

ANNOTATED AGENDA
CITY PLANNING COMMISSION

APRIL 8, 1982

MINUTES:

February 23, 1982

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

NOES: None

OLD BUSINESS:

1. ZC-90-81

PLOT PLAN REVIEW

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

NOES: None

- Special Conditions:
1. Conformance to the plot plan with minor building shifts to be handled through the subdivision process.
 2. Conformance to the elevations.
 3. Construction of a block wall along the north, east and west property lines except on the east side of Canopus Way.
 4. Construct fire hydrants as required by Fire Services.
 5. Dedicate any necessary right-of-way and install any off-site improvements as required by Public Services.
 6. Provision of a 20' easement along the rear of the four front lots on Vegas Drive.

NEW BUSINESS:

1. FINAL MAP

METROPOLITAN'S
PARK VISTA #3

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

NOES: None

- Special Condition: 1. Conformance to the conditions of approval for the tentative map.

2. FINAL MAP

MARION VIEW

ABEYANCE - JOHNSTON/AYES: Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mrs. Coleman

NOES: Chairman Guthrie, Mr. Kennedy

4/27/82
P.C. Meeting
or whenever
applicant
will be present.

3. FINAL MAP
CEDAR PARK II

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

Special Condition: 1. Conformance to the conditions
of approval for the tentative
map.

4. GENERALIZED LAND
USE PLAN

APPROVED TO AMEND PROJECTED PLAN TO PUT MEDIUM HIGH DENSITY
IN AREA BEHIND COMMERCIAL ON STEWART AVENUE BETWEEN 8TH STREET
AND 9TH STREET TO MAKE MEDIUM HIGH DENSITY LINE COME STRAIGHT
DOWN 8TH STREET - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Mack, Mrs. Coleman, Mr. Kennedy

NOES: None

ABSTAINED: Mr. Johnston

APPROVED GENERALIZED LAND USE PLAN AS AMENDED - COLEMAN/AYES:
Chairman Guthrie, Mrs. Tracy, Mr. Mack, Mrs. Coleman, Mr. Kennedy
NOES: None

ABSTAINED: Mr. Johnston

FAVOR WITH AMENDMENT: 16 persons in audience
Paul Winfery, 921 Spruce Circle
Martin Parelman, 7926 Firethorn
Henry Abercrombie, 327 N. 9th
Peter Cipro, 2976 Casa Mia Lane
Georgette Jardin, 412 N. 7th St.
Leo Walker, 313 N. 8th St.
John Weber, 321 N. 11th St.

5. Z-14-82

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

PROTESTS: 0

Special Conditions: 1. Revising parking layout.
2. Conformance to the plot plan
and elevations.
3. Resolution of Intent for a
twelve month time limit.

6. Z-15-82

ABEYANCE DUE TO TIE VOTE - JOHNSTON/AYES: Mr. Johnston, Mr. Mack,
Mr. Kennedy
NOES: Chairman Guthrie,
Mrs. Tracy, Mrs. Coleman

PROTESTS: 1 letter

7. Z-16-82

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

PROTESTS: 0

8. Z-17-82

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

- Special Conditions:
1. Resolution of Intent.
 2. Construction of a 6' block wall along the north and west property lines stepped down 4', if residential occurs on adjacent property.
 3. Recording of a parcel map.
 4. Provision of fire hydrants.
 5. Approval of the parking and driveway plan by the Traffic Engineer.
 6. Install sidewalks on Stewart Avenue as required by Public Services.
 7. Construct improvements on Nellis Blvd. as required by Public Services.
 8. Repair any damage to existing street improvements from this development as required by Public Services.

PROTESTS: 0

9. Z-20-81

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

EXTENSION
OF TIME

1 year

10. Z-76-81

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

PLOT PLAN
REVIEW

- Special Conditions:
1. Conformance to the plot plan and elevations.
 2. Conformance to the original conditions of approval.

11. Z-28-79

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

EXTENSION
OF TIME

1 year

12. AV-3-82

ADMINISTRATIVE
VARIANCE

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

Special Condition: 1. Conformance to the plot
plan that has been submitted.

DIRECTOR'S BUSINESS:

1. Request of the Southern Nevada Home Builders Association regarding the conditions of approval on subdivision maps.

APPROVED THE WORD "NOT" BE PUT IN TENTATIVE MAP CONDITION -
TRACY/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Mack, Mrs. Coleman,
Mr. Kennedy
NOES: None

SUPPLEMENTAL AGENDA:

1. Z-100-64(33)

PLOT PLAN REVIEW

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

Special Conditions: 1. Conformance to the plot
plan and elevations.
2. Pave the alley as required
by Public Services.
3. Remove and replace all
deteriorated sidewalks
as required by Public
Services.
4. Repair any damage done to
existing street improvements
as a result of this develop-
ment as required by Public
Services.

2. Z-100-64(114)

PLOT PLAN
REVIEW

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

Special Conditions: 1. Conformance to the plot plan
and elevations.
2. Provision of fire hydrants
and water flow as required
by Fire Services.
3. Pave the alley.
4. Remove all deteriorated
sidewalks as required by
Public Services.
5. Approval of the parking and
driveway plan by the Traffic
Engineer.
6. Repair any damage done to the
streets as a result of
construction as required by
Public Services.

