRIGHT for a Plot Plan Review to enclose an existing patio on property located at 5825 Bromley Avenue, R-PD13 Zone.
- PLOT PLAN REVIEW

ACTION: APPROVED  
           MACK/Unanimous (6-0)

CONDITIONS:

1. Conformance to the plot plan.
2. Subject to approval of the Home Owner's Association.

STAFF RECOMMENDATIONS: APPROVAL

TO BE HEARD BY CITY COMMISSION: FEBRUARY 3, 1982

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17. Z-112-80                      Request of DALTON PROPERTIES, INC. for an Extension of Time on property generally located on the south side of Monroe Avenue between "J" Street and "N" Street, R-1 Zone.
- EXTENSION OF TIME
- ACTION: APPROVED  
           KENNEDY/Unanimous (6-0)

CONDITIONS:

1. Extension of Time shall expire February 18, 1983.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: FEBRUARY 3, 1982

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18. Z-5-69  
PLOT PLAN REVIEW

Request of HARRIS SHARP AND ASSOCIATES, INC. ON BEHALF OF FIRST INTERSTATE BANK for a Plot Plan Review to install an automatic teller machine on property generally located at the southwest corner of Rainbow Boulevard and Westcliff Drive, R-1 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED  
JOHNSTON/Unanimous  
(6-0)

CONDITIONS:

1. Conformance to the plot plan.
2. Install landscaping along Rainbow Boulevard as required by the Department of Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL

CITY PLANNING COMMISSION ACTION FINAL

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DIRECTOR'S BUSINESS:

1. Election of Officers for 1982.

ACTION: APPROVED Elected: ROBERT GUTHRIE - Chairman  
TRACY/Unanimous (6-0) FRANK CANUL - Vice-Chairman

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SUPPLEMENTAL AGENDA:

1. Z-80-81 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 to C-2.

ACTION: ABEYANCE Proposed Use: Commercial Storage Facilities  
CANUL/Unanimous (6-0)

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY PLANNING COMMISSION: JANUARY 26, 1982

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2. Z-145-77  
USE REVIEW

Request of MACHAN, HAMPSHIRE PROPERTIES, INC. ON BEHALF OF DENNIS AND DONNA JOHNSON for a Use Review to allow a delicatessen operation in the Park Sahara Office Complex on property located at 1840 East Sahara Avenue, C-1 Zone.

ACTION: ABEYANCE  
CANUL/Unanimous  
(6-0)

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY PLANNING COMMISSION: JANUARY 26, 1982

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3. Z-102-80  
EXTENSION OF TIME

Request of BYRON O. THORNTON for an Extension of  
Time on property located at 900 North 4th Street,  
R-1 Zone (under Resolution of Intent to P-R).

ACTION: APPROVED  
KENNEDY/Unanimous (6-0)

CONDITIONS:

1. Extension of Time shall expire January 7, 1983.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: FEBRUARY 3, 1982

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DIRECTOR'S BUSINESS:

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

Discussion and amendments to the current By-Laws were made and will be  
voted on at the January 26, 1982 City Planning Commission meeting.

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
JANUARY 14, 1982

MINUTES:

November 12, 1981

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

OLD BUSINESS:

1. Z-82-81

APPROVED - JOHNSTON/AYES: Chairman Coleman, Mr. Johnston,  
Mr. Mack, Mr. Canul  
(2nd Motion) NOES: Mrs. Tracy, Mr. Guthrie, Mr. Kennedy

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

- SPECIAL CONDITIONS:
1. Resolution of Intent.
  2. Conformance to the amended plot plan, with the primary access being to Charleston Blvd. with an opaque crash gate at Astronaut Avenue.
  3. Conformance to the elevations amended to provide overhead garage doors.
  4. Construction of a block wall around the entire project with a 5' setback for landscaping on Charleston Blvd.
  5. Vacation of a portion of Neil Armstrong Circle where they are terminating the access to Astronaut.
  6. A portion of the subdivision reverted to acreage.
  7. Joint access drive shall be approved by the Traffic and Parking Commission.
  8. Provide fire hydrants and water flow as required by Fire Services.
  9. Development limited to one-story buildings, except those buildings on the southeast portion adjacent to the C-1.

PROTESTS: 184 from previous public hearing  
90 persons in audience  
Cliff Rives, 909 Antelope Way  
Patricia Nestlebush, 6929 Peggy Drive  
Milton Lacher, 1021 Eugene Cernan  
Tom Schiermbock, 6937 Kim Avenue  
Sandra R. Pearce, 912 Antelope Way  
Fred Zeilberg, 617 Antelope Way  
Walter Skaggs, 7016 Astronaut  
Vicki Johnson, 616 Altamira Road

(Protestors continued on page 2)

1. Z-82-81

Robert Melten, 925 Antelope Way  
Ken Sawyer, 7109 Michael Collins  
N. W. Paradise, 1001 East Cernan Street  
Jim Caristian, 7033 Edwin Aldrin Circle  
David Ryan, 6963 Peggy Way  
Anne Davison, 1005 Ron Evans Street

NEW BUSINESS:

1. Z-88-81

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

NOES: None

- SPECIAL CONDITIONS:
1. Landscaping be maintained both inside and outside the fence.
  2. Resolution of Intent for 12 months.
  3. Construction of one story buildings only when setback from Harris Avenue is less than 10 feet, but in no case may the setback be less than 7 feet on the R-CL portion.
  4. Construct a 6 foot block wall along Harris Avenue in the R-CL portion, except within 20 feet of Parkhurst Street and along Sandhill Road, except within 20 feet of the intersecting streets.
  5. Dedicate 20 feet of right-of-way for Pecos and Sandhill Road and 30 feet for Harris Avenue and the radius corners at the intersections of Pecos and Harris and Sandhill and Harris as required by Public Services.
  6. Install street improvements on Pecos, Sandhill and Harris as required by Public Services.
  7. Obtain an Assessment District Agreement for street improvements on Bonanza Road as required by Public Services.
  8. Conformance to the site plans and elevations on the R-CL portion.
  9. Approval of the elevations and plot plan for the R-3 portion by the Department of Community Planning & Development.
  10. Approval of the development plans for the C-1 portion by the Planning Commission.

PROTESTS: 1 recorded by staff



6. FINAL MAP  
ALTO MESA 1  
UNIT 2
- APPROVED - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Guthrie,  
Mr. Kennedy, Mr. Canul  
NOES: None
- SPECIAL CONDITIONS: 1. Unit 1 be recorded before  
Unit 2.  
2. Conformance to the conditions  
of approval for the tentative  
map.
7. FINAL MAP  
CEDAR PARK I
- APPROVED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Guthrie,  
Mr. Kennedy, Mr. Canul  
NOES: None
- SPECIAL CONDITION: 1. Conformance to the conditions  
of approval for the tentative  
map.
8. REVERSIONARY MAP  
STORYBOOK VILLAGE  
LOTS 19, 20, and  
21, BLOCK 1
- APPROVED - KENNEDY/AYES: Chairman Coleman, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Guthrie,  
Mr. Kennedy, Mr. Canul  
NOES: None
9. VAC-17-81
- ABEYANCE - MACK/AYES: Mrs. Tracy, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
1/26/82 NOES: None  
P.C.Meeting EXCUSED: Chairman Coleman
- PROTESTS: Masonic Lodge (Leonard Fayle, 1301 S. 7th St.,  
and Oral Stout, 4300 Kay Pl.,  
appeared to represent the  
Masonic Lodge.)
10. VAC-18-81
- APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Guthrie,  
Mr. Kennedy, Mr. Canul  
NOES: None
- PROTESTS: 0
11. Z-83-81
- APPROVED - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Guthrie,  
Mr. Kennedy, Mr. Canul  
NOES: None
- SPECIAL CONDITIONS: 1. Resolution of Intent for a  
12 month time limit.  
2. Conformance to the elevations.  
3. Provision of fire hydrants and  
water flow as required by  
Fire Services.  
4. Conformance to street improve-  
ments as required by Dept. of  
Public Services.
- PROTESTS: 1 letter

12. Z-84-81

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

NOES: None

EXCUSED: Mr. Johnston

- SPECIAL CONDITIONS:
1. Resolution of Intent with a 12 month time limit.
  2. Conformance to the elevations of the dwellings.
  3. Approval of the elevations of the garages by the Dept. of Community Planning & Develop.
  4. Aesthetic treatment for garages.
  5. Construct street improvements on Craig Road and Lorenzi Blvd. as required by the Dept. of Public Services.
  6. Approval of the drainage plan by Public Services.
  7. Approval of the joint access drives by the Traffic and Parking Commission.
  8. Construct a 6 foot block wall on Craig Road and Rainbow Blvd. except where the garages exist.
  9. Reversionary map on portion of Recorded Plat.

PROTESTS: Ben Gallegos, 4661 Balsam  
Al Smith, Suncrest Meadows

13. Z-85-81

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

NOES: None

- SPECIAL CONDITIONS:
1. Resolution of Intent with a 12 month time limit.
  2. Conformance to the existing elevations.
  3. Redesign the parking and driveway plan as required by the Traffic Engineer.
  4. Install sidewalks on Arville Street as required by Public Services.
  5. Repair any damage done to existing street improvements as a result of the development as required by Public Services.
  6. 6 foot block wall be measured for elevation from John Arnold's property, not applicant's property.

PROTEST: 0





NOTICE OF HEARING

JANUARY 14, 1982

Notice is hereby given that on January 14, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-17-81      PETITION OF VACATION SUBMITTED BY ANNA JORGENSEN TO  
VACATE A TWENTY FT. WIDE EAST-WEST ALLEY LOCATED  
APPROXIMATELY 100' NORTH OF PARK PASEO AND EXTENDING  
EASTERLY FROM SIXTH STREET APPROXIMATELY 200'.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED

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

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

NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 3,

TOWNSHIP 21 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 vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)

CHARLESTON

CHARLESTON MAP 311

BLVD.

