

ANNOTATED AGENDA  
CITY PLANNING COMMISSION

JANUARY 26, 1982

MINUTES:

November 24, 1981

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

OLD BUSINESS:

1. Z-145-77

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

USE REVIEW

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
  2. Any sign on premises be approved by Dept. of Community Planning & Development and not oriented toward Burnham or Sahara Avenues.
  3. Use be limited to a cafeteria operation only.
  4. No cooking on premises.

PROTESTS: Shirley Herch, 2209 Mariposa

2. VAC-17-81

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

PROTESTS: 0

3. Z-80-81

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

- SPECIAL CONDITIONS:
1. Front building to have doors faced on Bonanza Road, but only one every 40' so 20' of warehouses would be alternated front and back.
  2. Ordinary landscaping be put in in the front.
  3. Mansard roof.

PROTESTS: 0

4. Z-87-81

ABEYANCE - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mrs. Coleman

2/11/82  
P.C.Meeting

NOES: None

NEW BUSINESS:

1. TENTATIVE MAP  
THE VILLAGE  
AT WASHINGTON

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

- SPECIAL CONDITIONS: 1. Conformance to the conditions  
of approval for Z-26-81.  
2. Approval of joint access  
driveways by Traffic and  
Parking Commission.  
3. Approval of Variance V-96-81.  
4. Waiver be allowed for length  
of block 1 which exceeds  
design requirements.

2. FINAL MAP  
BEDFORD VILLAGE  
UNIT NO. 1

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

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

3. FINAL MAP  
PARK VISTA  
UNIT NO. 2

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

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

4. Z-1-82

DENIED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mrs. Coleman  
NOES: None

PROTESTS: Virgie Williams, 833 Hart Street  
Julia Shephard, 833 Hart Street  
Charlean Clark, 844 Hart Street  
Joe Schlageter, 625 South Tonopah Drive

5. Z-2-82

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

- SPECIAL CONDITIONS: 1. Resolution of Intent.  
2. Conformance to the plot plan.  
3. Repair any damage done to  
existing street improvements  
as required by Public Services.  
4. Provision of fire hydrants  
and water flow as required  
by Fire Services.  
5. Approval of Variance to allow  
proposed three-story building.

PROTESTS: 0

6. Z-3-82

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

- SPECIAL CONDITIONS:
1. Resolution of Intent.
  2. Conformance to the plot plan and elevations.
  3. Approval of Variance to allow the rear setback and three-story structure.
  4. Redesign parking and driveway plan as required by Traffic Engineer.
  5. Repair any damage done to existing streets as required by Public Services.
  6. Provision of fire hydrants and water flow as required by Fire Services.

PROTESTS: 0

7. Z-57-78

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

PLOT PLAN  
REVIEW

DIRECTOR'S BUSINESS:

1. Presentation on City policy - Don J. Saylor, Deputy City Manager.

Presentation Given.

2. Consideration of an ordinance amendment on detention facilities.

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

3. Amendments to the Planning Commission By-Laws.

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

SUPPLEMENTAL AGENDA:

1. Z-65-80

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

REINSTATEMENT AND  
EXTENSION OF TIME

SPECIAL CONDITION: 1. One year extension.

2. Z-72-79

PLOT PLAN  
REVIEW

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

NOES: None

SPECIAL CONDITION: 1. Second story meet the require-  
ments of CC&R's in that sub-  
division.

3. Z-76-80

REINSTATEMENT,  
EXTENSION OF  
TIME AND PLOT  
PLAN REVIEW

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

NOES: None

SPECIAL CONDITIONS: 1. Conformance to the amended  
plot plan.

2. Resolution of Intent to  
expire February 17, 1983.

4. Z-18-68(29)

PLOT PLAN  
REVIEW

ABEYANCE - MACK/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Mack,  
Mrs. Coleman

2/11/82 NOES: Mr. Johnston  
P.C.Meeting

5. Z-38-78

PLOT PLAN REVIEW

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

NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan  
and elevations with approval  
of the final elevations of  
the permanent bank by the  
Dept. of Community Planning  
and Development.

2. Provision of landscaping and  
paving in the area where the  
temporary facility will  
ultimately be removed.

3. Land division approval.

4. Provision of fire hydrants  
and water flow as required  
by Dept. of Fire Services.

5. Submission of a revised  
development plan for approval  
of the Planning Commission  
for the balance of the commer-  
cial area prior to any further  
commercial development of the  
overall site.

6. Provisions must be made for  
maintaining drainage across  
the existing parcel from  
Decatur Blvd. to the east  
from the existing drop inlet  
on Decatur Blvd.

7. Install Portland Cement  
concrete sidewalks and  
driveways on Decatur Blvd.

8. Any damage done to existing  
street improvements will  
have to be repaired as  
required by Public Services.

6. SH-1-82

SIGN HEIGHT  
REVIEW

APPROVED SIGNS ON I-15 - JOHNSTON/AYES: Chairman Guthrie,  
Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mrs. Coleman  
NOES: None

SPECIAL CONDITIONS: 1. Conformance to the  
plot plan.  
2. Maintain the  
required 500'  
separation.

DENIED SIGN ON SAHARA AND ARVILLE - JOHNSTON/AYES: Mr. Johnston,  
Mr. Mack  
NOES: Chairman Guthrie,  
Mrs. Tracy,  
Mrs. Coleman



3. Z-80-81  
(Abeyance Item  
from 1/14/82)

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: APPROVED  
COLEMAN/3-2 vote  
(Tracy & Johnston voted no)

Proposed Use: Commercial Storage Facilities

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan as amended to alternate rear and front access to the storage units in Building "A" so that only 10 units are accessible from the south side of the building.
3. Approval of the elevations on Building "A" which includes the construction of full mansard roof along the south side of the building as required by the Department of Community Planning and Development.
4. Conformance to the plot plan as amended to move Building "F" five feet (5') to the east.
5. Construction of a 6' block wall on the north property line and the west property line north of Building "F" (except where the buildings are located) with the westerly wall set back five feet (5') for landscaping.
6. Provide fire hydrants and water flow as required by the Department of Fire Services.
7. Dedication of the radius corner at Bonanza Road and the westerly street as required by the Department of Public Services.
8. Redesign the parking and driveway layout as required by the Traffic Engineer.
9. Install street improvements on Bonanza Road and Sandhill Road as required by the Department of Public Services.
10. Approval of a variance to allow the caretaker's facility.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: February 17, 1982

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4. Z-87-81  
(Abeyance Item  
from 1/14/82)

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  
COLEMAN/Unanimous

Proposed Use: Medium High Density Planned Unit  
Development

STAFF RECOMMENDATION: ABEYANCE

TO BE HEARD AGAIN BY PLANNING COMMISSION: February 11, 1982

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NEW BUSINESS:

1. TENTATIVE MAP  
THE VILLAGE AT  
WASHINGTON

Property generally located on the north side of Washington  
Avenue, west of Lamb Boulevard.

Owner/Subdivider: Nevada Escrow Service, Inc.

No. of Acres: 10.7 No. of Lots: 55

ACTION: APPROVED  
JOHNSTON/Unanimous

CONDITIONS:

1. Conformance to the conditions of approval for Z-26-81.
2. Approval of joint access driveways by the Traffic and Parking Commission.
3. Approval of V-96-81.
4. A waiver be allowed for the length of Block 1 which exceeds the design requirements.

1. Tentative Map - The Village at Washington (Continued)

CONDITIONS (Continued):

5. 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.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: February 17, 1982

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2. FINAL MAP  
BEDFORD VILLAGE  
UNIT NO. 1

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

Owner/Subdivider: R. A. Homes, Inc.  
No. of Acres: 6.1 No. of Lots: 47

ACTION: APPROVED  
TRACY/Unanimous

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

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3. FINAL MAP  
PARK VISTA UNIT NO. 2

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

Owner/Subdivider: Metropolitan Development Corp.  
No. of Acres: 7.6 No. of Lots: 52

ACTION: APPROVED  
MACK/Unanimous

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

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4. Z-1-82

Application of GOVERNOR JOHNSON for reclassification of property generally located on the south side of Hart Avenue, 160' west of "H" Street, from R-2 to C-M.