3. Z-35-81

REVIEW OF
CONDITION

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

Special Condition: 1. Allow setbacks as provided
in the R-CL District.

4. SO-2-82

SALES OFFICE

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

Special Condition: 1. Provision of a 10' rear yard
setback on this lot only.
2. Sales office use shall cease
in two years or whenever
the last unit in the tract
is sold, whichever occurs
first.

5. Z-72-79

PLOT PLAN
REVIEW

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

Special Condition: 1. Limit patio cover to extend
5' from house.

6. Z-29-64

PLOT PLAN
REVIEW

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

Special Conditions: 1. Dedication and improvement
of streets as required by
Public Services.
2. Move building forward 3'.
3. Provide landscaping behind
building at this time.

7. SO-3-82

SALES OFFICE

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

Special Condition: 1. Sales office use shall cease
in two years or when the last
unit in the tract is sold,
whichever occurs first.

8. Z-17-62

REVIEW
OF CONDITION

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

Special Condition: 1. Modify Cond. #6 to: "Provision
of a 40' wide perpetual ease-
ment of access on this site
and the site to the west from
Hargrove to Crestline with temp.
12' wide Type 2 gravelled fire
lane on south line with crash gat
and pedestrian access for a period of two years.
When parcel to the west is developed, the crash gate
shall be removed & paved drive provided 40' wide
to Crestline in alignment approved by P. C.

2. FINAL MAP
MARION VIEW

Property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).

ACTION: ABEYANCE
JOHNSTON/4-2
(Guthrie & Kennedy - no)

Owner/Subdivider: Brandt Construction
No. of Acres: 10.7 No. of Lots: 69

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY PLANNING COMMISSION: April 27, 1982

3. FINAL MAP
CEDAR PARK II

Property generally located on the east side of Wardelle Street, north of Cedar Avenue, R-E Zone (under Resolution of Intent to R-PD15).

ACTION: APPROVED
COLEMAN/Unanimous

Owner: Robert H. Barrett
Subdivider: Norman & Maxine Mott
No. of Acres: 3.01 No. of Lots: 48

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

4. GENERALIZED LAND USE PLAN

Request of the CITY OF LAS VEGAS for consideration of a Generalized Land Use Plan for the area bounded by Las Vegas Boulevard north, the East Leg of the Freeway, Maryland Parkway and Stewart Avenue.

ACTION: APPROVED - Subject to
the high density area
not extending east of
8th Street
COLEMAN/5-0-1

(Johnston abstained)

STAFF RECOMMENDATION: ADOPTION OF THE PLAN
TO BE HEARD BY CITY COMMISSION: April 21, 1982 (public hearing)

PROTESTS: 10

5. Z-14-82

Application of RONALD SARAZEN, ET AL for reclassification of property located at 1401 S. Eastern Avenue, from R-1 to P-R.

ACTION: APPROVED
TRACY/Unanimous

Proposed Use: Office - Interior Design Consultant

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Redesign the parking and driveway plan as required by the Traffic Engineer.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: May 5, 1982

PROTESTS: 0

6. Z-15-82

ACTION: ABEYANCE
JOHNSTON/3-3
(Guthrie, Tracy & Coleman - no)

Application of BRUCE McCLENEHAN, ET AL for reclassification of property generally located on the south side of Charleston Boulevard, 620' west of Rainbow Boulevard, from N-U to C-1.
Proposed Use: Offices

STAFF RECOMMENDATION: Amend to P-R
TO BE HEARD AGAIN BY PLANNING COMMISSION: APRIL 27, 1982

PROTESTS: 0

7. Z-16-82

Application of WILLIAM J. FRIES for reclassification of property located at 1615 S. Eastern Avenue, from R-1 to P-R.

ACTION: APPROVED
COLEMAN/Unanimous

Proposed Use: Office

STAFF RECOMMENDATION: APPROVAL -
TO BE HEARD BY CITY COMMISSION: May 5, 1982

PROTESTS: 0

8. Z-17-82

Application of D. TODD ROSS CORP., ET AL for reclassification of property generally located on the northwest corner of Stewart Avenue and Nellis Boulevard, from R-E to C-1.

ACTION: APPROVED
JOHNSTON/Unanimous

Proposed Use: Convenience Market with Gasoline Sales

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Construction of a 6' block wall along the north and west property lines stepped down to 4' with the top 2' fifty percent (50%) open within 20' of Stewart Avenue and Nellis Boulevard at the time residential development occurs adjacent to the north or west sides of this site.
3. Recording of a parcel map.
4. Provision of fire hydrants and water flow prior to construction.
5. Approval of the parking and driveway plan by the Traffic Engineer.
6. Install sidewalks on Stewart Avenue as required by the Department of Public Services.
7. Construction of street improvements as required by the Department of Public Services.
8. Repair any damage to the existing street improvements resulting from this development 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: May 5, 1982

PROTESTS: 0

9. Z-20-81

EXTENSION OF TIME

Request of H & H, A GENERAL PARTNERSHIP for an Extension of Time on property generally located on the southwest corner of Bonanza Road and Nellis Boulevard, R-E Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
TRACY/Unanimous

CONDITIONS:

1. Conformance to all ordinance amendment enacted subsequent to the original approval.
2. Extension of Time shall expire April 15, 1983.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: May 5, 1982

10. Z-76-81
PLOT PLAN REVIEW

ACTION: APPROVED
TRACY/Unanimous

Request of HARRIS SHARP & ASSOCIATES ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a Plot Plan Review on property generally located on the east side of Tenth Street, between Stewart Avenue and Bonanza Road, R-2 Zone (under Resolution of Intent to R-3).