75'

1002-1014  
10 STORES

VAC-17-B1

39

21

15

24

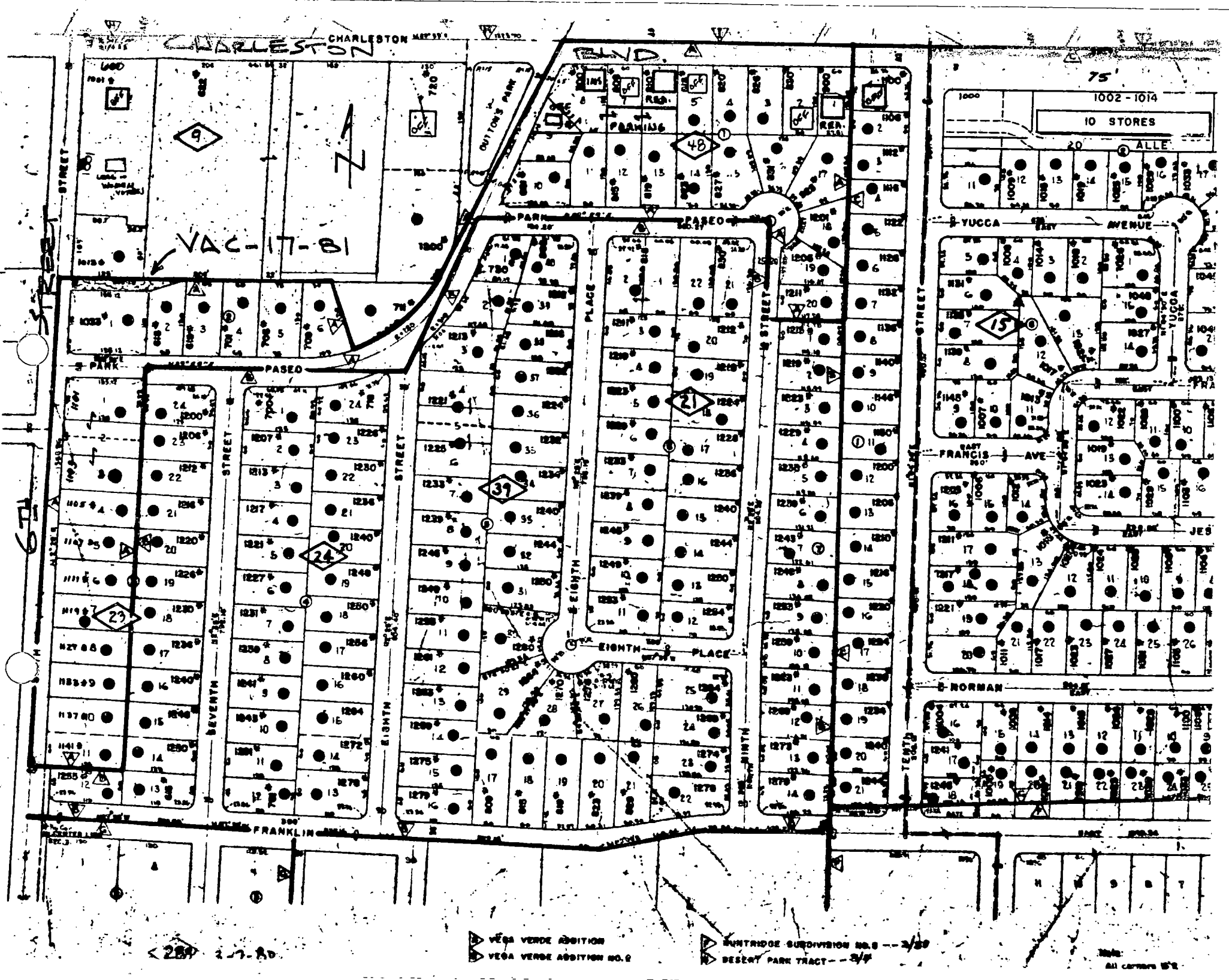
29

27-80

VEGA VERDE ADDITION  
VEGA VERDE ADDITION NO. 2

SUNTRIDGE SUBDIVISION NO. 2  
DESERT PARK TRACT - 2/2

All corners 1/2"



December 30, 1981

NOTICE OF HEARING

JANUARY 14, 1982

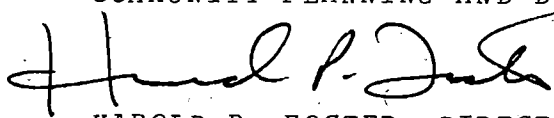
Notice is hereby given that on January 14, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-18-81      PETITION OF VACATION SUBMITTED BY ROBERT T. BIGELOW,  
ET AL TO VACATE THE ALLEY NORTH OF FREMONT STREET  
BETWEEN 14TH AND 15TH STREETS.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE ALLEY ABUTTING LOTS 1 THROUGH 5 OF THE  
RESUBDIVISION OF BLOCK 20, LADD'S ADDITION.

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

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)



December 30, 1981

NOTICE OF PUBLIC HEARING

January 14, 1982

Notice is hereby given that on January 14, 1982 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-83-81 HORST SCHMIDT FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF WEST CHARLESTON BOULEVARD BETWEEN CAMPBELL DRIVE AND SHETLAND ROAD.

FROM: R-A (RANCH ACRES)

TO: C-D (DESIGNED COMMERCIAL) AND

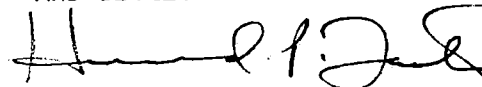
P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE & COMMERCIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ )  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF  
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



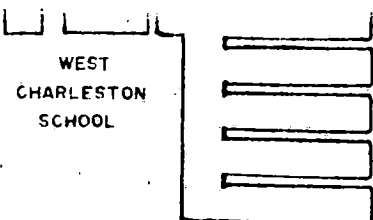
HAROLD P. FOSTER, DIRECTOR

HPF:hj

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

(SEE LOCATION MAP ON REVERSE SIDE).

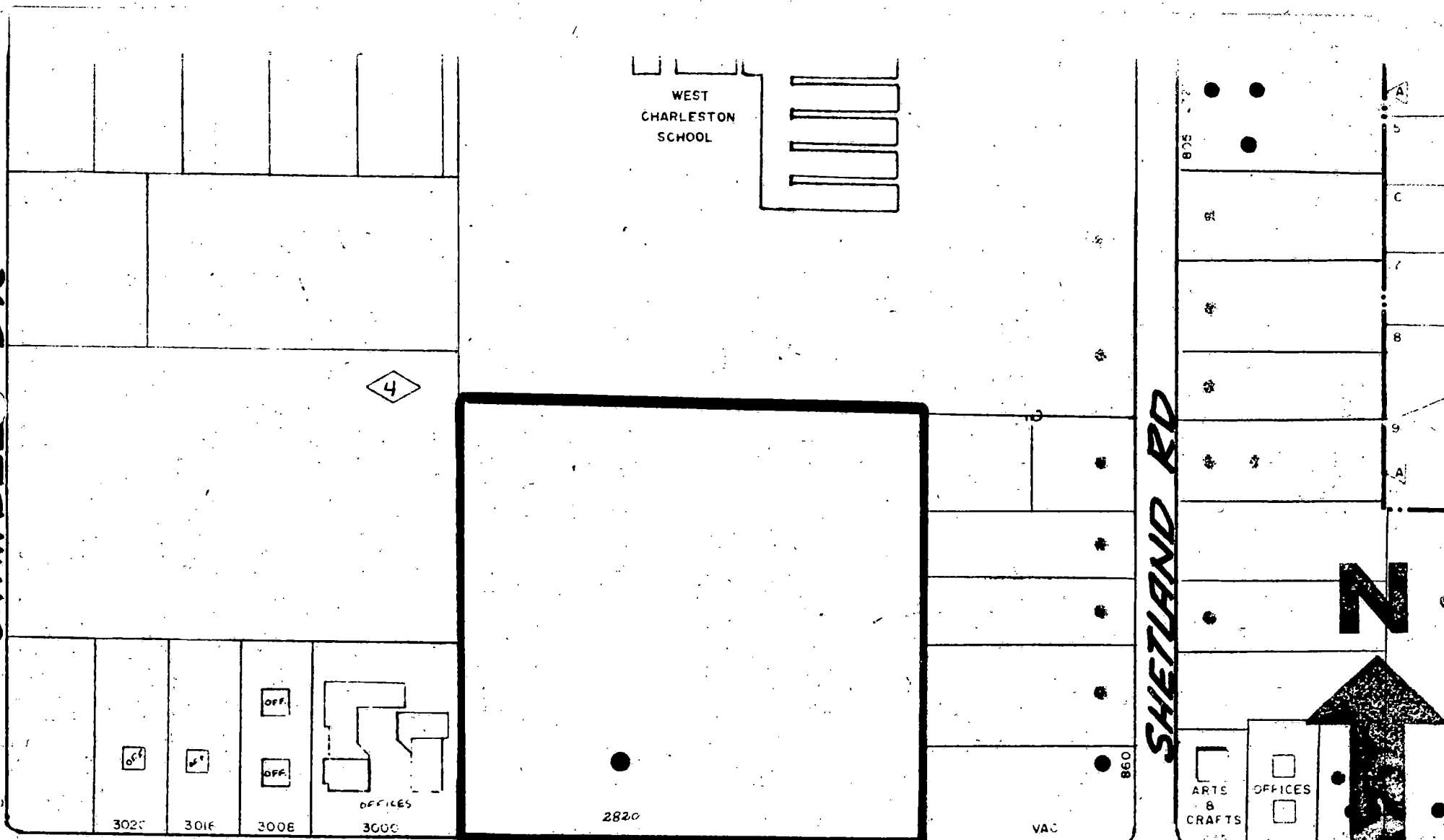
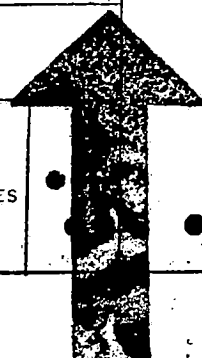
CAMPBELL DR



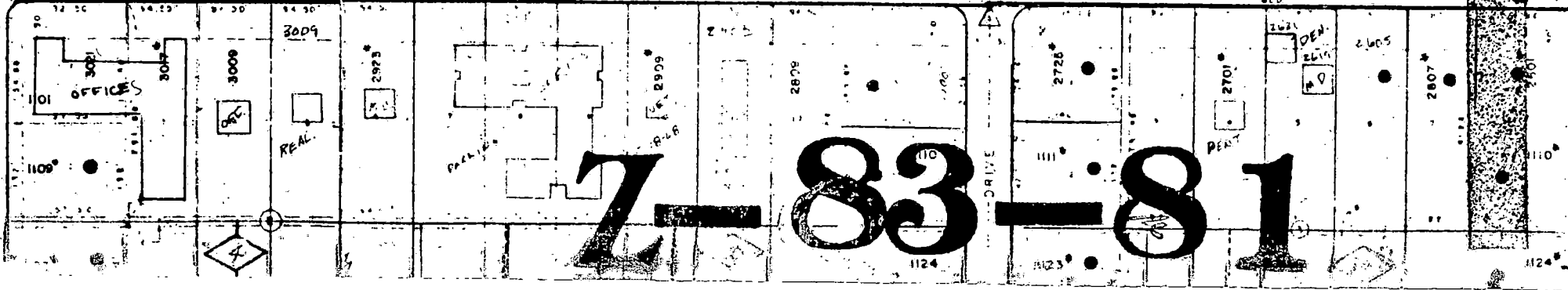
WEST CHARLESTON SCHOOL

SHEPHERD RD

N



CHARLESTON BLVD



7-83-81

Dec 30, 1981

NOTICE OF PUBLIC HEARING

January 14, 1982

Notice is hereby given that on January 14, 1982 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-84-81 BUTTRUM CONSTRUCTION CO. FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF CRAIG ROAD BETWEEN LORENZI BOULEVARD AND THE RAINBOW EXPRESSWAY.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: ZERO LOT LINE SEMI-DETACHED SINGLE FAMILY DWELLINGS

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

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:hj

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

(SEE LOCATION MAP ON REVERSE SIDE).