Proposed Use: Transmission Repair Shop

ACTION: DENIED  
JOHNSTON/Unanimous

STAFF RECOMMENDATION: DENIAL  
TO BE HEARD BY CITY COMMISSION: February 17, 1982

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PROTESTS: 4

5. Z-2-82

Application of JOYCE BONANTIO for reclassification of property generally located on the west side of 14th Street, 50' north of Ogden Avenue, from R-3 to R-4.

Proposed Use: High Density Apartments

ACTION: APPROVED  
JOHNSTON/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Approval of a variance to allow the proposed three story building.
3. Repair any damage done to the existing street improvements as required by the Department of Public Services.

5. Z-2-82 (Continued)

CONDITIONS (Continued):

4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Conformance to the plot plan and 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: 0

TO BE HEARD BY CITY COMMISSION: February 17, 1982

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6. Z-3-82

Application of HERBERT AND CHRISTINE LAUTEREN for reclassification of property located at 316-322 North 14th Street, from R-3 to R-4.

ACTION: APPROVED  
JOHNSTON/Unanimous

Proposed Use: High Density Apartments

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. Approval of a variance to allow the rear setback deviation and three story construction.
4. Redesign the parking and driveway plan as required by the Traffic Engineer.
5. Repair any damage done to the existing street improvements as required by the Department of Public Services.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL of the density and DENIAL of the design

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: February 17, 1982

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7. Z-57-78

Request of GREGORY P. HETTER for a Plot Plan Review on property located at 204 Starlite Drive, R-E Zone.

PLOT PLAN REVIEW

ACTION: APPROVED  
TRACY/4-1 vote  
(Coleman voted no)

CONDITION:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: ABEYANCE to notify surrounding property owners.  
TO BE HEARD BY CITY COMMISSION: February 17, 1982

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DIRECTOR'S BUSINESS:

1. Presentation on City Policy - Don J. Saylor, Deputy City Manager  
ACTION: PRESENTATION GIVEN
- 

2. Consideration of an ordinance amendment on detention facilities.  
ACTION: APPROVED to include all types of holding facilities.  
JOHNSTON/Unanimous
- 

3. Amendments to the Planning Commission By-laws.  
ACTION: APPROVED  
MACK/Unanimous
- 

SUPPLEMENTAL:

1. Z-65-80  
REINSTATEMENT AND  
EXTENSION OF TIME

Request of VALLEY HOSPITAL for Reinstatement and Extension of Time on property located at 701 Shadow Lane, R-1 Zone (under Resolution of Intent to P-R).

ACTION: APPROVED  
COLEMAN/Unanimous

CONDITIONS:

1. Extension of Time shall expire on February 3, 1983.
2. Conformance with all ordinances enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: February 3, 1982

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2. Z-72-79  
PLOT PLAN REVIEW

Request of JOE E. PAGE for a Plot Plan Review to allow a second story addition to a garage on property located at 4160 Broadriver Drive, R-PD8 Zone.

ACTION: APPROVED  
JOHNSTON/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Conformance to the covenants, conditions and restrictions of the subdivision.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: February 17, 1982

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3. Z-76-80  
REINSTATEMENT, EXTENSION  
OF TIME & PLOT PLAN REVIEW

Request of DENNIS E. RUSK for Reinstatement, Extension of  
Time and a Plot Plan Review on property located at 2047  
Houston Drive, R-1 Zone (under Resolution of Intent to P-R).

ACTION: APPROVED  
TRACY/Unanimous

CONDITIONS:

1. Conformance to the amended plot plan.
2. Extension of Time shall expire February 17, 1983.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: February 17, 1982

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4. Z-18-68(29)  
PLOT PLAN REVIEW

Request of DAVID L. HARRIS for a Plot Plan Review on  
property located at 2496 W. Charleston Boulevard, C-D Zone.

ACTION: ABEYANCE  
MACK/4-1 vote  
(Johnston voted no)

STAFF RECOMMENDATION: ABEYANCE to notify surrounding property owners.  
TO BE HEARD AGAIN BY PLANNING COMMISSION: February 11, 1982

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4. Z-38-78  
PLOT PLAN REVIEW

Request of PANAMERICAN INTERNATIONAL BANK for a Plot Plan  
Review on property generally located on the east side of  
Decatur Boulevard between Oakey Boulevard and O'Bannon  
Drive, R-3 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED  
JOHNSTON/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations with approval of the final elevations of the permanent bank by the Department of Community Planning and Development.
2. Provision of landscaping and paving in the area where the temporary facility will be ultimately removed.
3. Land division approval.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Submission of a revised development plan for approval by the Planning Commission for the balance of the commercial area prior to any further commercial development of the overall site.
6. Provisions must be made for maintaining drainage across the existing parcel from Decatur Boulevard to the east from the existing drop inlet on Decatur Boulevard.
7. Install sidewalk and driveways on Decatur Boulevard as required by the Department of Public Services.
8. Any damage done to the existing off-site improvements will have to be repaired as required by the Department of Public Services.
9. 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.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: February 17, 1982

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6. SH-1-82  
SIGN HEIGHT REVIEW

ACTION: APPROVED

The three (3) freeway signs  
JOHNSTON/Unanimous

ACTION: DENIED

The Sahara Avenue sign  
JOHNSTON/3-2 vote

(Johnston & Mack voted no)

The motion by Johnston was for APPROVAL of both locations, but only one was APPROVED.

CONDITIONS:

1. Conformance to the plot plan.
2. Maintain the required 500' separations between the off-premise signs.

STAFF RECOMMENDATION: DENIAL of the Sahara sign and APPROVAL of the I-15 signs.  
TO BE HEARD BY CITY COMMISSION: February 17, 1982

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Request of RONCO MEDIA, INC. for three (3) signs 30' above the elevated freeway surface on property generally located on the north side of Wilson Avenue between "D" Street and "E" Street, adjacent to I-15; generally located on the southwest corner of "C" Street and McWilliams Avenue adjacent to I-15; and generally located on the southwest corner of "B" Street and Morgan Avenue adjacent to I-15; and one sign on property generally located on the south side of West Sahara Avenue, 370' west of Arville Street.

MI 10701

IN 10701 1981

RECEIVED

1-10-81

10701

10701

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RECEIVED  
 FEB 2 1981  
 PHOENIX  
 CITY CLERK

10701

10701

10701

NOTICE OF PUBLIC HEARING

JANUARY 26, 1982

Notice is hereby given that on January 26, 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-1-82

GOVERNOR JOHNSON FOR RECLASSIFICATION  
OF PROPERTY LOCATED ON THE SOUTH SIDE  
OF HART AVENUE, 160' WEST OF "H" STREET.  
FROM: R-2 (TWO FAMILY RESIDENCE)  
TO: C-M (COMMERCIAL INDUSTRIAL)  
PROPOSED USE: TRANSMISSION REPAIR SHOP

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS LOTS 2-D AND 2-E OF VEGAS HEIGHTS TRACT.

CITY CLERK

JAN 13 9 50 AM '82

RECEIVED

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.