CONDITIONS:

1. Conformance to the plot plan elevations.
2. Conformance to the original conditions of approval of Z-76-81.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: May 5, 1982

11. Z-28-79
EXTENSION OF TIME

ACTION: APPROVED
JOHNSTON/Unanimous

Request of WESTLAND MALL DEVELOPMENT COMPANY for an Extension of Time on property generally located on the southwest corner of Arville Street and Del Rey Avenue, C-1 Zone (under Resolution of Intent to R-PD8).

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: May 5, 1982

12. AV-3-82
ADMINISTRATIVE
VARIANCE

ACTION: APPROVED
KENNEDY/Unanimous

Request of JANETTE SILVEY for an Administrative Variance on property located at 6500 Bristol Way, R-1 Zone.

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

DIRECTOR'S BUSINESS:

1. Abeyance Item - Request of the Southern Nevada Home Builders Association regarding the conditions of approval on subdivision maps.

ACTION: APPROVED to include the word "not" in the tentative map conditions
TRACY/Unanimous

SUPPLEMENTAL AGENDA:

1. Z-100-64(33)
PLOT PLAN REVIEW

ACTION: APPROVED
TRACY/Unanimous

Request of TIBERTI-BLOOD, INC. for a Plot Plan Review to allow the construction of a 6,500-7,000 square foot office building on property generally located on the southwest corner of Clark Avenue and South 3rd Street, C-2 Zone

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Pave the alley as required by the Department of Public Services.
3. Remove and replace all deteriorated sidewalk as required by the Department of Public Services.

Z-100-64(33) Continued

4. Repair any damage done to the existing street improvements resulting from this development as required by the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

2. Z-100-64(114)
PLOT PLAN REVIEW

ACTION: APPROVED
JOHNSTON/Unanimous

Request of TIBERTI-BLOOD, INC. for a Plot Plan Review to amend the current proposed development from a 33-unit apartment project to a 27-unit apartment project on property generally located on the east side of South 1st Street between Clark Avenue and Bonneville Avenue, R-4 Zone (under Resolution of Intent to C-2).

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Provision of fire hydrants and water flow as required by the Department of Fire Services.
3. Pave the alley as required by the Department of Public Services.
4. Remove and replace all deteriorated sidewalk as required by the Department of Public Services.
5. Approval of the parking and driveway plan by the Traffic Engineer.
6. Repair any damage done to the existing street improvements resulting from the development as required by the Department of Public 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
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

3. Z-35-81
REVIEW OF CONDITION

ACTION: APPROVED
TRACY/Unanimous

Request of CHISM HOMES, INC. for a Review of Condition which requires a minimum setback of 20' in front, 15' in rear and 5' on the sides (except the 1' projection of the fireplace) and a minimum of 10' between buildings on property generally located on the southwest corner of Lorenzi Boulevard and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).

CONDITION:

1. Condition #3 be amended to allow setbacks as provided in the R-CL District to apply to this development.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: April 21, 1982

4. SO-2-82
SALES OFFICE

ACTION: APPROVED
COLEMAN/Unanimous

Request of CHISM HOMES, INC. for a Sales Office on property located at 6704 Evanston Avenue.

CONDITION:

1. The sales office use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

5. Z-72-79
PLOT PLAN REVIEW

ACTION: APPROVED
JOHNSTON/Unanimous

Request of DON INGRAM for a Plot Plan Review to construct a sunscreen off the patio on property located at 4129 North Broadriver Drive, R-PD8 Zone.

CONDITION:

1. Conformance to the plot plan amended to a 5' maximum encroachment.

STAFF RECOMMENDATION: DENIAL
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

6. Z-29-64
PLOT PLAN REVIEW

ACTION: APPROVED
TRACY/Unanimous

Request of PAUL ROBERTS for a Plot Plan Review to construct a strip shopping center with fourteen (14) 800 square foot units on property generally located on the northeast corner of West Charleston Boulevard and Upland Boulevard, C-1 Zone.

CONDITIONS:

1. Shift the building south three feet and provide aesthetic treatment to the rear of the building.
2. Conformance to the plot plan as amended.
3. No signs oriented toward Alpine and install landscaping in the three foot setback as required by the Department of Public Services.
4. Dedication and improvement of streets as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

7. SO-3-82
SALES OFFICE

Request of HOUSING CONCEPTS, INC. for a Sales Office on property located at 805 Ridgemount Drive.

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITION:

1. The sales office use shall cease in two years or when the last unit in the tract is sold, whichever occurs first.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

8. Z-17-62
REVIEW OF
CONDITION

Request of ERNEST A. BECKER ENTERPRISES for a Review of Condition which requires construction of a 40' paved drive to Crestline Street with a perpetual easement on the parcel of land to the west, for property generally located on the south side of the Las Vegas Expressway, 700' west of Torrey Pines Drive, R-3 Zone.