SUNRD

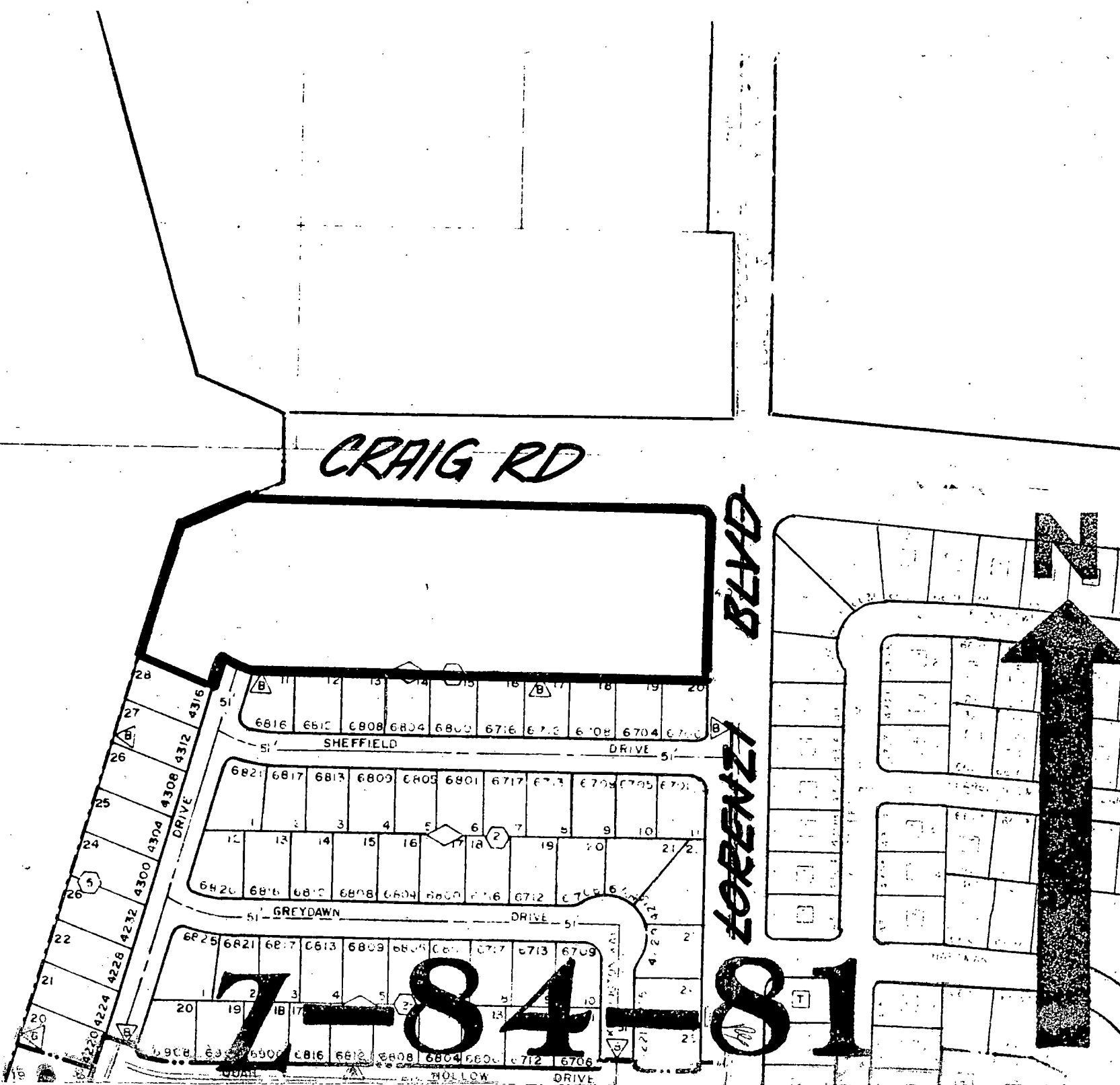
RAINBOW EXPWY

CRAIG RD

BLVD

LORENZ

N



7-84-81

December 30, 1981

NOTICE OF PUBLIC HEARING

January 14, 1982

Notice is hereby given that on January 14, 1982 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-85-81 HUI CHING LIN FOR RECLASSIFICATION OF PROPERTY LOCATED AT

1253 ARVILLE STREET.

FROM: R-E (RESIDENCE ESTATES)

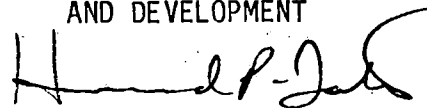
TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 13, BLOCK 2 OF HINSON HEIGHTS.

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

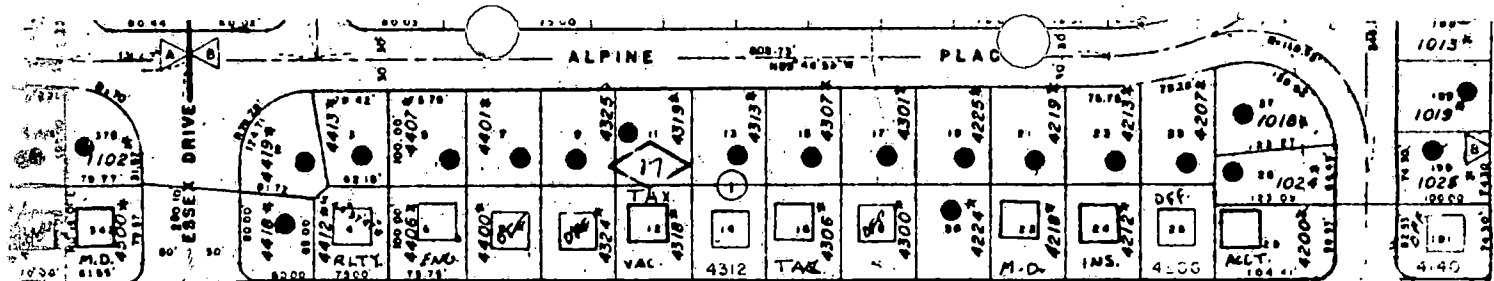


HAROLD P. FOSTER, DIRECTOR

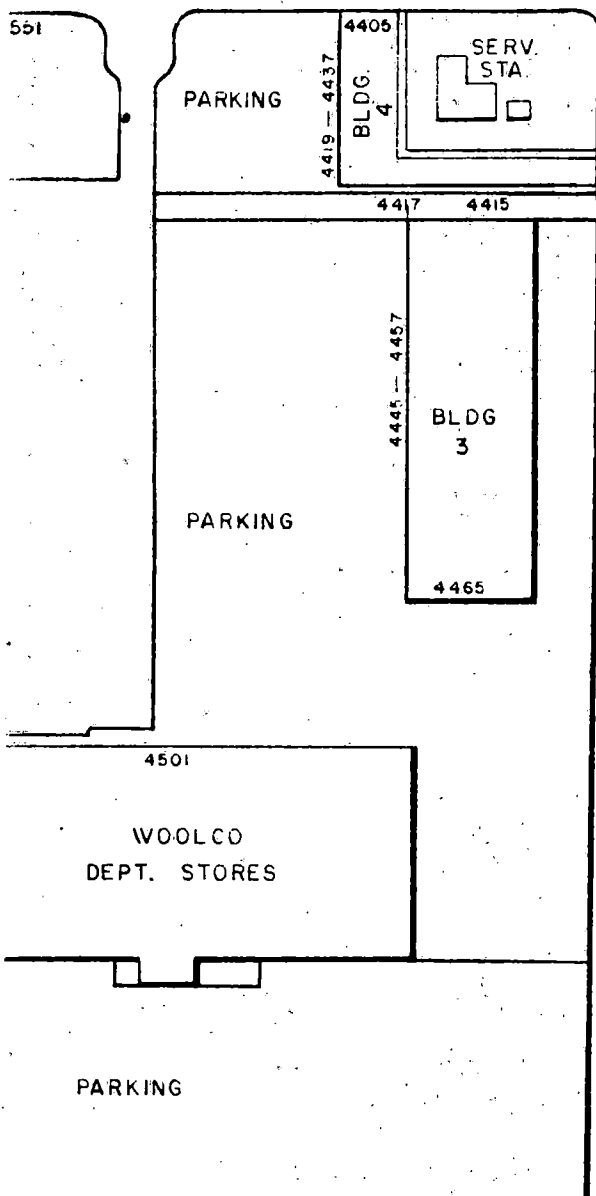
HPF:hj

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

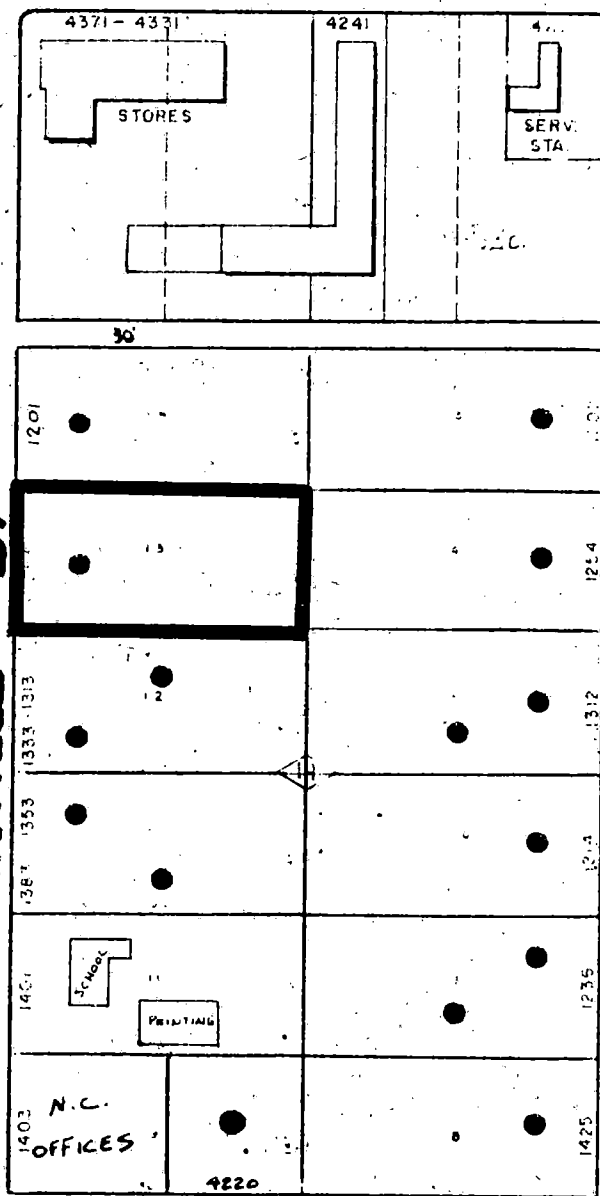
(SEE LOCATION MAP ON REVERSE SIDE).