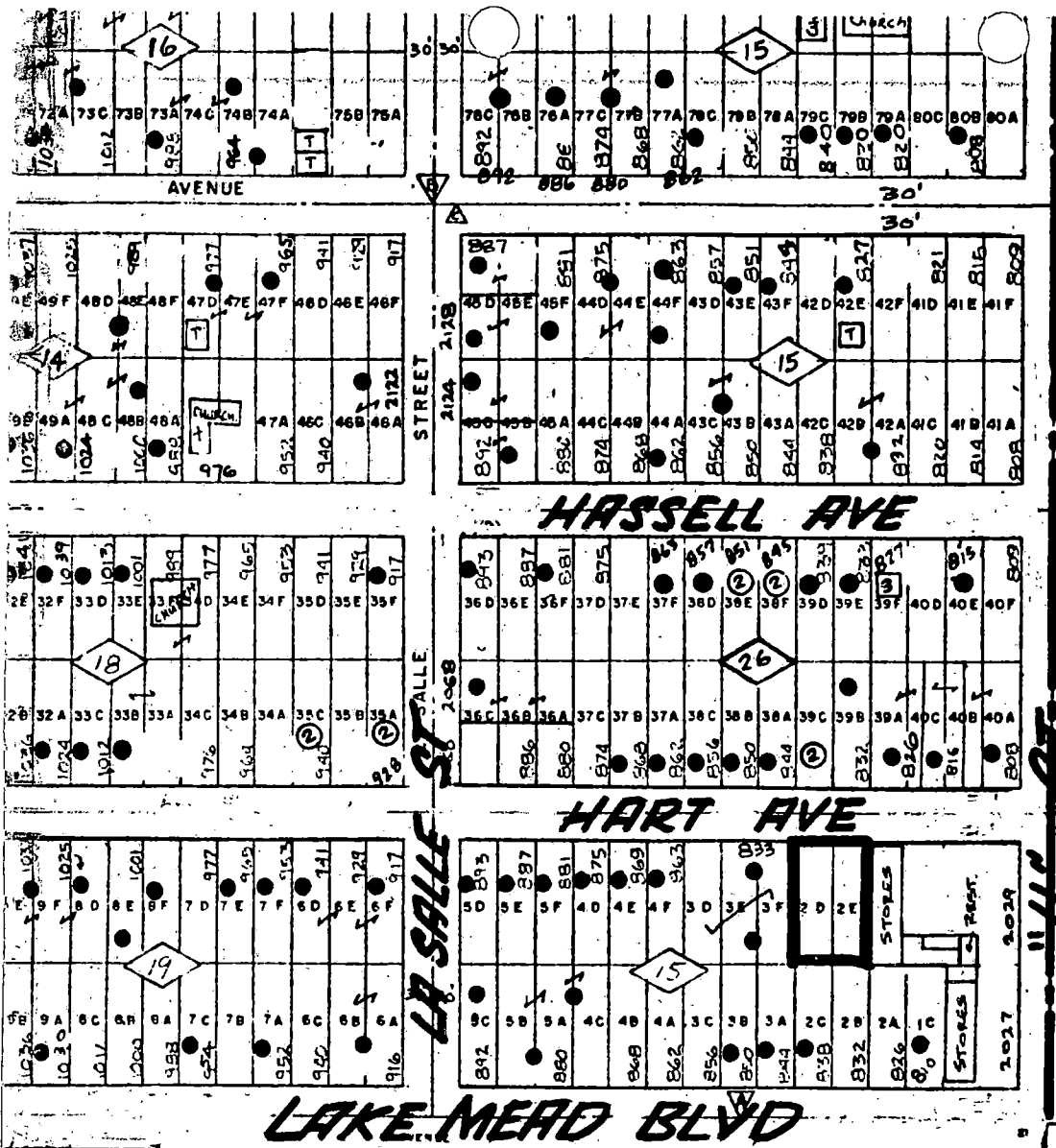
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

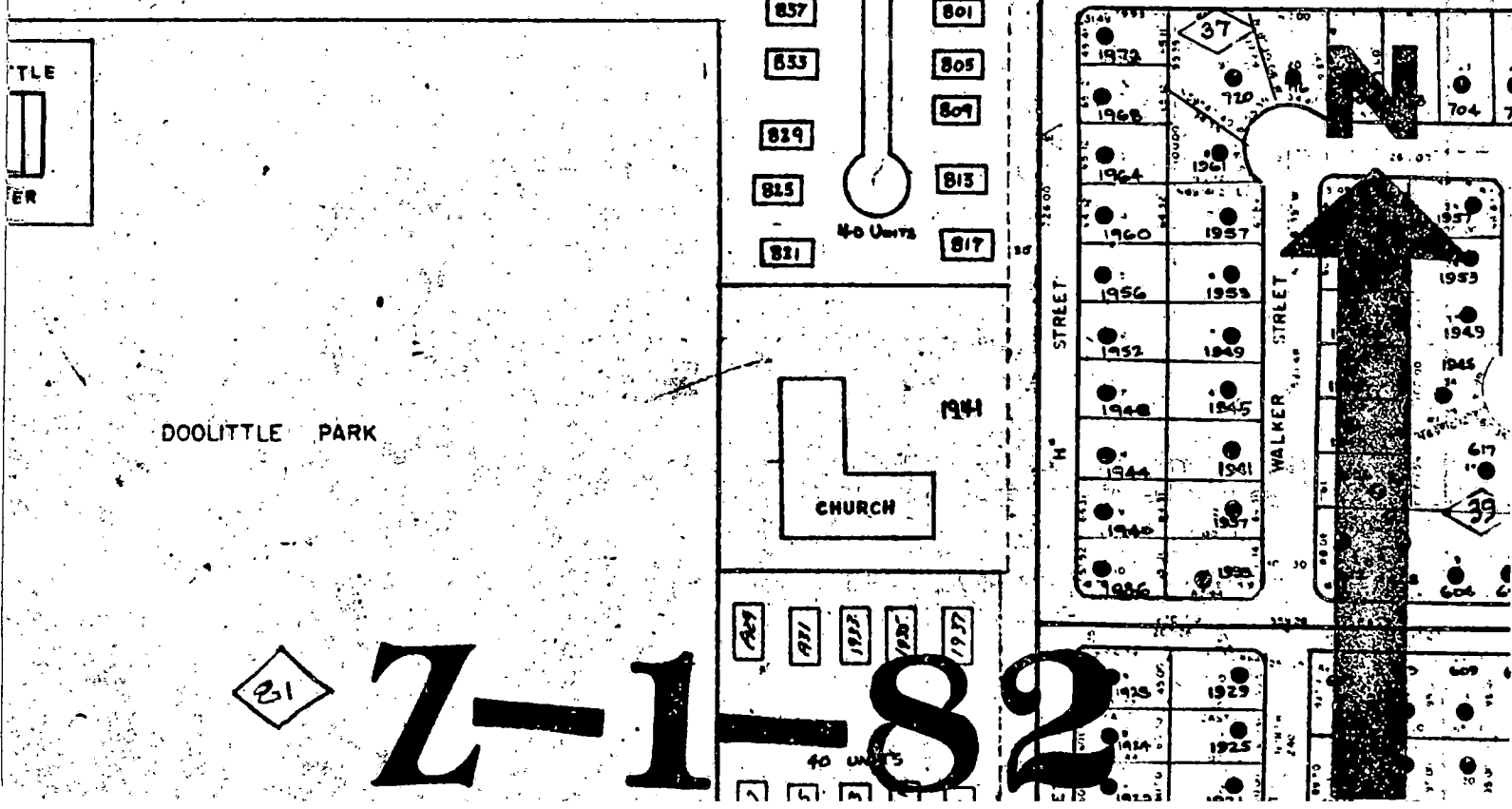
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(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)



N.L.V.



21-1-82

NOTICE OF PUBLIC HEARING

JANUARY 26, 1982

Notice is hereby given that on January 26, 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-2-82

JOYCE BONANTO FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED ON THE WEST  
SIDE OF 14TH STREET, 50' NORTH OF OGDEN  
AVENUE.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)


TO: R-4 (APARTMENT RESIDENCE)

PROPOSED USE: HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS LOT 15 IN BLOCK 4 OF FAIRVIEW TRACT  
AND LOT 3 IN BLOCK 8, LADD 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 reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