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITION:

1. Condition #6 to be modified as follows: Provide a 40' wide perpetual easement of access on this site and the site to the west from Hargrove Avenue to Crestline Street with a temporary 12' wide type II gravelled fire lane along the south line with a crash gate and pedestrian access for a period of two years. When the parcel to the west is developed, the crash gate shall be removed and a paved drive shall be provided 40' wide to Crestline Street in an alignment approved by the Planning Commission.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: May 5, 1982

NOTICE OF PUBLIC HEARING

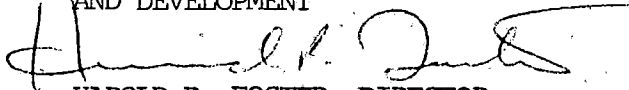
APRIL 8, 1982

Notice is hereby given that on April 8, 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:

REQUEST OF THE CITY OF LAS VEGAS FOR
CONSIDERATION OF A GENERALIZED LAND USE
PLAN FOR THE AREA BOUNDED BY LAS VEGAS
BOULEVARD NORTH, THE EAST LEG OF THE
FREEWAY, MARYLAND PARKWAY, AND STEWART
AVENUE.

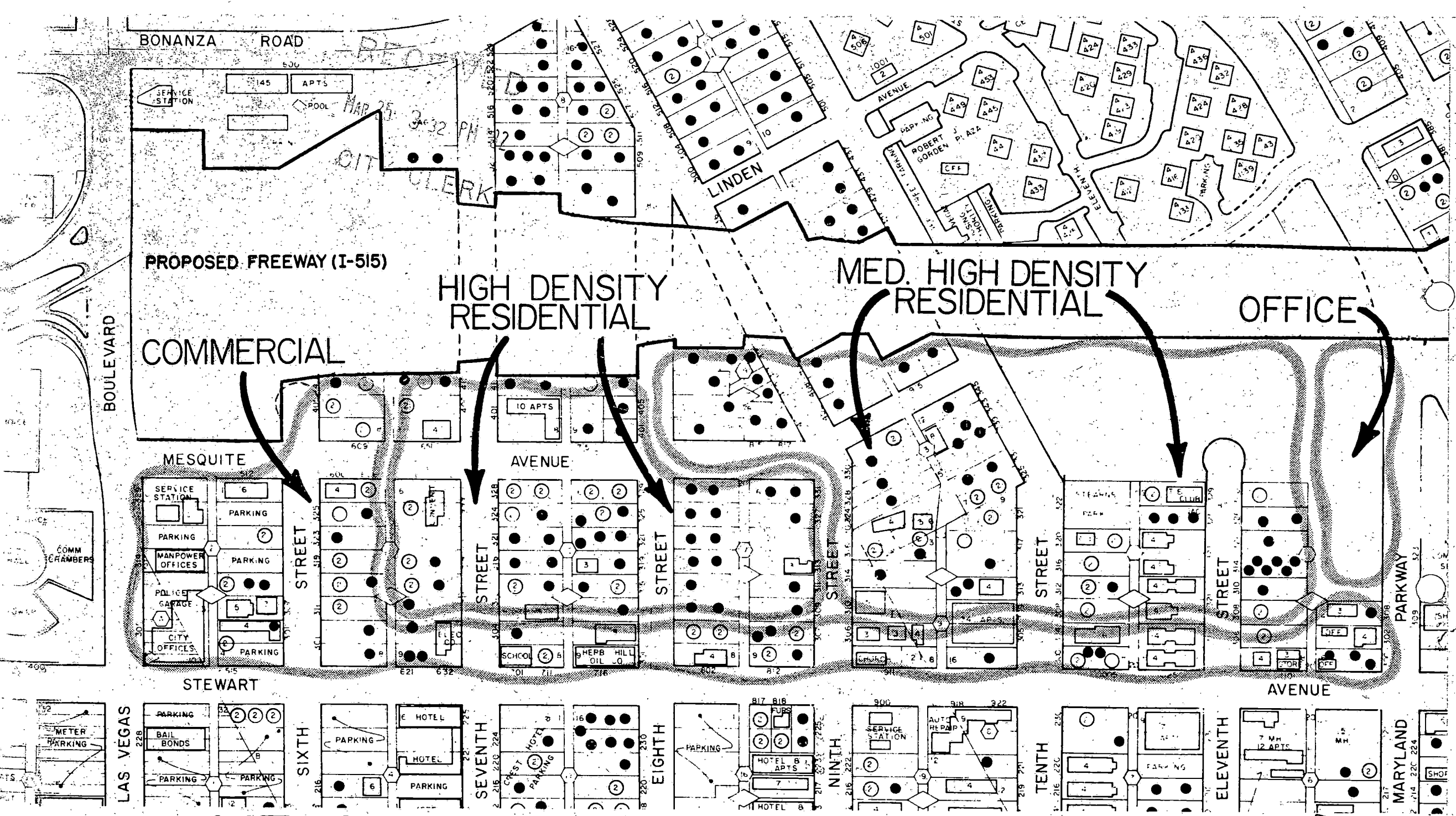
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed Generalized Land Use Plan; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

(SEE PROPOSED LAND USE PLAN ON REVERSE SIDE.)