**CHARLESTON BLVD**

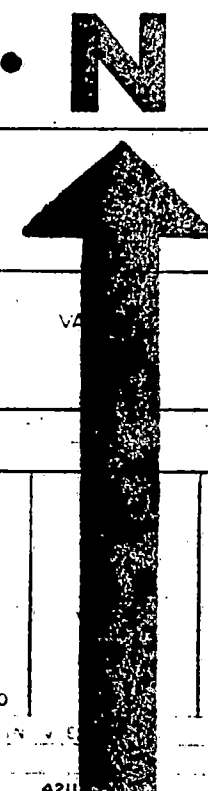
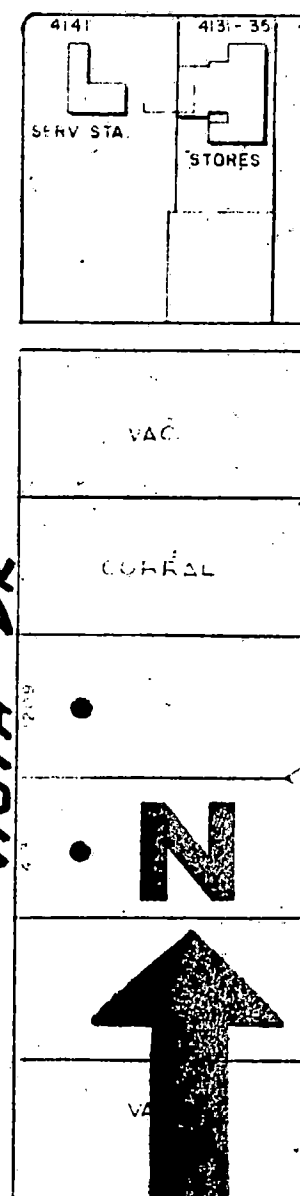


**ARVILLE ST**

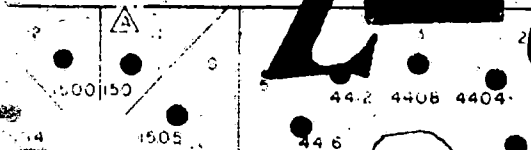


**DEL REY AVE**

**VISTA DR**



**2-85-81**



Dec 30, 1981

NOTICE OF PUBLIC HEARING

January 14, 1982

Notice is hereby given that on January 14, 1982 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-86-81 PETER CIPRO FOR RECLASSIFICATION OF PROPERTY LOCATED AT  
401 N. SEVENTH STREET.

FROM: R-4 (APARTMENT RESIDENCE)

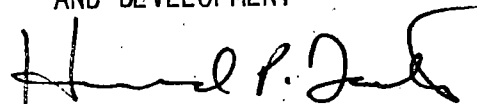
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: MOTEL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 7 & 8, BLOCK 9 OF  
BUCK'S SUBDIVISION.

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:hj

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

(SEE LOCATION MAP ON REVERSE SIDE).



**Z-86-81**

CITY CENTER

145 APTS.

POOL

PARKING

608-10

4

4

401-03-04

27.26

LINDEN AVE

AVE

MESQUITE AVE

AVE

SEVENTY ST

EIGHTY ST

STEWART AVE

NINTH ST

LINDEN AVE

MESQUITE AVE

ST

PRINTED

December 30 1981

NOTICE OF PUBLIC HEARING

January 14, 1982

Notice is hereby given that on January 14, 1982 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-87-81 RICHARD L. BINGHAM FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTH SIDE OF BONANZA ROAD BETWEEN EASTERN AVENUE AND WARDELL STREET

FROM: R-E (RESIDENCE ESTATES)

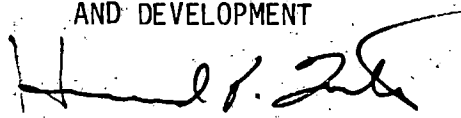
TO: RPD-16 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM HIGH DENSITY PLANNED UNIT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS SEVEN (7) THROUGH ELEVEN (11) INCLUSIVE, LOTS FOURTEEN (14) THROUGH EIGHTEEN (18) INCLUSIVE, AND THE NORTH THIRTY FEET (30') OF LOTS TWELVE (12) AND THIRTEEN (13), ALL IN BLOCK TWELVE (12) OF TANKLE'S NORTH ADDITION NUMBER TWO (2), TOGETHER WITH THE EAST 30' OF THE VACATED RIGHT-OF-WAY LYING WEST OF THE ABOVE DESCRIBED PROPERTY.

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

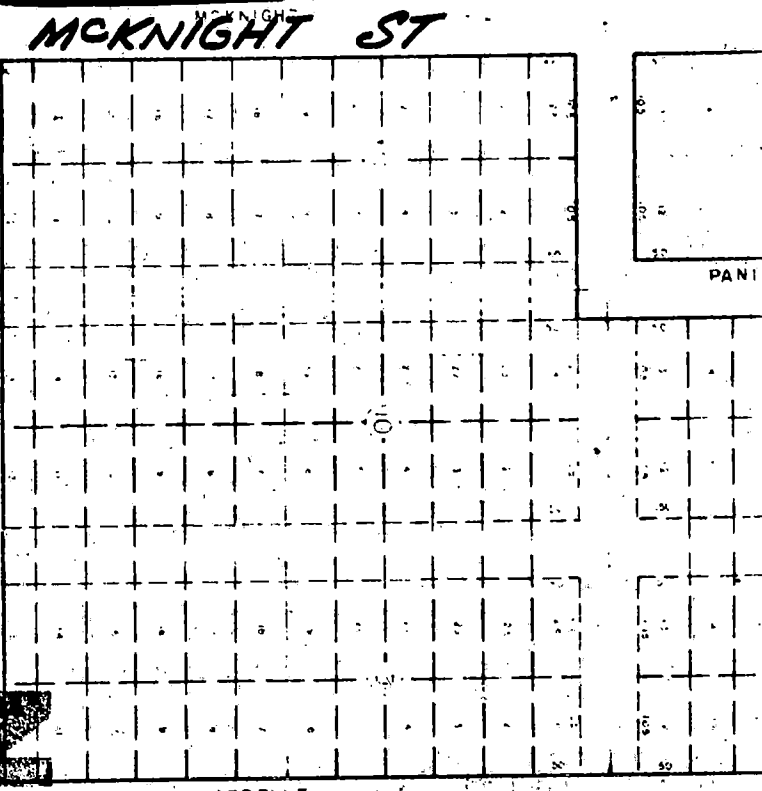
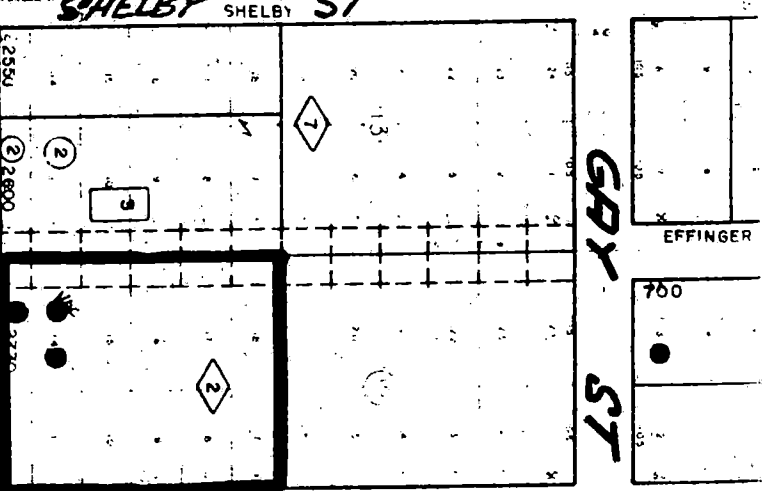
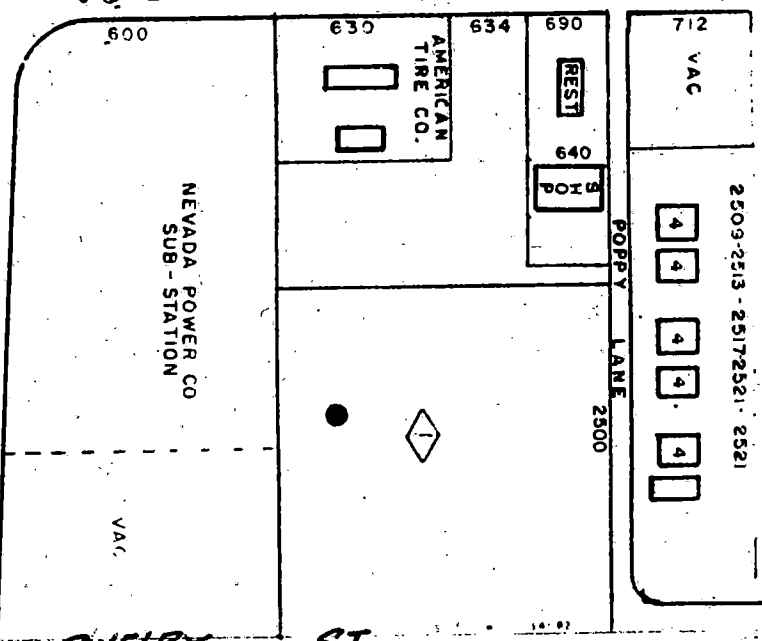
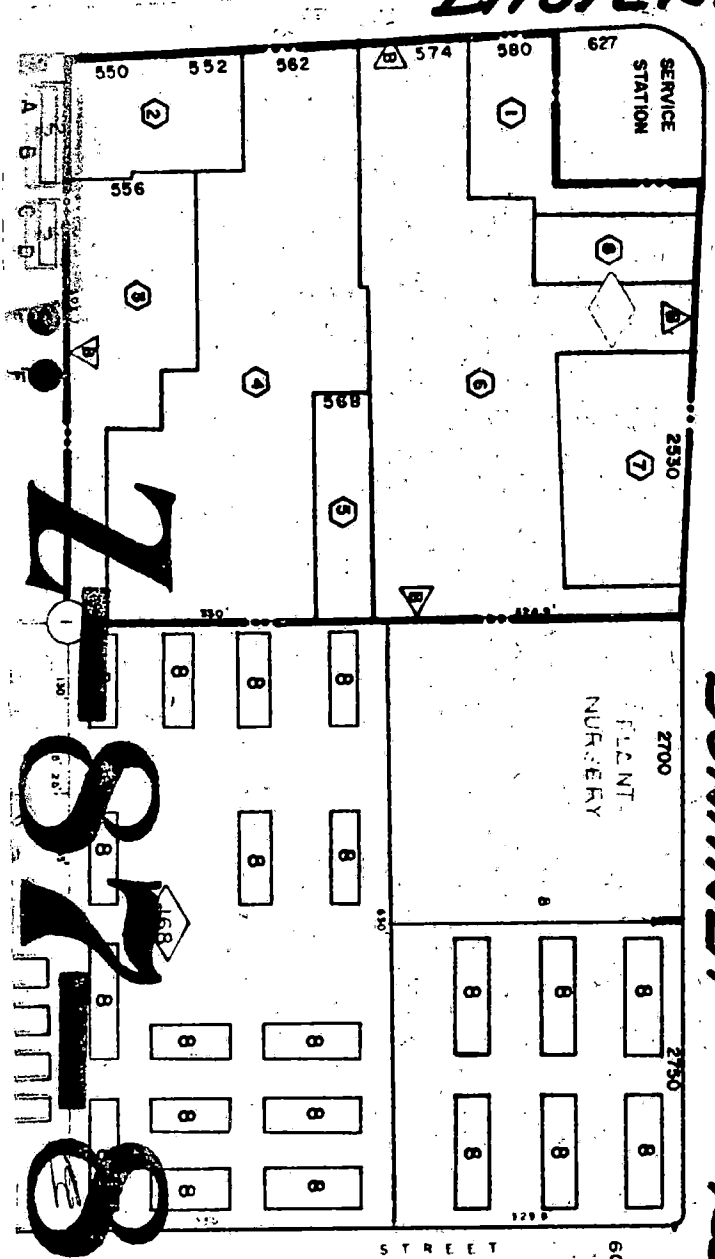
  