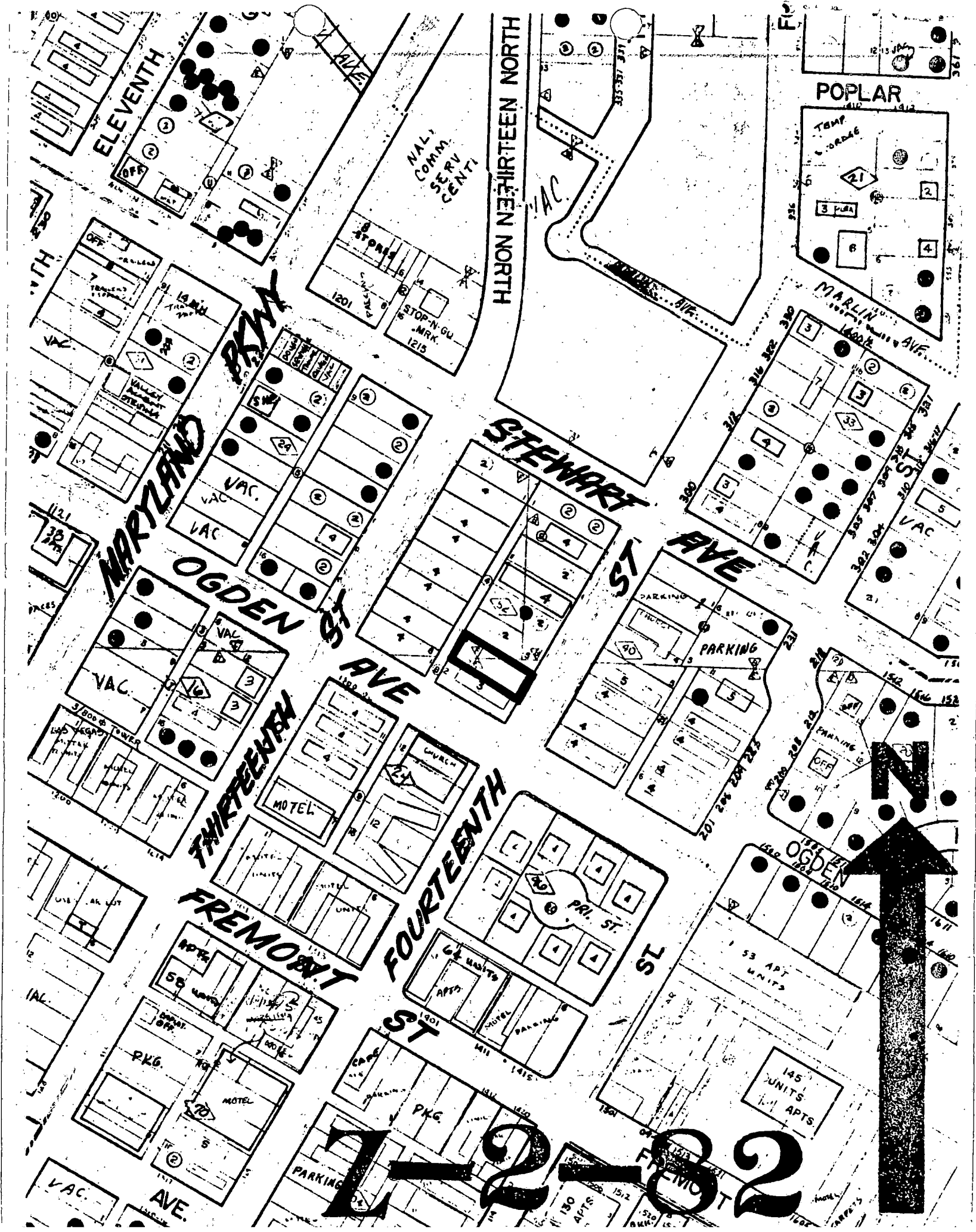
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
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.)



ELEVENTH

MARYLAND

OGDEN

THIRTEENTH

FREMONT

FOURTEENTH

STEWART

AVE

POPLAR

N

12132

NAL COMM SERV CENT

STOP-N-GO MK 1215

TEMP

MARLIN

PARKING

PARKING

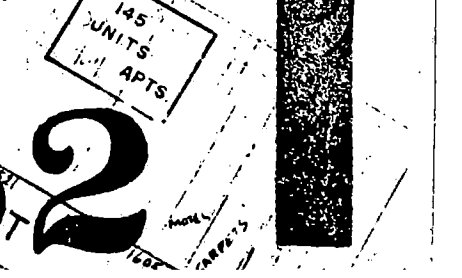
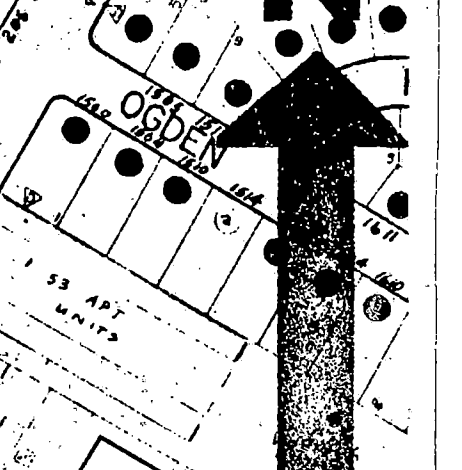
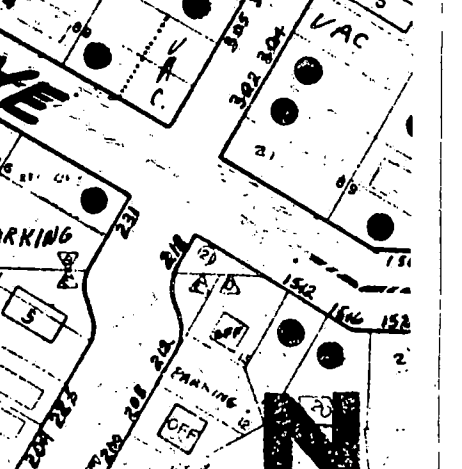
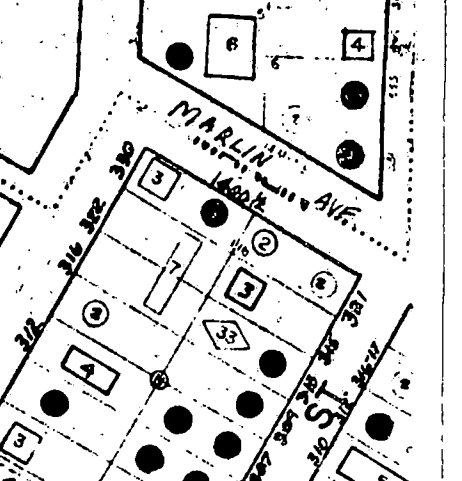
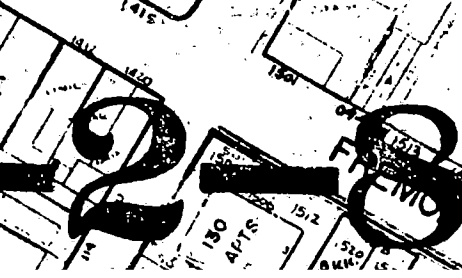
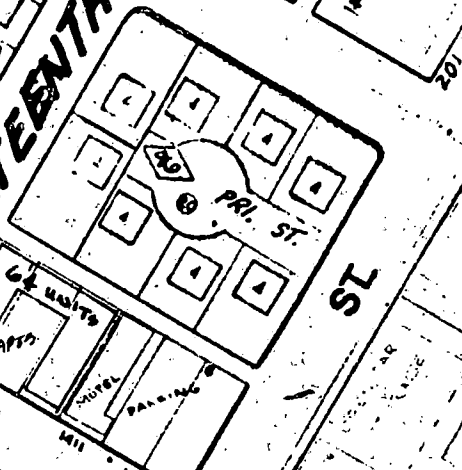
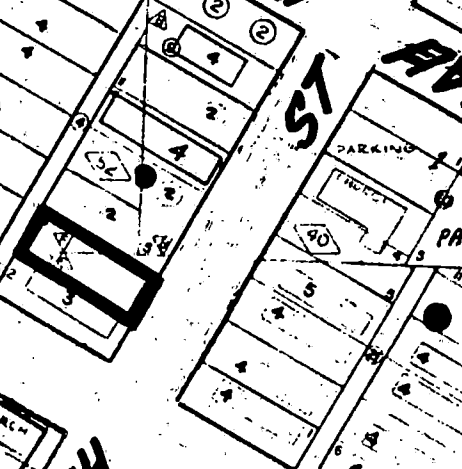
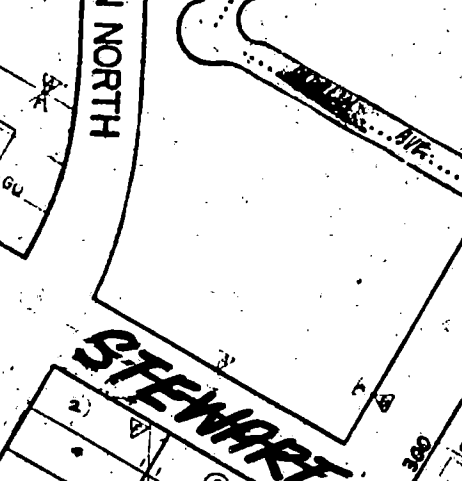
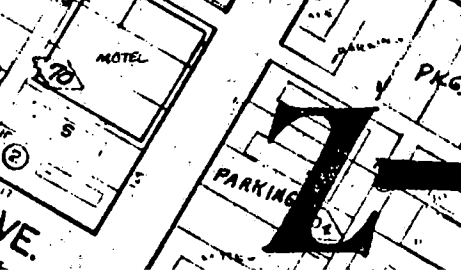
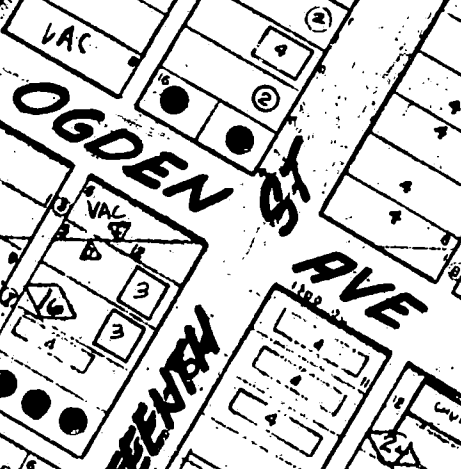
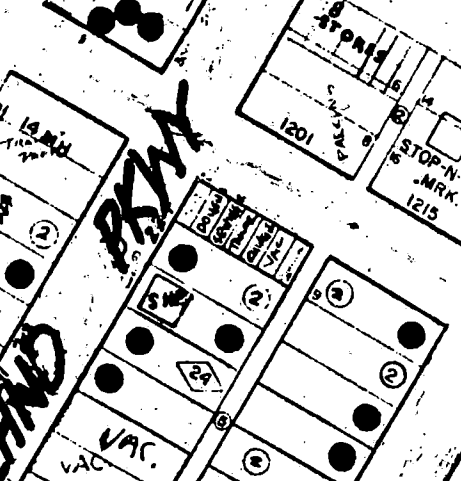
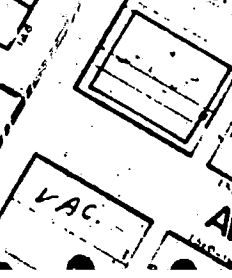
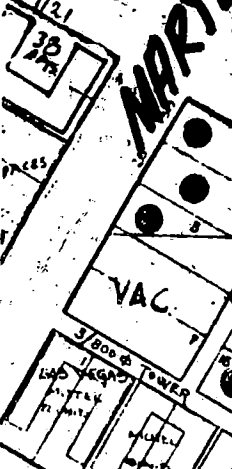
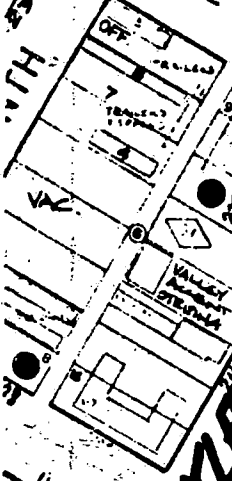
OGDEN