MESQUITE AVENUE LAND USE PLAN



Guide

NOTICE OF PUBLIC HEARING

APRIL 8, 1982

Notice is hereby given that on April 8, 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-14-82

RONALD SARAZEN, ET AL, FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 1401 SOUTH EASTERN
AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING)
PROPOSED USE: OFFICE - INTERIOR DESIGN

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT SIX (6), BLOCK THREE (3) OF AMENDED
EASTWOOD TRACT NO. 1.

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

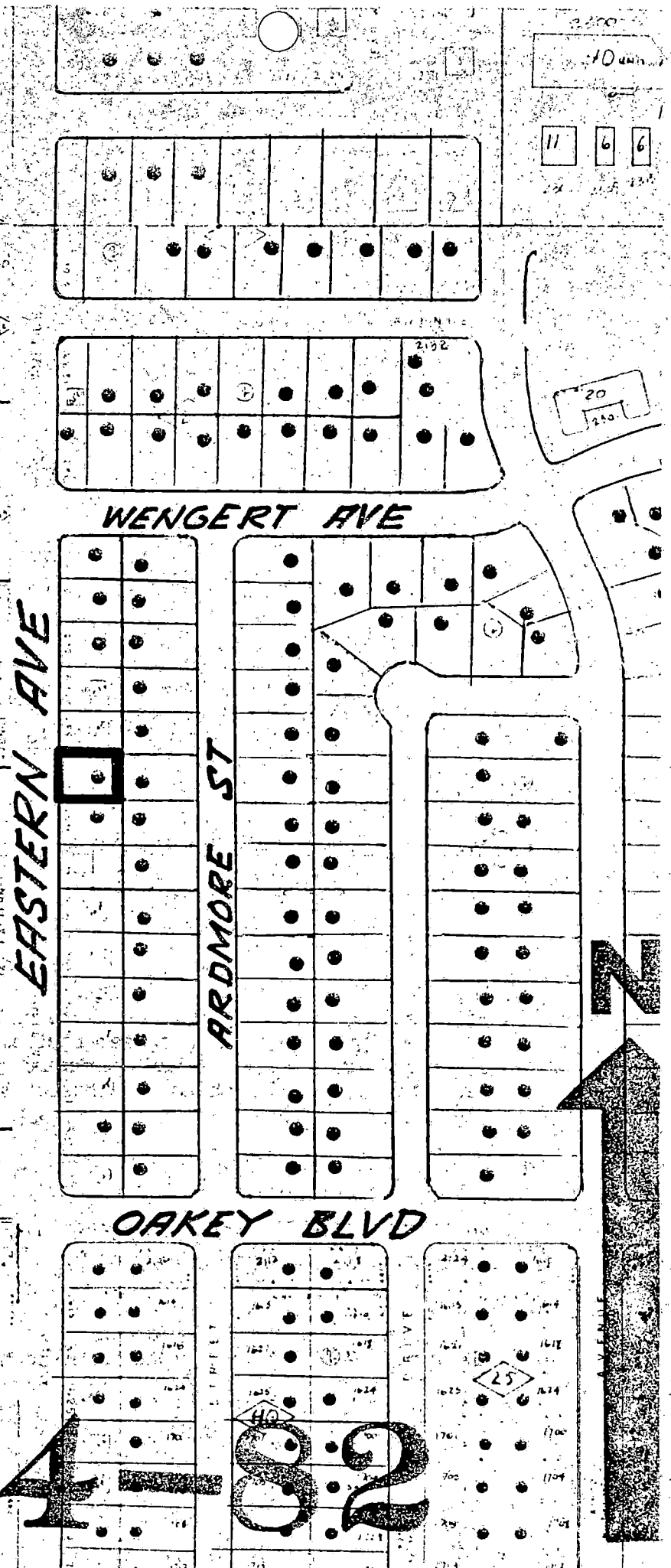
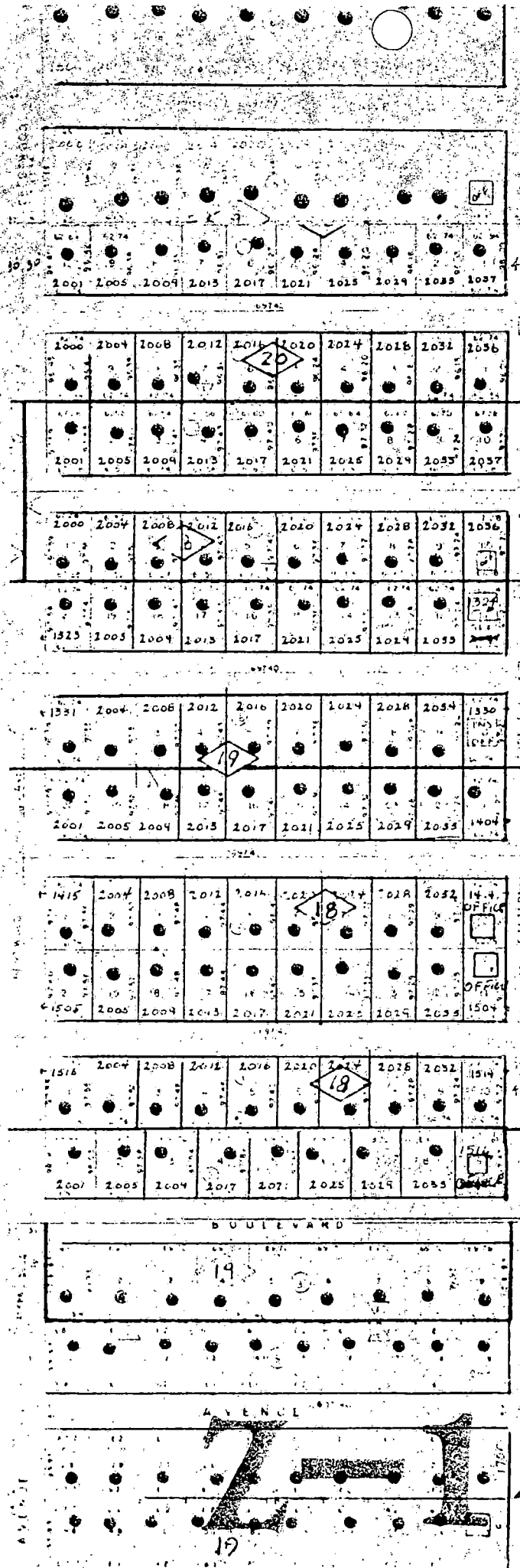
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