HAROLD P. FOSTER, DIRECTOR

HPF:hj

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

(SEE LOCATION MAP ON REVERSE SIDE).

EASTERN AVE



BONAVILLE RD

7

8

9

GAY ST

MCKNIGHT ST

WARDLE

WARDLE

2509-2513-2517-2521-2521

EFFINGER

700

PANI

SERVICE STATION

PLANT NURSERY

AMERICAN TIRE CO.

NEVADA POWER CO SUB-STATION

REST

BOX

VAC

VAC

SHELBY ST

STREET

MCKNIGHT

COMI

COMI

COMI

## NOTICE OF PUBLIC HEARING

January 14, 1982

Notice is hereby given that on January 14, 1982 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-88-81 BONANZA RD. ASSOCIATES FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTH SIDE OF BONANZA ROAD BETWEEN PECOS ROAD AND SANDHILL ROAD

FROM: R-E (RESIDENCE ESTATES), AND R-1 (SINGLE FAMILY RESIDENCE)

UNDER RESOLUTION OF INTENT TO R-1, R-3, AND C-1

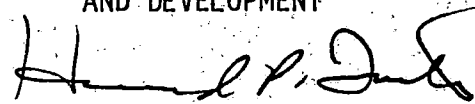
TO: R-CL (RESIDENTIAL COMPACT LOT), R-3 (LIMITED MULTIPLE RESIDENCE), AND C-1 (LIMITED COMMERCIAL).

PROPOSED USE: SHOPPING CENTER, SINGLE FAMILY AND MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

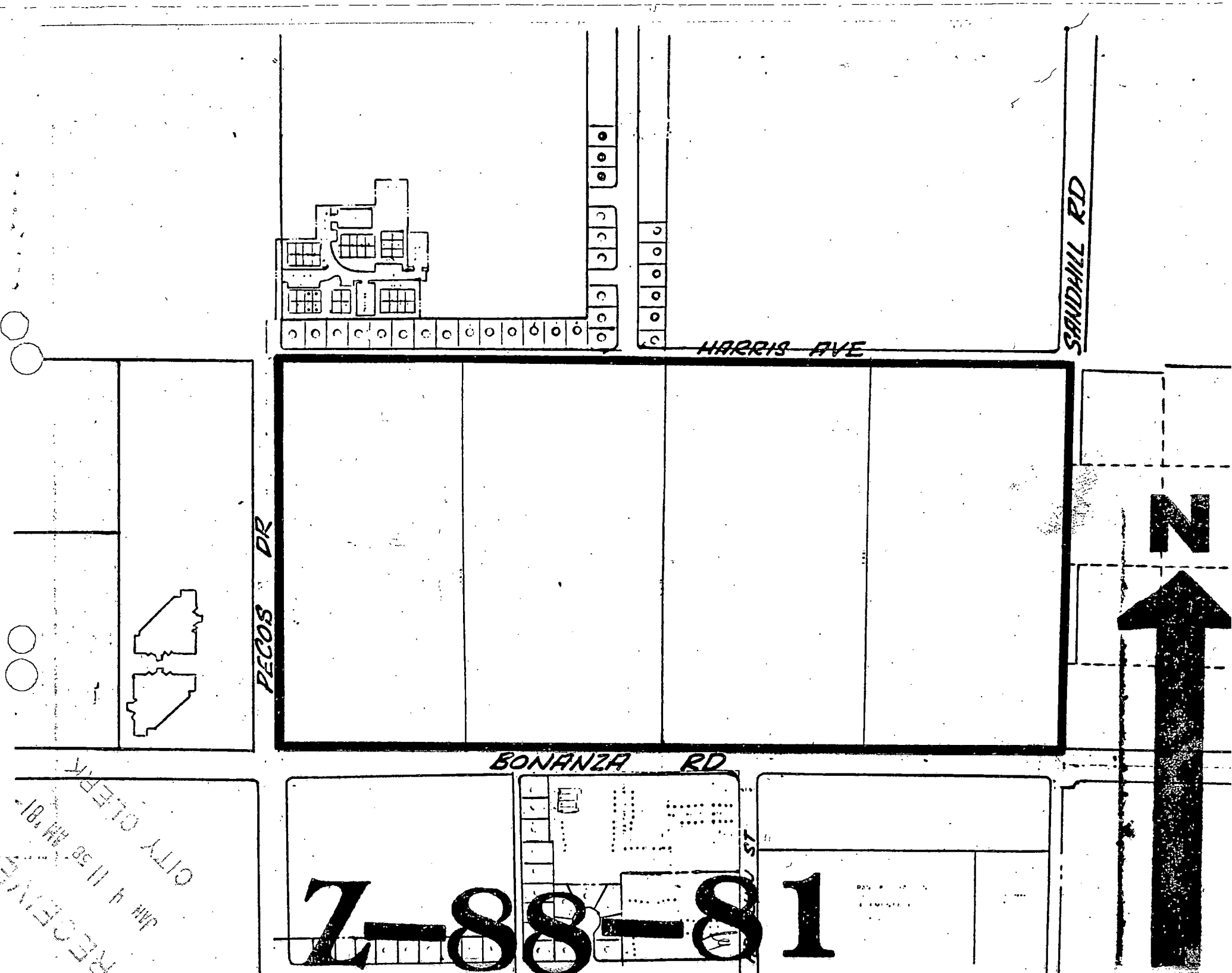


HAROLD P. FOSTER, DIRECTOR

HPF:hj

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

(SEE LOCATION MAP ON REVERSE SIDE).



HARRIS AVE

SANDHILL RD

PECOS DR

BONANZA RD

N



7-88-81

RECEIVED  
JUN 4 11 58 AM '81  
CITY CLERK

MINUTES

CITY PLANNING COMMISSION

JANUARY 14, 1982

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

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

STAFF PRESENT: Harold P. Foster, Director, Community Planning & Development  
Howard Null, Chief, Planning Division  
Robert Clemmer, Acting Chief, Zoning Division  
Chris Gellner, Deputy City Attorney  
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. GUTHRIE made a Motion for APPROVAL of the Minutes of the November 12, 1981 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-82-81  
(Abeyance Item  
from 12/22/81)  
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 (Single-Family Residence) to R-PD8 (Residential-Planned Development).  
Proposed Use: Medium Density Apartments/Condominiums

APPROVED

MR. FOSTER said the agenda indicates the proposed use is "medium density apartments/condominiums" and the word "apartments" should be deleted. This item was held in abeyance from the last meeting so the property owners and applicant could get together to see if they could devise some plans that would be agreeable to both parties. As a result of those meetings, the applicant has developed a revised plot plan that incorporates a number of the concerns that were indicated by the residents at the last Planning Commission meeting. Previously, all the access was to Astronaut and they had two-story nine-unit buildings and now they have revised the proposal by having all the access to Charleston. They are still proposing a public street on Neil Armstrong Circle and have reduced the number of units in the buildings to two or three unit buildings. All the buildings are one story, except the buildings that border the commercial along the southeast portion. They would like to have the center unit in the three-unit building two stories in height. The number

1. Z-82-81

(Continued)

of units has been reduced from 46 to 39. There will be a common recreation area where the previous street was located which will be landscaped. There will be an emergency opaque crash gate to Astronaut Avenue. Staff recommended approval of this item at the previous Planning Commission meeting because they felt the density was essentially compatible with the area. There is a commercial shopping center on the corner and the northwesterly area is all R-1. In the City's General Plan there is a provision for 10% of the neighborhood to have an increase in density. This slight increase in density would be in accordance with the recommendations of the General Plan, so it is on that basis that staff is recommending approval. If approved, staff would recommend the following conditions: 1) Resolution of Intent; 2) Conformance to the amended plot plan, with the primary access being to Charleston Boulevard with an opaque crash gate at Astronaut Avenue; 3) Conformance to the elevations to provide overhead garage doors; 4) Construction of a block wall around the entire project with a 5 foot setback for landscaping on Charleston Boulevard; 5) Vacation of a portion of Neil Armstrong Circle where they are terminating the access to Astronaut; 6) A portion of the subdivision reverted to acreage; 7) Joint access drive shall be approved by the Traffic and Parking Commission; 8) Provision of fire hydrants and water flow as required by Fire Services; and 9) Development limited to one-story buildings, except those buildings on the southeast portion adjacent to the C-1. Staff had 184 protests from the advertised public hearing.

CHAIRMAN COLEMAN asked to hear from the applicant or representative.

DON GILDAY, 2124 Plaza Del Padre, appeared for the application. Since the last meeting, they have been attempting to use proper zoning in coordination with the Planning Department to develop this property. Don Brown, who was at the previous meeting, devised this plan, and Harris Sharp, architect, conformed to it. None of the property owners asked to meet with them, but they did have a meeting with Don Brown, Harris Sharp, City staff and himself. Don Gilday owns the shopping center on the corner and wants to complete the project. This property has been in a Trust with Sproul Homes as the Trustee, which is the reason their name is on the application. These are town-houses-not apartments. If he can't sell them, he will have to rent them until he is able to sell them.

HARRIS SHARP, 2616 State Street, architect, appeared with the applicant. The two-bedroom units will run approximately 1200 square feet and the three-bedroom units approximately 1400 square feet. All the units will be one story, with the exception of four. There is no egress from these lots out onto Astronaut or Antelope. The entire area will be walled off.

DON GILDAY said the units will be priced from \$68,000 to \$71,000.