53 APT UNITS

145 UNITS APTS

130 APTS

510 APTS



NOTICE OF PUBLIC HEARING

JANUARY 26, 1982

Notice is hereby given that on January 26, 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-3-82

HERBERT AND CHRISTINE LAUTEREN FOR  
RECLASSIFICATION OF PROPERTY LOCATED  
AT 316-322 NORTH 14TH STREET.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

TO: R-4 (APARTMENT RESIDENCE)

PROPOSED USE: HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS LOTS 2, 3 AND 4 IN BLOCK 11 OF 14TH  
STREET ADDITION TO THE CITY OF LAS VEGAS  
EXCEPTING THE EAST 4'.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE  
JANUARY 26, 1982

Notice is hereby given that on January 26, 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 consider the following:

Z-145-77            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  
(LIMITED COMMERCIAL). THE DELICATESSEN WILL  
BE PRIMARILY FOR THE EMPLOYEES OF THE OFFICE  
COMPLEX AND ALL COOKING AND FOOD PREPARATION  
WILL OCCUR AT OFF-PREMISE LOCATIONS.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF  
THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHEAST  
QUARTER (SE $\frac{1}{4}$ ) OF SECTION 2, 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 above use review; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

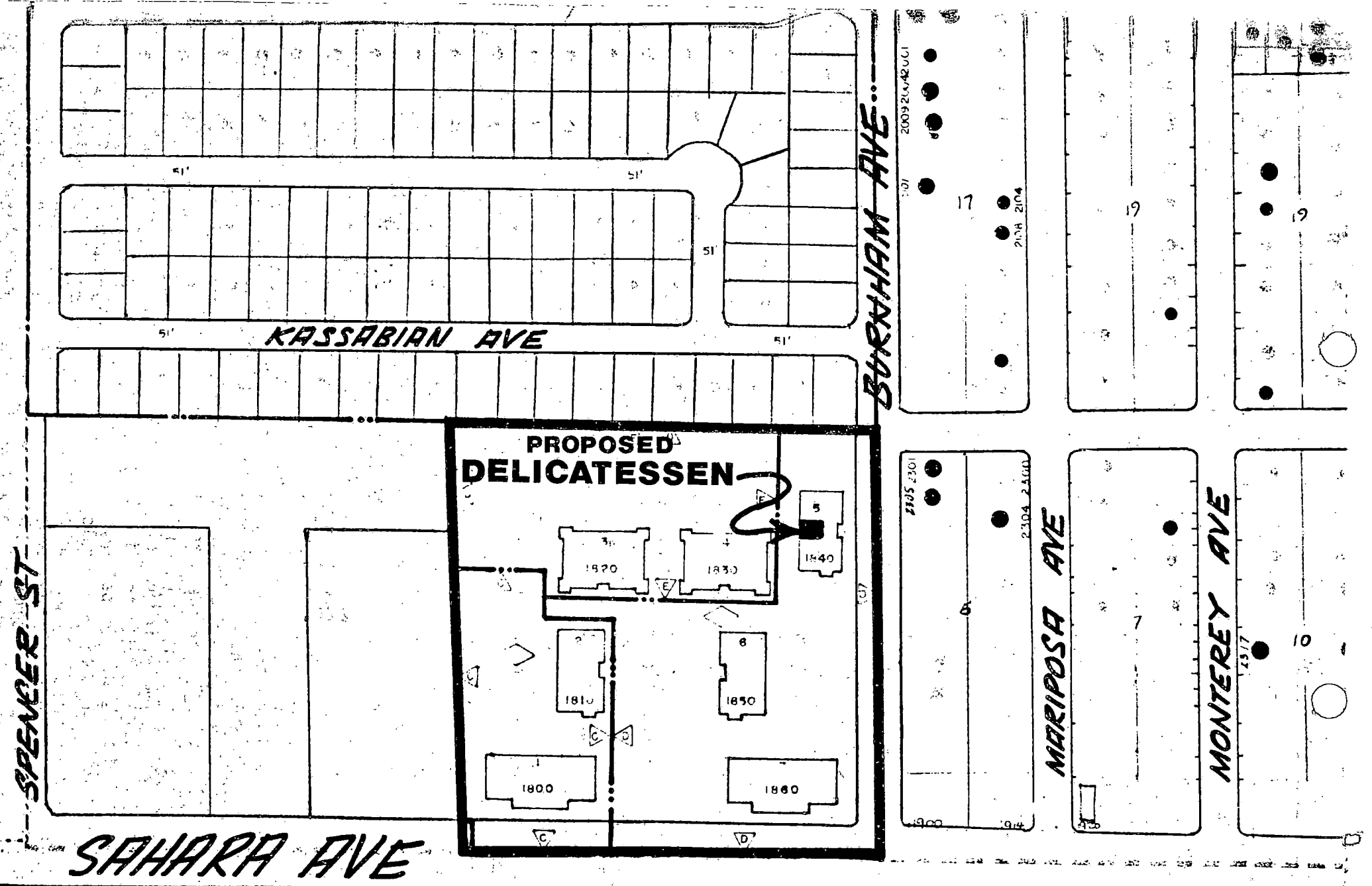
  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

FILED  
JAN 20 1982  
CITY OF LAS VEGAS  
CLERK



**L-145-77**  
 COUNTY

MINUTES

CITY PLANNING COMMISSION

JANUARY 26, 1982

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

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

EXCUSED: Mr. Kennedy  
Mr. Canul

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

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

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

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the November 24, 1981 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-145-77

USE REVIEW

(Abeyance Item  
from 1/14/82)

APPROVED

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 this item was held in abeyance so the surrounding property owners could be notified. There was a similar request on this property in 1979 for a full-fledged restaurant that would be catering to persons outside the office complex. That request was denied. This application is for a small cafeteria-style delicatessen. The food is prepared off the premises. This delicatessen is primarily directed to the employees within the complex. There are limited restaurant facilities in the immediate area. Staff did not receive any protests from the surrounding property owners, and would recommend approval, subject to the following conditions: 1) Conformance to the plot plan; 2) Any sign on the premises to be approved by the Department of Community Planning and Development and not oriented toward Burnham or Sahara avenues; and 3) Use be limited to a cafeteria operation only.