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NOTICE OF PUBLIC HEARING

APRIL 8, 1982

Notice is hereby given that on April 8, 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-15-82

BRUCE McCLENEHAN, ET AL FOR
RECLASSIFICATION OF PROPERTY
LOCATED ON THE SOUTH SIDE OF
CHARLESTON BOULEVARD, 620'
WEST OF RAINBOW BOULEVARD.

FROM: N-U (NON-URBAN)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE EAST HALF (E $\frac{1}{2}$) OF GOVERNMENT LOT
SEVEN (7) IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 3,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

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

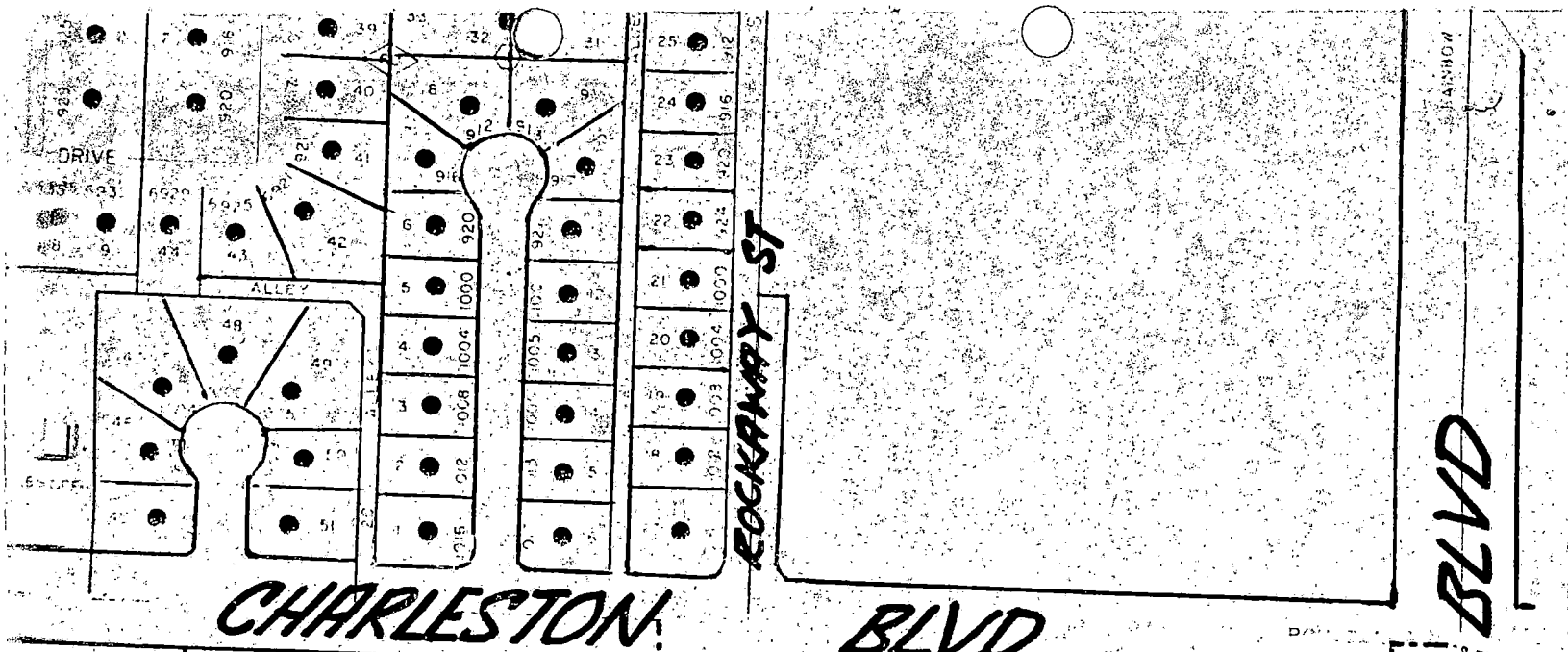
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