CLIFF RIVES, 909 Antelope Way, appeared in protest. When he moved into his house, he thought this was going to be a peaceful residential area. Since that time, the nearby shopping center and 7-Eleven store have been built. The fence around the shopping center is in disrepair. Vandalism and trash pollution are on the increase, and traffic has become heavy.

PATRICIA NESTLEBUSH, 6929 Peggy Drive, appeared in protest. She was not notified of a project like this going into the area until a flyer was dropped by her home a few days ago.

1. Z-82-81

(Continued)

She does not want this project in the area if they sell the units or rent them.

There were 90 persons in the audience in protest to this application.

MILTON LACHER, 1021 Eugene Cernan, appeared in protest. At the last meeting it was stated Mr. Gilday intended to rent these units for approximately five years and then sell them.

TOM SCHIERMBOCK, 6937 Kim Avenue, appeared in protest. This is a residential area with many protestors against this development. It is the responsibility of this Commission to represent the people in that area. It would have to be proven there is a need for apartments in that area.

SANDRA R. PEARCE, 912 Antelope Way, appeared in protest. There is a lot of traffic on Antelope Way at the present time.

FRED ZEILBERGER, 617 Antelope Way, appeared in protest. At least 50% of the homeowners in the area do not have any knowledge of this project or there would be more protestors.

CHAIRMAN COLEMAN stated everyone is notified within 300 feet of any property being heard at a public hearing and farther in some cases.

WALTER SKAGGS, 7016 Astronaut, appeared in protest. These units will bring more vandalism into the area. One of the block walls surrounding the nearby shopping center is in disrepair at this time.

VICKI JOHNSON, 616 Altamira Road, appeared in protest. She circulated flyers in the neighborhood to notify the property owners of this meeting. She just heard about this meeting yesterday. The crime rate in the area is very bad already.

ROBERT MELTEN, 925 Antelope Way, appeared in protest. At the last meeting it was stated these units would be rented for five or six years. Sproul Homes told the property owners that model homes would be built on this property.

KEN SAWYER, 7109 Michael Collins, appeared in protest. They were told model homes would be built on this property--not condominiums or apartments.

N. W. PARADISE, 1001 East Cernan Street, appeared in protest.

JIM CARISTIAN, 7033 Edwin Aldrin Circle, appeared in protest. The schools are already overcrowded and the traffic is very heavy. The small size of the units will devalue the surrounding properties.

DAVID RYAN, 6963 Peggy Way, appeared in protest. He purposely moved into this area because he liked the single-family lifestyle. If this project is built across the street from him, he will not be able to sell his property for what he paid for it and there is a good chance he will have to sell since he is in the military.

ANNE DAVISON, 1005 Ron Evans Street, appeared in protest. Her daughter had to be bused to a school farther away because their nearby school is overcrowded. She too was told this area would consist of model homes.

DON GILDAY appeared in rebuttal. The wall in his shopping

1. Z-82-81

(Continued)

center has been knocked down six times primarily by juveniles. Sproul Homes of Nevada is a public corporation and has a model home with a secretary. The model homes have been sold and they are not engaged in the construction of houses at this time. They have tried to devise a plan within the City zoning regulations. His architect has made costly changes in the plan at the request of the City staff and protestants. Sproul Homes Trust is the current owner of the property in Fee Holding. He purchased the property under a purchase arrangement with the Trust. However, the deed has not transferred to his name, which is the reason this application is under Sproul Homes of Nevada. Improvements have gone into this property previously because a bond matured making it mandatory that the improvements be put in; however, he did not put the improvements in.

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 DENIAL of Z-82-81.

Voting was as follows:

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

Motion for DENIAL did not carry by a 4/3 vote.

MR. JOHNSTON made a Motion for APPROVAL of Z-82-81, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/3 vote.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 20, 1982 at 2:00 P.M.

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

NEW BUSINESS:

1. Z-88-81

APPROVED

Application of BONANZA ROAD ASSOCIATES for reclassification of property located on the north side of Bonanza Road between Pecos Road and Sandhill Road, from R-E (Residence Estates), and R-1 (Single-Family Residence) under Resolution of Intent to R-1, R-3 and C-1, to R-CL (Residential Compact Lot), R-3 (Limited Multiple Residence), and C-1 (Limited Commercial).  
Proposed Use: Shopping center, single family and medium high density apartments.

MR. FOSTER said this involves a site approximately 80 acres in size. The property has been zoned with C-1 to the southwest, R-3 to the northwest and southeast, and R-1 on the northeast portion. Since 1977 there have been several extensions to keep the zoning alive and it expired last September, but it is still within the reinstatement period. The applicants have now come in with this request to modify the various types of zoning that exist on the property. The easterly 2/3 of the site will be R-CL zoning, the southwest portion C-1 as it is at the present time, and R-3 north as far as Harris Avenue. Staff feels that if the application

1. Z-88-81

(Continued)

was approved, the R-3 should be amended so the north 130 feet would be R-1. In terms of the design of the R-CL, it is requested the cul-de-sacs be extended north and eliminate one of the accesses to Sandhill. These changes have already been worked out with the engineer and they are in agreement. Staff would recommend approval, subject to the following conditions: 1) Retaining R-1 strip along the south side of Harris Avenue; 2) Resolution of Intent for twelve months; 3) Construction of one-story buildings only when setback from Harris Avenue is less than 10 feet, but in no case may the setback be less than 7 feet on the R-CL portion; 4) Construct a 6 foot block wall along Harris Avenue in the R-CL portion, except within 20 feet of Parkhurst Street and along Sandhill Road, except within 20 feet of the intersecting streets; 5) Dedicate 20 feet of right-of-way for Pecos and Sandhill Roads and 30 feet for Harris Avenue and the radius corners at the intersections of Pecos and Harris, and Sandhill and Harris as required by Public Services; 6) Install street improvements on Pecos, Sandhill and Harris as required by Public Services; 7) Obtain an Assessment District Agreement for street improvements on Bonanza Road as required by Public Services; 8) Conformance to the site plans and elevations on the R-CL portion; 9) Approval of the elevations and plot plan for the R-3 portion by the Department of Community Planning and Development; and 10) Approval of the development plans for the C-1 portion by the Planning Commission. Staff has one protest on record.

CHAIRMAN COLEMAN asked to hear from the applicant or representative.

RALPH KRAEMER, Kraemer Engineering, 3160 West Sahara Avenue, appeared to represent the applicant. They concur with the redesign of the R-1 section. They would like to extend the cul-de-sacs farther so they do not have the common driveway because the common driveway situation does not seem to work for other developers. They would like to extend the cul-de-sacs farther so they do not have the common driveway on the end of two lots. They are already doing this on several other subdivisions in the County without any problems. With respect to the row of R-1 lots along Harris Avenue, they feel the R-3 zoning should be allowed to continue northerly to Harris Avenue. This density is less than that on the original Resolution. They feel that the twelve lots which would be facing Harris Avenue would be more difficult to sell if they put apartments behind those twelve lots. This will be one project with one owner.

There were no persons present in opposition.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-88-81, with the conditions that the street alignment be changed to prohibit access to Sandhill, without the R-1 lots, landscaping to be maintained both inside and outside the fence; and the remainder of staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 3, 1982.

2. TENTATIVE MAP  
RENAISSANCE COTTAGES  
APPROVED

Property generally located on the northwest corner of Bonanza Road and Sandhill Road, R-1 and R-E (under Resolution of Intent to R-1, R-3 and C-1), proposed R-CL.

Owner: Bonanza Road Associates  
Subdivider: V. R. Johnson/Renaissance Development Co.  
No. of Acres: 53.4 No. of Lots: 324

MR. NULL presented the staff report stating staff recommended the following design change. This includes moving the culs-de-sac farther outward in order to get four adjacent lots and to curve one street coming into Sandhill to the street below. The developer has no objections to the redesign, except it will be changed so it will not have the common drives. Staff recommends the following conditions: 1) Approval of zoning request Z-88-81; 2) Conformance to the conditions of approval for Z-88-81; 3) No vehicular access to Sandhill and Bonanza roads; 4) Wall statement; 5) Redesign the sanitary sewer system at Coma Circle and Hatboro Avenue as required by the Department of Public Services. With these conditions, and the normal conditions, staff recommends approval. Further, a waiver will be necessary from the minimum 30 foot lot frontage requirement for flag lots on the culs-de-sac.

RALPH KRAEMER, Kraemer Engineering, 3160 West Sahara Avenue, appeared for the applicant. They agree with staff's conditions.

MR. CANUL made a Motion for APPROVAL of the Tentative Map for Renaissance Cottages, with staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 3, 1982.

3. TENTATIVE MAP  
MAJESTIC VIEW  
APPROVED

Property generally located on the northwest corner of Alta and Cimarron Road, N-U Zone (under Resolution of Intent to R-1 and R-CL).

Owner: Howard Rental Investment  
Subdivider: Buttrum Construction Company  
No. of Acres: 20.7 No. of Lots: 131

MR. NULL said there is a problem in the sense that this plan falls within two drainage areas and the water runoff produced by each area has to be kept separated. Therefore, it should be noted that this plan may have to be changed to conform to Public Services' drainage requirements. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-66-81; 2) No vehicular access to Cimarron Road or Alta Drive; 3) Wall statement; 4) No final map to be approved by the Planning Commission until the drainage considerations have been resolved as required by the Department of Public Services. With these conditions, and the normal conditions, staff recommends approval. Further, a waiver will be necessary from the design requirement for the length of Block 2.

KIRK ANDERSON, ALCA Engineering, 2765 South Highland Avenue, appeared to represent the developer. They understand staff's conditions and agree to them.

3. TENTATIVE MAP

(Continued)

APPROVED

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Majestic View, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 3, 1982 at 2:00 P.M.

4. FINAL 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: Dasco, Inc.

No. of Acres: 7.3                      No. of Lots: 55

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

MR. CANUL made a Motion for APPROVAL of the Final Map for Fox Hills with staff's condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. FINAL MAP

CHARLESTON RAINBOW  
UNIT 15G

APPROVED

Property generally located west of Buffalo Drive and south of Alta Drive, R-1 Zone.

Owner/Subdivider: Sproul Homes of Nevada

No. of Acres: 4.5                      No. of Lots: 19

MR. NULL said this final map is in substantial conformity with the tentative map and staff would recommend approval.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Charleston Rainbow, Unit 15G.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

6. FINAL MAP

ALTO MESA 1  
UNIT 2

APPROVED

Property generally located on the west side of Odette Lane, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Bailey & McGah

No. of Acres: 7                          No. of Lots: 45

6. FINAL MAP  
(Continued)

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

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicants. They understand the conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Alto Mesa I, Unit 2, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. FINAL MAP  
CEDAR PARK I  
APPROVED

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

Owner/Subdivider: Norman E. and Maxine A. Mott  
No. of Acres: 0.97 No. of Lots: 12

MR. NULL said these are airspace condominiums. This final map for Cedar Park I 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. In addition, the Department of Building & Safety may require a 10 foot separation between these structures. If this is done, staff would like to call this to your attention now so a revised map will not have to be brought back before the Commission.