CHAIRMAN GUTHRIE asked to hear from the applicant.

1. Z-145-77

(Continued)

DENNIS JOHNSON, 2660 Oakleigh Willow Way, appeared for the application. There will not be any cooking within the facilities. The Health Department informed him there is no need for exterior venting since there would not be any cooking and no food smells outside the building complex. The hours of service will be approximately 7:30 A.M. to 4:00 P.M. The only advertising that is allowed in the complex is the name of the establishment across the front of the building in letters approximately 6" high.

SHIRLEY HERCH, 2209 Mariposa, appeared in protest. She said this location is the closest spot in the complex to the residential area. There are other empty places where this delicatessen could be located in the complex away from the residential area. Centel is moving out of the complex so there will be less employees to patronize this delicatessen. How often is his garbage going to be picked up? Are large trucks going to deliver the food to this delicatessen? If he is going to sell sweets, this could become a hangout for students.

DENNIS JOHNSON said there won't be a lot of trash generated from his business. However, the leasing office informed him the trash is removed three times a week.

MR. MACK made a Motion for APPROVAL of Z-145-77, Use Review, subject to staff's recommendations, plus the condition of no cooking on the premises.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

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

2. VAC-17-81

(Abeyance Item  
from 1/14/82)

APPROVED

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. FOSTER said there was a question at the last Planning Commission meeting as to whether this alley is a public alley, so this item was held in abeyance. The Masonic Lodge objected to this vacation stating they would like access to Sixth Street. Staff conferred with the City Attorney's office and was informed this is a public alley. Secondly, staff received a letter from the Masonic Lodge after the last Planning Commission meeting indicating they are withdrawing any objections and do not wish to have access to this alley. Staff recommends approval, subject to the requirements of Public Services, utility companies, and the vacation not be recorded until all those requirements have been met. This alley will be divided between Lots 1 and 2 on the south side of this alley.

CHAIRMAN GUTHRIE asked to hear from the applicant.

ESTHER STACKHOUSE, 5717 Idle Avenue, appeared for her mother, Anna Jorgensen.

KENNETH HUFF, 615 Park Paseo, appeared stating he owns Lot 2, and if this is vacated, he is interested in getting the parcel behind his lot.

2. VAC-17-81

(Continued)

MRS. COLEMAN made a Motion for APPROVAL of VAC-17-81.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the Board of City Commissioners meeting on February 3, 1982.

3. Z-80-81

(Abeyance Item  
from 1/14/82)

APPROVED

Application of KENNETH S. HUFF for reclassification of property generally located on the north side of Bonanza Road between Sandhill Road and Lamb Boulevard, from R-E (Residence Estates) to C-2 (General Commercial).

Proposed Use: Commercial Storage Facilities

MR. FOSTER said the applicant is applying for a change of a condition on his rezoning application. The condition involves access to the southerly building being reverted and placed on the north side of the building. Staff felt that would be more aesthetically pleasing for the motorists along Bonanza Road. The applicant feels he may wish to rent these commercial facilities as store fronts in the future, and by reversing them, it will be an additional cost to him. He would like to have the doors on the south side of the building. However, staff has suggested that every other commercial facility have doors placed on the rear side of the building so it would eliminate half the doors. Staff feels a 2 foot berm could be put along Bonanza Road and a 4 foot decorative fence on top.

CHAIRMAN GUTHRIE asked to hear from the applicant.

KENNETH HUFF, 615 Park Paseo, appeared for the application. He feels there would be a great deal of expense involved in putting the doors to the rear of the building. Possibly there could be some aesthetic treatment on the doors so they wouldn't look the same. He is hopeful of renting these as stores in the future.

CHAIRMAN GUTHRIE asked staff that if the applicant would alternate the doors, would that change the requirement of the berm and fence?

MR. FOSTER said that would be acceptable and also felt it would be more attractive with a mansard roof.

MRS. COLEMAN made a Motion for APPROVAL of Z-80-81, with the conditions that the applicant be allowed to face the doors on the first building to Bonanza Road, but only one every 40 feet, so that the 20 foot width of the commercial storage facilities be alternated front and back, ordinary landscaping be put in the front, and the building have a mansard roof.

Voting was as follows:

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

"NOES" Mrs. Tracy, Mr. Johnston

Motion for APPROVAL carried by a 3/2 vote.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

4. Z-87-81  
(Abeyance Item  
from 1/14/82)  
ABEYANCE

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 (Residence Estates) to R-PD16 (Residential Planned Development).  
Proposed Use: Medium High Density Planned Unit Development

MR. FOSTER said the applicant has requested this item be held in abeyance.

MRS. COLEMAN made a Motion for ABEYANCE of Z-87-81.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the City Planning Commission on February 11, 1982.

NEW BUSINESS:

1. TENTATIVE MAP  
THE VILLAGE  
AT WASHINGTON  
APPROVED

Property generally located on the north side of Washington Avenue, west of Lamb Boulevard (under Resolution of Intent to R-3).  
Owner/Subdivider: Nevada Escrow Service, Inc.  
No. of Acres: 10.7 No. of Lots: 53

MR. NULL presented the staff report. It should be pointed out that these lots are insufficient in area for four-plexes. The overall density is being maintained in the R-3 Zone. Staff would recommend approval with the normal conditions and the following conditions: 1) Conformance to the conditions of approval for Z-26-81; 2) Approval of joint access driveways by the Traffic and Parking Commission; and 3) Approval of Variance V-96-81. Further, a waiver be allowed for the length of Block 1 which exceeds the design requirements.

STEVE TURNER, Baughman and Turner, consulting engineer, appeared to represent the applicant. They are aware of the conditions and have an application before the Board of Zoning Adjustment this Thursday evening for the Variance concerning the lot sizes. The lot sizes are less than 10% of the normal zoning requirement and they are asking for approval, subject to the Variance approval.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for The Village at Washington, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

2. FINAL MAP

BEDFORD VILLAGE  
UNIT NO. 1

APPROVED

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

Owner/Subdivider: R. A. Homes, Inc.  
No. of Acres: 6.1 No. of Lots: 47

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.

THOM PILKINGTON, 6201 West Meadowlark Lane, appeared for the applicant, R. A. Homes.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Bedford Village Unit No. 1, with staff's condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. FINAL MAP

PARK VISTA  
UNIT NO. 2

APPROVED

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

Owner/Subdivider: Metropolitan Development Corp.  
No. of Acres: 7.6 No. of Lots: 52

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.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared for the applicants. They are in agreement with staff's requirements.

MR. MACK made a Motion for APPROVAL of the Final Map for Park Vista Unit No. 2, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. Z-1-82

DENIED

Application of Governor Johnson for reclassification of property located on the south side of Hart Avenue, 160 feet west of "H" Street, from R-2 (Two Family Residence) to C-M (Commercial Industrial).

Proposed Use: Transmission Repair Shop

MR. FOSTER said the subdivision is basically developed with low-density residential single-family homes, except for commercial on the southeast corner. The applicant is proposing a transmission repair shop which requires C-M zoning. Staff feels C-M zoning is out of character with the neighborhood and would recommend denial.

4. Z-1-82

(Continued)

CHAIRMAN GUTHRIE asked to hear from the applicant.

GOVERNOR JOHNSON, 875 Balzar, appeared for the application. He would make sure there wouldn't be any cars parked around the building and put a 6 foot block wall around the property. When he isn't working on the cars, they will be parked in the rear of the property. He already owns this property.

There were 7 persons in the audience in protest.

VIRGIE WILLIAMS, 833 Hart Avenue, appeared in protest. She objects to the block wall. They already have commercial in the area and not enough parking at the present time. This will create additional traffic which would be hazardous since there are quite a few children in the area.

JULIA SHEPHARD, 833 Hart Avenue, appeared in protest. They are trying to upgrade that community and do not feel this business will be beneficial.