CHARLESTON

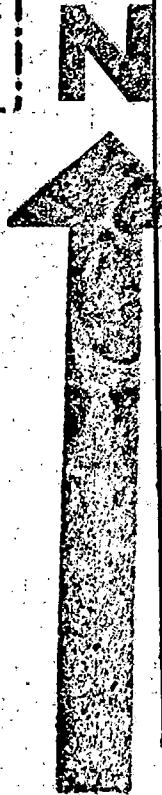
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CITY

Z-15-82



NOTICE OF PUBLIC HEARING

APRIL 8, 1982

Notice is hereby given that on April 8, 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-16-82

WILLIAM J. FRIES FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 1615 SOUTH EASTERN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

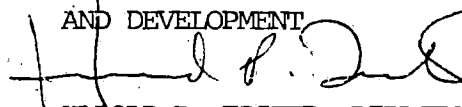
TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT TWO (2) IN BLOCK ONE (1) OF
EASTWOOD TRACT NO. 2.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

APRIL 8, 1982

Notice is hereby given that on April 8, 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-17-82

D. TODD ROSS CORP., ET AL, FOR
RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTHWEST
CORNER OF STEWART AVENUE AND NELLIS
BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: CONVENIENCE MARKET
WITH GASOLINE SALES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTH 200' OF THE EAST
210' OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE
NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 62 EAST.

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.)

MINUTES

CITY PLANNING COMMISSION

APRIL 8, 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
Mr. Kennedy

EXCUSED: Mr. Canul

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

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

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

MINUTES: MR. MACK made a Motion for APPROVAL of the Minutes of the February 23, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. ZC-90-81

PLOT PLAN
REVIEW

(Abeyance Item
from 3/23/82)

APPROVED

Request of REAL PARTNERS NUMBER ONE for a Plot Plan Review on property generally located on the north side of Vegas Drive, approximately 300 feet west of Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-PD14).

MR. FOSTER said this was held in abeyance from the last meeting because there were some design changes the applicant wanted to work out with staff. Subsequently, they have submitted a new plan. This request involves a parcel on the north side of Vegas Drive that was annexed recently. The zoning was obtained in the County. However, the County did refer the request to the City and the City made a recommendation of R-PD14, which was eventually approved on the site. They are proposing four 4-plexes along Vegas Drive and the balance for condominium units. There will be access off Vegas Drive along the easterly side into the private street section. Staff feels there should be some minor adjustments to the buildings as they are proposed, but, in general, it is acceptable. Staff would recommend approval, subject to the following conditions: 1) Conformance to the plot plan with minor building shifts to be handled through the subdivision process; 2) Conformance to the elevations; 3) Construction of a block wall along

1. ZC-90-81

(Continued)

the north, east and west property lines, except on the east side next to Canopus Way; 4) Construct fire hydrants as required by Fire Services; 5) Dedicate any necessary right-of-way and construct any off-site improvements as required by Public Services; and 6) Provision for a 20 foot easement along the rear of the four front lots along Vegas Drive.

RICHARD CROSSLEY, 101 Convention Center Drive, appeared for the application as a principal in the proposed development.

CHAIRMAN GUTHRIE asked if the 4-plexes are going to be part of the condominium project or rentals?

RICHARD CROSSLEY said the 4-plexes will be separate from the planned-unit development, but they want to put a buffer along Vegas Drive because of the traffic. Access to the parking will be off the secondary street and will not be off Vegas Drive.

MRS. COLEMAN asked if he intends to build this project in phases or all at once.

RICHARD CROSSLEY said the planned unit will be developed in three phases. The 4-plexes will be developed as a fourth phase.

MR. MACK made a Motion for APPROVAL of ZC-90-81, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 5, 1982.

NEW BUSINESS:

1. FINAL MAP

METROPOLITAN'S
PARK VISTA #3

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 Corporation
No. of Acres: 5.0 No. of Lots: 40

MR. FOSTER said Items 1, 2 and 3 on this agenda are all final maps and conform to the approved tentative maps. Staff recommends approval of all three final maps, subject to: 1) Conformance to the conditions of approval for the tentative maps.

G. C. WALLACE, 1100 East Sahara Avenue, appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Metropolitan's Park Vista #3.

Voting was as follows:

1. FINAL MAP
(Continued)

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

Motion for APPROVAL carried unanimously.

2. FINAL MAP
MARION VIEW
ABEYANCE

Property generally located on the southwest corner of
Owens Avenue and Marion Drive, R-1 Zone (under Resolution
of Intent to R-CL).

Owner/Subdivider: Brandt Construction
No. of Acres: 10.7 No. of Lots: 69

MR. FOSTER said this conforms to the approved tentative map.
Staff recommends approval, subject to: 1) Conformance to
the conditions of approval for the tentative map.

The applicant was not present.

MR. JOHNSTON made a Motion for ABEYANCE of the Final Map for
Marion View, until such time as the applicant is present.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/2 vote.

3. FINAL MAP
CEDAR PARK II
APPROVED

Property generally located on the east side of Wardelle
Street, north of Cedar Avenue, R-E Zone (under Resolution
of Intent to R-PD15).