DAVID PECKHAM, Peckham Engineering, 3017 West Charleston Boulevard, appeared for the developer. He understands the conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Cedar Park I with staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. REVERSIONARY MAP  
STORYBOOK VILLAGE  
LOTS 19, 20 and  
21, BLOCK 1  
APPROVED

Property generally located at the northwest corner of Smoke Ranch Road and Maverick Street, R-2 Zone.

Owner/Subdivider: Robert Gottier  
No. of Acres: 0.7 No. of Lots: 1

MR. NULL said this map consists of putting three existing lots into acreage. Staff would recommend approval.

MR. KENNEDY made a Motion for APPROVAL of the Reversionary Map for Storybook Village Lots 19, 20 and 21, Block 1.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. VAC-17-81

ABEYANCE

Petition of Vacation submitted by ANNA JORGENSEN to vacate a twenty-foot wide east-west alley located approximately one hundred feet north of Park Paseo and extending easterly from Sixth Street approximately two hundred feet.

MR. NULL said the utility companies and City departments have no objection to this vacation. Staff would recommend approval with the normal conditions. There is a letter of protest from the Masonic Lodge. The Masonic Lodge would like the alley to remain open so they would have access to Sixth Street. However, when the Lodge came in for rezoning, their plot plan was approved with a 20 foot wide planting strip along the rear which makes the property inaccessible. Further, the P-R zoning, which was approved, also calls for a block wall. Staff would recommend approval, since we do not want commercial traffic going through a residential area. Public Services will require minor improvements on Sixth Street to close off the front of the alley.

CHAIRMAN COLEMAN asked if the applicant was present.

ESTHER STACKHOUSE, Anna Jorgensen's daughter, appeared for the application. Her father purchased the property from John S. Parks in 1941 with the stipulation that the driveway be left for access to Mr. Parks' caretaker's apartment. Should the caretaker's apartment be vacated or burned down, the land would revert to her father for a driveway. That is the only way into her parents' garage. They have used that driveway since 1941. In 1970 Mrs. Parks put a fence across the back so that people would not come from Charleston Boulevard onto Sixth Street. Mr. Parks and her father are deceased and they thought Mrs. Parks had legally taken care of this situation, but evidently not. This alley has never been deeded to the City.

CHAIRMAN COLEMAN asked if anyone was present in protest.

LEONARD FAYLE, 1301 South 7th Street, appeared on behalf of the Masonic Lodge. The Masonic Lodge will be constructing a building with parking surrounding it near this alley. They feel it is necessary that they have ingress and egress to this property from Sixth Street.

MR. JOHNSTON said a condition of their rezoning was that they cannot use this alley for ingress and egress to their property from Sixth Street. Usually, on a vacation half of the alley would revert to the property owners on the north and half to the property owners to the south.

MR. FOSTER said normally that is correct, but in this particular subdivision all the alley was dedicated to the subdivision to the south, so the entire 20 feet would go to the property owners to the south.

MR. NULL said that when the Masonic Lodge came in with their plot plan, at the time of their rezoning, their plot plan did not show any egress to the alley.

KENNETH HUFF, 615 Park Paseo, appeared stating his property adjoins this alley and if the property is vacated he would like to have his portion.

ORAL STOUT, 4300 Kay Place, Secretary of the Masonic Lodge, appeared stating that on their rezoning there was a condition that wherever they had P-R zoning they would have to construct a fence. This alley is not zoned P-R and was one of the desirable features of this property. There was nothing in their papers they received from the City that restricted ingress and egress onto Sixth Street from their property.

9. VAC-17-81  
(Continued)

CHAIRMAN COLEMAN said it is assumed with the P-R zoning that there is a solid wall around the P-R where it comes in contact with R-1 properties. There was 20 feet of landscaping to go around the wall so there was no consideration given to the fact that the Lodge would want to go through.

MR. FOSTER said staff felt that since their plot plan did not indicate any access to Sixth Street, there was no need for a special condition to be stipulated because you couldn't get from their parking lot unless you would go across the landscaped area. Again, staff does not allow commercial traffic exiting into a residential area.

MR. JOHNSTON made a Motion to hold this item in abeyance until the last item on the agenda to allow staff to get the plot plan for the Masonic Lodge rezoning.

Voting was as follows:

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

Motion for ABEYANCE until the end of this meeting carried unanimously.

CHAIRMAN COLEMAN announced this item will be continued after the last item on this agenda.

(Heard after Supplemental Agenda, Item 3, Z-102-80.)

MR. FOSTER showed the plot plan that was approved for the rezoning of the Masonic Lodge' property. There wasn't any indication shown on their plot plan that they desired a driveway across the landscaped area to the alley.

ORAL STOUT said he thought this alley was dedicated to the City with the understanding the City would give access to Parks' property. He said Commissioner Johnston was involved in the sale of this property to the Masonic Lodge and knew of this alley.

MR. JOHNSTON said he was unaware of this alley and had never used it.

ESTHER STACKHOUSE said that as soon as Mr. Parks had no use for the driveway to go to his property the driveway reverted to her father. It has never been dedicated to the City. Her family has used this alley for over 41 years. This alley is the only access they have to her parents' garage.

MR. FOSTER said this item could be held in abeyance until the next Planning Commission meeting so staff could check with the City Attorney's office, tax assessors office, and whomever else, to establish whether it is a public alley, and if it is, whether it can or cannot be vacated.

MR. MACK made a Motion for ABEYANCE of VAC-17-81.

Voting was as follows:

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

9. VAC-17-81

(Continued)

Motion for ABEYANCE carried unanimously.

VICE CHAIRMAN GUTHRIE announced this item will again be heard by the Planning Commission on January 26, 1982.

10. VAC-18-81

APPROVED

Petition of Vacation submitted by ROBERT T. BIGELOW, ET AL, to vacate the alley north of Fremont Street between 14th and 15th streets.

MR. NULL presented the staff report stating the utility companies and City departments have no objection to this vacation. Staff would recommend approval with the normal conditions.

CHAIRMAN COLEMAN asked if the applicant was present.

RICHARD KOCH, 4640 South Eastern Avenue, appeared on behalf of the applicant. The entire property will be developed into a hotel complex.

There were no persons present in opposition.

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 VAC-18-81.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced a date will be set for a public hearing on this item at the Board of City Commissioners meeting on January 20, 1982.

11. Z-83-81

APPROVED

Application of HORST SCHMIDT for reclassification of property generally located on the north side of West Charleston Boulevard between Campbell Drive and Shetland Road, from R-A (Ranch Acres) to C-D (Designed Commercial) and P-R (Professional Offices and Parking).

Proposed Use: Office and Commercial

MR. FOSTER said the subject property is to be acquired from Horst Schmidt and developed into another unit of the Quail Park Development similar to what's on the east side of Rancho Road north of Charleston Boulevard. Staff would recommend approval; subject to: 1) Resolution of Intent for a 12 month time limit; 2) Conformance to the elevations; 3) Provision of fire hydrants and water flow as required by Fire Services; and 4) Conformance to street improvement requirements of the Department of Public Services. Staff has one letter of protest on record.

CHAIRMAN COLEMAN asked to hear from the applicant or representative.

ROBERT FAISS, Lionel, Sawyer & Collins, 300 South 4th Street, appeared for Johnny Ribeiro Builders. This will be a duplicate of Quail Park 2.

11. Z-83-81

(Continued)

JAY THOMAS, Designer for Johnny Ribeiro Builders, appeared for the applicant.

There were no persons present in protest.

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

MR. JOHNSTON made a Motion for APPROVAL of Z-83-81 with staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 3, 1982.

12. Z-84-81

APPROVED

Application of BUTTRUM CONSTRUCTION COMPANY for reclassification of property generally located on the south side of Craig Road between Lorenzi Boulevard and the Rainbow Expressway, from R-1 (Single Family Residence) to R-CL (Residential Compact Lot).  
Proposed Use: Zero Lot Line Semi-Detached Single Family Dwellings

MR. FOSTER said this parcel has been before the Commission several times in the past. Not too long ago there was an application for R-3 for a 120-unit apartment development, which was withdrawn at the City Commission meeting. At that meeting it was indicated the developer would like to pursue the R-CL type of development. This project comes out to 6.7 units per acre with 72 lots. Jade Park is to the east, single-family homes to the south, Rainbow Expressway to the west, Craig Road along the north side of the property. To the north in the County is R-E zoning and to the northeast is R-1. They have an arrangement whereby the units will have zero-lot lines and the garages will be on the rear property line. There will be a common driveway with the adjoining one and the units will sit side by side on the rear portion which means the garages will be along the rear property line. Staff would like to have some aesthetic treatment on the garages. Staff feels this project would be compatible with the surrounding land use and would recommend approval, subject to: 1) Resolution of Intent with a twelve month time limit; 2) Conformance to the elevations of the dwellings; 3) Approval of the elevations of the garages by the Department of Community Planning and Development; 4) Aesthetic treatment on the garages; 5) Construct street improvements on Craig Road and Lorenzi Boulevard as required by the Department of Public Services; 6) Meet the drainage requirements of Public Services; 7) Approval of the joint access drives by the Traffic and Parking Commission; 8) Construct a 6 foot block wall on Craig Road and Rainbow Boulevard, except where the garages exit; and 9) Reversionary map on the portion of the recorded plat. Staff does not have any protests on record.

CHAIRMAN COLEMAN asked to hear from the applicant.

GEORGE PERKINS, Buttrum Construction Company, appeared for the application. They are attempting to provide housing at a reasonable price.

12. Z-84-81

(Continued)

CHAIRMAN COLEMAN asked if anyone was present in protest to this application.

BEN BENGALS, 4661 Balsam, appeared in protest.

AL SMITH, 6800 Raydon Drive, appeared in protest. He said he sent staff a letter of protest on January 23rd. He objected to the small size of these homes as he felt they will devalue his home.

GEORGE PERKINS said they feel this is a good project, good zoning, and provides affordable housing.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-84-81, with staff's conditions, including the street knuckling.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 3, 1982 at 2:00 P.M.

13. Z-85-81

APPROVED

Application of HUI CHING LIN for reclassification of property located at 1253 Arville Street, from R-E (Residence Estates) to P-R (Professional Offices and Parking).

Proposed Use: Office

MR. FOSTER presented the staff report. This request is for a medical office. They will utilize the existing house on the property. There will be parking in the front and a 6 foot block wall around the rear of the property. Staff would recommend approval in accordance with the transitioning zoning pattern to P-R on this segment of Arville. Approval would be subject to the following conditions: 1) Resolution of Intent with a twelve month time limit; 2) Conformance to the existing elevations; 3) Redesign the parking and driveway plan as required by the Traffic Engineer; 4) Install sidewalks on Arville as required by Public Services; and 5) Repair any damage done to existing street improvements as a result of the development as required by Public Services. Staff does not have any protests on record.