CHARLEAN CLARK, 844 Hart Avenue, appeared in protest. The neighborhood is fairly clean and she would like to see it remain that way.

JOSEPH SCHLAGETER, 625 South Tonopah Drive, appeared in protest. They are trying to clean up this area and Hart Avenue is very congested at the present time.

GOVERNOR JOHNSON appeared in rebuttal stating there will not be a lot of cars parked around the business. He would be willing to post a bond to prove this would be the case.

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

MR. JOHNSTON made a Motion for DENIAL OF Z-1-82.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

5. Z-2-82

APPROVED

Application of JOYCE BONANTO for reclassification of property generally located on the west side of 14th Street, 50 feet north of Ogden Avenue, from R-3 (Limited Multiple Residence) to R-4 (Apartment Residence).

Proposed Use: High Density Apartments

MR. FOSTER presented the staff report. The next item on the agenda is also on 14th Street, so basically, the comments on this application will also apply to that application. To the north of the next item is where the east leg of the freeway will be located. The General Plan of the city indicates the area south of the east leg of the freeway is relegated toward the urban density residential. Staff feels the densities requested are compatible. On this application they are proposing an 8-plex three-story building with the parking underneath the building. Staff recognizes this application will need a variance. Staff would recommend approval, subject to:

5. Z-2-82

(Continued)

1) Resolution of Intent; 2) Conformance to the plot plan; 3) Repair any damage done to existing street improvements as required by Public Services; 4) Provision of fire hydrants and water flow as required by Fire Services; and 5) Approval of the Variance to allow the proposed three-story building. Staff does not have any protests on record.

CHAIRMAN GUTHRIE asked to hear from the applicant.

DENNIS RUSK, architect, 2800 West Sahara Avenue, appeared for the applicant. The applicant is also present. They feel staff's recommendations are compatible with their application. They are trying to provide the largest possible two-bedroom apartment. If they are just allowed to have two stories then they will build smaller apartments with less parking spaces.

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

MR. JOHNSTON made a Motion for APPROVAL of Z-2-82, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

6. Z-3-82

APPROVED

Application of HERBERT AND CHRISTINE LAUTEREN for reclassification of property located at 316-322 North 14th Street, from R-3 (Limited Multiple Residence) to R-4 (Apartment Residence).  
Proposed Use: High Density Apartments

MR. FOSTER said his comments on the previous application apply to this application also. The density is compatible to the area. There is an existing structure on the property. They are proposing an addition which would be three stories along the rear portion with an appearance of two stories on 14th Street. Staff recommends approval, but have some reservations about the increased height. This application will necessitate a Variance for the three stories as well as the 10 foot setback from the rear property line where a 20 foot setback is required. If approved, it would be subject to the following conditions: 1) Resolution of Intent; 2) Conformance to the plot plan and elevations; 3) Approval of the Variance to allow the rear setback and three-story structure; 4) Redesign the parking and driveway plan as required by the Traffic Engineer; 5) Repair any damage done to the existing streets as required by Public Services; and 6) Provision of fire hydrants and water flow as required by Fire Services. Staff does not have any protests on record.

CHAIRMAN GUTHRIE asked to hear from the applicant.

DENNIS RUSK, architect, 2800 West Sahara Avenue, appeared for the applicant. The applicant is also present. They do not have alternate plans for this project. They are trying to use the best use of the property to provide nice rental units in that area.

6. Z-3-82

(Continued)

TARJA ROSE, 315 North 16th Street, appeared to look at the plans to see how this will affect her property.

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

MR. JOHNSTON made a Motion for APPROVAL of Z-3-82, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

7. Z-57-78

PLOT PLAN  
REVIEW

APPROVED

Request of GREGORY P. HETTER for a Plot Plan Review on property located at 204 Starlite Drive, R-E Zone.

MR. FOSTER said this is a plot plan review on a new residence that is proposed within 5 feet of the rear property line. Secondly, they are proposing maid's quarters which constitutes two dwelling units on the property because it has two kitchens. There is a possibility this may require a Variance; however, there isn't a limitation of one unit per lot. Because this is a use that is not normal in this neighborhood, staff feels the surrounding property owners should be notified and that the applicant should pay an additional \$25 fee, which would be half the fee for a Variance.

GREGORY P. HETTER, 1608 Bryn Mawr, appeared for the application. This is a 6,000 square foot home. There is 1,500 square feet of garage space. The maid's quarters are self-contained so they do not have to use the kitchen in the main house. There is no fear of tenants in the maid's quarters.

MRS. TRACY made a Motion for APPROVAL of Z-57-78, Plot Plan Review, without notifying the surrounding property owners.

Voting was as follows:

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

"NOES" Mrs. Coleman

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

DIRECTOR'S BUSINESS:

1. Presentation on City policy - Don J. Saylor, Deputy City Manager.

MR. SAYLOR said the Mayor and City Commissioners feel the Planning Commission is doing a fine job. They want to increase the responsibilities of the Commission and rely more on the Planning Commission. At times the Planning Commission members have made comments contrary to the well-being of the conduct of the City which reflects back

1. Presentation on  
City Policy

(Continued)

on the City Commission. There will be a comprehensive review of the General Plan which will involve the public. In addition, when a set of plot plans are shown one way to the Planning Commission and another way to the City Commission, the item is usually sent back to the Planning Commission. There are several ways a conflict of interest can be handled by the Commission member on a particular item. The Chairman can be advised ahead of time, hear the item, and then when the voting comes, announce to the Chairman you've got a conflict. If you have a conflict, and are not going to vote on an item, but if you participate in a discussion, you do so in such a manner that it's not readily apparent to the public that you feel strongly one way or the other.

MRS. COLEMAN suggested that on working on the General Plan with the public, it might be wise to go back to the minutes and get the names of some of the people who were so vocal on an issue in their area and appoint those persons to a committee.

DON SAYLOR thought that would be a good idea. In addition, the Commissioners may call upon staff to drive them around the city to see the items that will be coming up on the agenda.

MR. MACK asked that if the Planning Commission gave final approval on any item, would it be similar to the Board of Zoning Adjustment whereby an item could be appealed.

DON SAYLOR thought that could possibly be the case.

2. Consideration of an ordinance amendment on detention facilities.

MR. FOSTER said this ordinance will take care of various types of detention facilities that appear to be on the horizon. Our present zoning ordinance just lends itself to institutions that involve the housing of persons who are serving sentences for the conviction of felonies. This development is to change the definition on custodial institutions and delete the wording "of serving sentences for conviction of felonies" and expand it to include any types of detention facilities for persons charged or convicted of felonies, including group facilities for the housing of persons on probation or parole. The new definition of "detention facility" will read: "A building or structure and its related facilities used for or intended to be used as a place of housing or detention of persons who have been charged with or have been convicted of misdemeanants."

MRS. TRACY said there is some consideration being given on a package to be presented to the Legislature on a facility located in the downtown area that would temporarily house persons inebriated, mentally disturbed, under the influence of drugs, etc. The police would deposit the persons at the facility where a professional staff would determine if they should be housed in a jail. It would be a detention facility with Metro making the pickups, but the persons would not necessarily be charged with a misdemeanor offense.

MR. FOSTER said this ordinance is basically for persons charged with a felony or misdemeanor and is not comprehensive enough to include a facility that Mrs. Tracy described.

MRS. TRACY said that perhaps the Municipal Judges or City Attorney could look into a facility that would temporarily house persons not charged with a felony or misdemeanor.

MR. FOSTER asked the Commissioners if they would also like to have that type of a facility covered under this proposed ordinance amendment.

2. Ordinance Amendment  
(Continued)

The Commissioners thought all types of facilities should be covered in this ordinance amendment.

MR. JOHNSTON made a Motion for APPROVAL of the ordinance amendment to include a facility that would temporarily house persons not charged with a felony or misdemeanor.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. Amendments to the Planning Commission By-laws.

MR. FOSTER said the By-laws have been held from the January 14, 1982 Planning Commission meeting because they cannot be discussed and acted upon at the same meeting; therefore, they may be voted on at this meeting.

MR. MACK made a Motion for APPROVAL of the Amendments to the Planning Commission By-laws.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-65-80

REINSTATEMENT  
AND EXTENSION  
OF TIME

APPROVED

Request of VALLEY HOSPITAL for Reinstatement and Extension of Time on property located at 701 Shadow Lane, R-1 Zone (under Resolution of Intent to P-R).

MR. CLEMMER said this is the east half of the parking lot for Valley Hospital. This is their first request for an extension of time and staff would recommend approval.

RICHARD PONDER, Administrator of Valley Hospital, appeared for the application. They would like to pave this area.

MRS. COLEMAN made a Motion for APPROVAL of Z-65-80, Reinstatement and Extension of Time, for one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. Z-72-79

PLOT PLAN  
REVIEW

APPROVED

Request of JOE A. PAGE for a Plot Plan Review to allow a second-story addition to a garage on property located at 4160 Broadriver Drive, R-PD8 Zone.

MR. CLEMMER said this is a single-family subdivision. The applicant is proposing a second-story addition over the garage. The addition is architecturally integrated with the house and has interior access. Staff would recommend approval.

JOE A. PAGE appeared for the application. He is a professional carpenter so he personally will be building the second-story addition. He just purchased the house approximately one year ago and received a Declaration of Establishment and Conditions of Restrictions from Becker & Sons. He went through that and there is no restriction on having a two-story home.

MR. JOHNSTON made a Motion for APPROVAL of Z-72-79, Plot Plan Review, subject to the proposed second story complying with the CC&R's for that subdivision.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

3. Z-76-80

REINSTATEMENT,  
EXTENSION OF  
TIME AND PLOT  
PLAN REVIEW

APPROVED

Request of DENNIS E. RUSK for Reinstatement, Extension of Time and a Plot Plan Review on property located at 2047 Houston Drive, R-1 Zone (under Resolution of Intent to P-R).

MR. CLEMMER said this rezoning had been approved, but the applicant would like to construct two atrium additions and eliminate some parking that had been proposed on the front. The Resolution of Intent expired in October, which makes it within the reinstatement period. Staff recommends approval, subject to: 1) Conformance to the amended plot plan; and 2) Resolution of Intent to expire February 17, 1983.

DENNIS RUSK, architect, 2800 West Sahara Avenue, appeared for the application. He is purchasing this building for his architectural office. He wants to keep the residential character on the corner of Houston and Eastern, with the parking all the way to the back and hidden behind trees.

MRS. TRACY made a Motion for APPROVAL of Z-76-80, Reinstatement, Extension of Time and Plot Plan Review, with staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

4. Z-18-68(29)

PLOT PLAN  
REVIEW

ABEYANCE

Request of DAVID L. HARRIS for a Plot Plan Review on property located at 2496 West Charleston Boulevard, C-D Zone.

MR. CLEMMER said this has come before the Planning Commission previously as a two-story office building in the front portion, but was held in abeyance for notification of the surrounding property owners. This plan indicates 6500 square foot modules of four buildings. On the north portion of the property they are two stories high. In the zoning case to the east there is P-R zoning on the north 178 feet. Staff feels the northern portion should be relegated to parking only, keeping the building concentration toward Charleston Boulevard. Staff would recommend there be a public hearing to notify the surrounding property owners of the two-story proposal. If this item is approved, it would be subject to: 1) Conformance to the plot plan and elevations; 2) Standard conditions 2 through 5; 3) Provision of fire hydrants and water flow as required by the Department of Fire Services; 4) Approval of the parking and driveway plan as required by the Traffic Engineer; 5) A 6 foot block wall along the north and west property lines.

DAVID HARRIS, project architect, appeared for the application. He asked staff if the zoning on the north, east and west sides of the lot is R-E.

MR. CLEMMER said that is all zoned C-D, but on the zoning of the lot to the east they rezoned the north 178 feet to P-R and the front portion is C-D.

DAVID HARRIS said they are trying to provide spread-out attractive two-story office buildings. They tried to provide as much landscaping around the buildings as possible.

MR. MACK made a Motion for ABEYANCE of Z-18-68(29), Plot Plan Review, to notify the surrounding property owners that this item will be heard at a public hearing.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/1 vote.

CHAIRMAN GUTHRIE announced this item will be heard by the Planning Commission on February 11, 1982.

5. Z-38-78

PLOT PLAN  
REVIEW

APPROVED

Request of PAN AMERICAN INTERNATIONAL BANK for a Plot Plan Review on property generally located on the east side of Decatur Boulevard between Oakley Boulevard and O'Bannon Drive, R-3 Zone (under Resolution of Intent to C-1).

MR. CLEMMER said this is a temporary bank site. Staff is recommending approval, subject to: 1) Conformance to the plot plan and elevations with approval of the final elevations of the permanent building by the Department of Community Planning and Development; 2) Provision of landscaping and paving in the area where the temporary facility will ultimately be removed; 3) Standard conditions 2 through 5; 4) Land division approval; 5) Provision of fire hydrants and water flow as required by the Department of Fire Services; 6) Submission of a revised development plan for approval by the

5. Z-38-78

(Continued)

Planning Commission for the balance of the commercial area prior to any further commercial development of the overall site; 7) Provision must be made for maintaining drainage across the existing parcel from Decatur Boulevard to the east from the existing drop inlet on Decatur Boulevard; 8) Installation of Portland Cement concrete sidewalks and driveways on Decatur Boulevard; and 9) Any damage done to existing street improvements will have to be repaired as required by Public Services.

TOM MALLOY, President of Pan American Bank, 1921 Stonehaven, appeared for the application. They are in agreement with all the conditions. They have a two-year lease with one-year extensions on the temporary bank building. The temporary structure will be returned to California when the permanent building is constructed.

MR. JOHNSTON made a Motion for APPROVAL of Z-38-78, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on February 17, 1982.

6. SH-1-82

SIGN HEIGHT  
REVIEW

I-15 SIGNS APPROVED

SAHARA SIGN DENIED

Request of RONCO MEDIA, INC. for three (3) signs 30 feet above the elevated freeway surface on property generally located on the north side of Wilson Avenue between "D" Street and "E" Street, adjacent to I-15; generally located on the southwest corner of "C" Street and McWilliams Avenue adjacent to I-15; and generally located on the southwest corner of "B" Street and Morgan Avenue adjacent to I-15; and one sign on property generally located on the south side of West Sahara Avenue, 370 feet west of Arville Street.

MR. CLEMMER said this application contains two different locations. One location involves I-15 with signs at "C," "D" and "E" streets. These signs will be approximately 500 feet apart and can be a maximum height of 55 feet. Staff would recommend approval of the three I-15 signs, subject to: 1) Conformance to the plot plan; and 2) Maintaining the required 500 foot separation. The other location for one sign is on the south side of Sahara Avenue, 150 feet west of Arville Street. There is a 38 foot high McDonald's sign which would obscure this proposed sign, unless it is raised to the maximum height permitted by the new ordinance. In this case, staff feels that the raising of signs should not be allowed predicated upon the location of other signs and would recommend denial.

RON REIGER, Ronco Media, 508 Campbell Drive, appeared for the application. The sign on Sahara and Arville will not obscure McDonald's sign because it will be set farther back and the post will blend in with the landscaping.

MR. JOHNSTON made a Motion for APPROVAL of SH-1-82, Sign Height Review, for the three I-15 signs.

Voting was as follows:

6. SH-1-82

(Continued)

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

"NOES" None

Motion for APPROVAL carried unanimously.

MR. JOHNSTON made a Motion for APPROVAL of SH-1-82, Sign  
Height Review, for the one sign on Sahara and Arville streets.

Voting was as follows:

"AYES" Mr. Johnston, Mr. Mack

"NOES" Chairman Guthrie, Mrs. Tracy, Mrs. Coleman

Motion for APPROVAL did not carry by a 3/2 vote; therefore,  
the sign at Sahara and Arville was DENIED.

CHAIRMAN GUTHRIE announced this item will be heard by the  
Board of City Commissioners on February 17, 1982.

ADJOURNMENT:

There being no further business to come before the City  
Planning Commission, the meeting was adjourned at 9:40 P.M.

# PRINT

NAME

ADDRESS

George Williams

833 Hart

James Shephard

833 Hart

Charles Clark

844 Hart St.

Joe Schlegel

1625 So. Trough Dr

GREGORY HETTER

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W. H. Shegin

508

## BRINT

NAME

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HERS LAUTERSEN

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DON SAYTOR