RICK RICCARDI appeared to represent the applicant.

JOHN ARNOLD, 1254 Vista, property owner directly behind this property, appeared to obtain information on this request. He asked if they are going to build two stories on this property.

RICK RICCARDI said it will only be one story in height.

JOHN ARNOLD stated the property in question slopes downward toward his property. He questioned where the measurement will be taken for the 6 foot fence.

CHAIRMAN COLEMAN said there can be a condition on the approval that the measurement be taken from John Arnold's property.

13. Z-85-81  
(Continued)

MR. CANUL made a Motion for APPROVAL of Z-85-81, with the stipulation that the 6 foot fence be measured from John Arnold's property and not from the applicant's property.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 3, 1982 at 2:00 P.M.

14. Z-86-81  
DENIED

Application of PETER CIPRO for reclassification of property located at 401 North Seventh Street, from R-4 (Apartment Residence) to C-2 (General Commercial).  
Proposed Use: Motel

MR. FOSTER said the subject property is in an area that will be adjacent to the east leg of the freeway. There is a 16 unit two-story apartment building on the property that has been there for quite a while. In this general area there is R-3 and R-4 zoning. Staff feels that because the area is primarily low density residential, and will probably remain so for a number of years, a request of this nature is premature. Staff recommends denial.

ATTORNEY JOHN GUBLER, 3rd and Carson, Suite 601, appeared for the applicant. Mr. Cipro got signatures of twelve property owners in the area who are in favor of this application. These are kitchen units and this will be made into a family-oriented motel. Mr. and Mrs. Cipro will be managers of the motel. He will add a manager's office. This area is mainly rental. The parking is ample. He stated the surrounding area is rundown and looks as if it had been in a war.

PETER CIPRO said he hopes to get tourists to stay at the motel that would be coming off the freeway. He has good occupancy on his apartments at the present time.

MR. FOSTER said staff is concerned that there will be a tall sign on the property indicating a motel. Therefore, staff would stipulate that any sign higher than the existing building should be approved by the Planning Commission first so there will be some control over the sign. In a C-2 zone there is no height limitation on signs.

VIRGINIA BEAUVAIS, 715 Mesquite, appeared in protest. She objected to Attorney Gubler saying her property looks like it was in a war. She also objected to the day to day change of tenants.

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

MR. GUTHRIE made a Motion for DENIAL of Z-86-81 as he feels this request is premature.

Voting was as follows:

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

14. Z-86-81

(Continued)

Motion for DENIAL carried by a 6/1 vote.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 3, 1982 at 2:00 P.M.

(CHAIRMAN COLEMAN turned the gavel over to VICE CHAIRMAN GUTHRIE as she had to leave the meeting due to her husband's ill health.)

15. Z-87-81

ABEYANCE

Application of RICHARD L. BINGHAM for reclassification of property located on the north side of Bonanza Road between Eastern Avenue and Wardell Street, from R-E (Residence Estates) to RPD-16 (Residential Planned Development).  
Proposed Use: Medium High Density Planned Unit Development

MR. FOSTER said the applicant would like to have this item held in abeyance so he can make more changes to the plot plan. Staff does not have any protests on record.

MR. CANUL made a Motion for ABEYANCE of Z-87-81.

Voting was as follows:

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

"NOES" None

"EXCUSED" Chairman Coleman

Motion for ABEYANCE carried unanimously.

16. Z-29-71

PLOT PLAN REVIEW

APPROVED

Request of JAMES D. WRIGHT for a Plot Plan Review to enclose an existing patio on property located at 5825 Bromley Avenue, R-PD13 Zone.

MR. FOSTER said this is a planned development where there cannot be any changes unless approved by the Planning Commission and City Commission. They would like to put a roof over their patio. Staff would recommend approval, subject to: 1) Conformance to the plot plan; and 2) Subject to approval of the Homeowners' Association.

JAMES D. WRIGHT appeared for the application. He does not want this approval subject to the approval of the Homeowners' Association since they are not in favor of this request.

MR. FOSTER said staff will have to see a letter from the Homeowners' Association saying they concur with the construction of the roof.

JAMES D. WRIGHT said he has over 23 signatures on a petition in favor.

MR. MACK made a Motion for APPROVAL of Z-29-71, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Chairman Coleman

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 3, 1982.

17. Z-112-80  
EXTENSION  
OF TIME  
APPROVED

Request of DALTON PROPERTIES, INC. for an Extension of Time on property generally located on the south side of Monroe Avenue between "J" Street and "N" Street, R-1 Zone.

MR. FOSTER said this is the first request for an extension of time. Staff would recommend approval, subject to a one-year time limit.

EVAN WILLIAMS appeared for Dalton Properties. Due to the economic situation, they have been behind schedule, but hope to complete this in the next year.

MR. KENNEDY made a Motion for APPROVAL of Z-112-80, Extension of Time, with a one-year extension.

Voting was as follows:

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

"NOES" None

"EXCUSED" Chairman Coleman

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 3, 1982.

18. Z-5-69  
PLOT PLAN  
REVIEW  
APPROVED

Request of HARRIS SHARP AND ASSOCIATES, INC. ON BEHALF OF FIRST INTERSTATE BANK for a Plot Plan Review to install an automatic teller machine on property generally located at the southwest corner of Rainbow Boulevard and Westcliff Drive, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER said this involves a minor change to a shopping center development. Staff would recommend approval, subject to: 1) Conformance to the plot plan; and 2) Landscaping on Rainbow Boulevard side of the property.

HARRIS SHARP, architect, 2616 State Street, appeared for the applicants. This is a small walk-in bank teller building.

MR. JOHNSTON made a Motion for APPROVAL of Z-5-69, Plot Plan Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Chairman Coleman

Motion for APPROVAL carried unanimously.

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

DIRECTOR'S BUSINESS:

1. Election of Officers for 1982.

MRS. TRACY made a Motion to elect MR. GUTHRIE as CHAIRMAN and MR. CANUL as VICE CHAIRMAN for one year terms. In the event Mr. Guthrie is not reappointed to the Planning Commission when his term expires in 1982, then Mr. Canul will serve as Chairman and a new Vice Chairman will be elected.

1. Election of Officers (Continued)

Voting was as follows:

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

"NOES" None

"EXCUSED" Chairman Coleman

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-80-81

Referred back  
from City  
Commission

ABEYANCE

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 to C-2.

Proposed Use: Commercial Storage Facilities

MR. FOSTER said the applicant has requested this item be held in abeyance because they need additional time to develop their plan.

KENNETH S. HUFF, 615 Park Paseo, appeared requesting this item be held in abeyance until the next Planning Commission meeting on January 26th.

MR. CANUL made a Motion for ABEYANCE of Z-80-81.

Voting was as follows:

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

"NOES" None

"EXCUSED" Chairman Coleman

Motion for ABEYANCE carried unanimously.

2. Z-145-77

USE REVIEW

ABEYANCE

Request of MACHAN, HAMPSHIRE PROPERTIES, INC. ON BEHALF OF DENNIS AND DONNA JOHNSON for a Use Review to allow a delicatessen operation in the Park Sahara Office Complex on property located at 1840 East Sahara Avenue, C-1 Zone.

MR. FOSTER said there was a previous plot plan review on this property for a complete restaurant facility several years ago and that application was denied. This request is for a delicatessen. This facility would primarily be geared toward the employees in the complex. There will not be any cooking on the premises. Staff feels the surrounding property owners should be notified of this request since they are under the impression there are only going to be offices in this development.

DENNIS JOHNSON, 2660 Oakleigh Willow Way, appeared for the application. This will be approximately 650 square feet and accommodate 28 persons. The hours will be from 7:00 A.M. to 4:00 P.M.

MR. CANUL made a Motion for ABEYANCE of Z-145-77, Use Review, so the surrounding property owners can be notified.

Voting was as follows:

2. Z-145-77

(Continued)

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

Motion for ABEYANCE carried unanimously.

VICE CHAIRMAN GUTHRIE announced this item will be heard again by the Planning Commission on January 26, 1982.

3. Z-102-80

EXTENSION OF TIME

APPROVED

Request of BYRON O. THORNTON for an Extension of Time on property located at 900 North 4th Street, R-1 Zone (under Resolution of Intent to P-R).

MR. FOSTER said this is the first request for an extension of time and staff would recommend a one-year extension.

MR. KENNEDY made a Motion for APPROVAL of Z-102-80, Extension of Time, for a one-year time limit.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

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

MR. FOSTER said staff has submitted various By-Laws changes to the Commission. One additional change that Chairman Coleman stated was to have a new provision on attendance indicating that if a member is not excused from a meeting and fails to attend at least 75% of the meetings held within the previous 24 months, or misses 3 consecutive meetings, the member shall be subject to removal from office at the discretion of the Board of City Commissioners. After discussion, it was decided to delete from IX., Voting Privileges, the following: "shall indicate this prior to discussion being started on the item and." The Planning Commission can vote on these By-Laws at the next meeting.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 11:25 P.M.

# PRINT

NAME	ADDRESS
Don Milder	2124 Playa de Padre
CLIFF RIVES	909 ANGELO
MILTON J. LICHER	1021 EUGENE CERNAN
PATRICIA NESTLEBUSH	6929 PEGGY DR.
Tom Schiermbeck	4937 KIM AVE
Sandra R. Pearce	912 Antelope Way
Frank Zuber	617 Antelope Way
Walter Skaggs	7016 Astronaut
VICKI JOHNSON	616 ALTAMIRA RD.
Bob Mellen	925 Antelope Way
J. W. Payne	1001 E CERNAN ST
J. R. CHRISTIAN	7033 EDWIN ADEIN CIR
Anne M. Dawson	1005 Roy Evans St #928
Carroll Stackhouse	5717 Illume RD #9107
Ralph Kraemer, P.E.	3160 W. Sahara - L.V., Nev.
Kirk S Anderson	2765 S Highland
Charley O Johnson	2800 W Sahara Avenue
Dave Peckham	3077 W. CHANDLER - L.V.
Edward Peyle	1101 57th
Ferretts, Kurt	615 Para Paced L.V.
Ben Hallegas	4661 Balcon Las Vegas
John H. Howard	1354 VISTA DR., L.V.
Sam E. John	2660 Oakleaf Willow Wy L.V.

# PRINT

NAME

ADDRESS

Harris P. Sharp

KEN SAWYER

Richard Koch

Bob Faiss

Jay Thomas

Geo. Perkins

2615 State St 734-1464

7109 MICHAEL COLLINS

4640 So. Eastern Ave.

300 So 4th

Johnny Ribeiro Builder

BOTTOM CONSTRUCTION

# PRINT

NAME

ADDRESS

John Gubler

300 E Carson #601-LV8901