Owner: Robert H. Barrett
Subdivider: Norman and Maxine Mott
No. of Acres: 3.01 No. of Lots: 48

MR. FOSTER said this conforms to the approved tentative map.
Staff recommends approval, subject to: 1) Conformance to
the conditions of approval for the tentative map.

DAVID PECKHAM, engineer for the developer, 3017 West
Charleston Boulevard, appeared for the applicant.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for
Cedar Park II.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. GENERALIZED
LAND USE PLAN
APPROVED

Request of the CITY OF LAS VEGAS for consideration of a
Generalized Land Use Plan for the area bounded by Las Vegas
Boulevard North, the East Leg of the Freeway, Maryland
Parkway, and Stewart Avenue.

MR. FOSTER said this was requested by the City Commission
as a result of a commercial rezoning application at 7th
and Mesquite a couple of months ago, whereby the applicant

4. GENERALIZED
LAND USE PLAN
(Continued)

wished to convert apartments to a motel. The City Commission has requested a study be conducted between the East Leg of the Freeway and Stewart from Las Vegas Boulevard east to Maryland Parkway to determine what type of future land uses will be taking place in that area. There is commercial along the east side of Las Vegas Boulevard and along the north side of Stewart Avenue for a depth of approximately two lots. R-4 zoning goes to 7th Street; R-3 is on 8th Street; and R-4 is on 9th and 10th Streets. From 10th Street over to Maryland Parkway there is R-4 zoning, except for R-3 for the Housing Authority, and P-R is on the west side of Maryland Parkway for offices. The application mentioned previously for the motel at 7th and Mesquite has been held in abeyance at the City Commission level awaiting the outcome of this Plan.

MR. JOHNSTON announced he will abstain from voting on this item because he owns property in the area.

There were 16 persons in the audience interested in this item.

PAUL WINFERY, 921 Spruce Circle, President of Abe's Incorporated, appeared stating they own several lots in that area and perform services in the area. They concur with staff on the high density; however, they would like R-5 to be considered to accommodate the new sports pavilion. A lot of the houses are fire hazards with absentee owners and fifteen to twenty persons living in one house.

MRS. COLEMAN asked what provision there is in the Freeway plans for crossing the Freeway.

MR. FOSTER said 6th Street will be cul-de-sac'd, 7th, 8th, 9th and 10th Streets will go under the Freeway, 11th Street will be cul-de-sac'd, and Maryland Parkway will go under the Freeway.

MARTIN PARELMAN, 7926 Firethorn Lane, appeared stating he owns a number of pieces of property in that area. He is in agreement for a requirement of a Generalized Land Use Plan for that area. He feels the area is underdeveloped.

HENRY ABERCROMBIE, 327 North 9th Street, appeared in favor, but questioned what type of buildings will be built in the high-density area.

PETER CIPRO, 2976 Casa Mira Lane, appeared in favor of the Plan, except he would like to see the north side of Mesquite Avenue to the East Leg of the Freeway rezoned to commercial.

MARTIN PARELMAN said the City was interested in purchasing his property in that area, but the State donated property to the City.

GEORGETTE JARDINE, 412 North 7th Street, appeared stating she is not entirely in favor or against this Plan. She feels this Plan is too mixed up. She would like the commercial boundary moved to the alley between 7th and 8th Streets and the high-density residential moved to the alley between 9th and 10th Streets. She feels this would be a more consistent plan.

LEO WALKER, 313 North 8th Street, appeared stating he has lived in this area since 1955. He is wary of what type of people will be brought into the area by this Generalized Land Use Plan. He would like to see the entire area upgraded.

4. GENERALIZED
LAND USE PLAN

(Continued)

JOHN WEBER, 321 North 11th Street, appeared in favor of the Plan, but would also like to see the area upgraded.

MR. FOSTER said this Plan will not change any zoning, but will serve as a guide when future rezoning applications are submitted to the City.

MRS. COLEMAN asked if the area between 8th and 9th Streets is already zoned R-4.

MR. FOSTER said the block between 8th and 9th Streets is zoned R-3. They felt that because commercial is coming to both sides of 6th Street, they need a reasonable area for higher density. It could be cut back so both sides of 9th Street could be medium density or higher density on the east side of 9th Street.

MRS. COLEMAN felt the high density should be moved west from 9th Street to 8th Street.

MRS. COLEMAN made a Motion to AMEND THE PROJECTED GENERALIZED LAND USE PLAN to put medium-high density in the area behind the commercial on Stewart Avenue between 8th and 9th Streets to make the medium-high density line come straight down 8th Street.

Voting was as follows:

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

"NOES" None

"ABSTAINED" Mr. Johnston

Motion carried unanimously.

MRS. COLEMAN made a Motion for APPROVAL of the AMENDED GENERALIZED LAND USE PLAN.

Voting was as follows:

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

"NOES" None

"ABSTAINED" Mr. Johnston

Motion for APPROVAL of the Amended Generalized Land Use Plan carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on April 21, 1982 at 2:00 P.M.

5. Z-14-82

APPROVED

Application of RONALD SARAZEN, ET AL for reclassification of property located at 1401 South Eastern Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Office - Interior Design

MR. FOSTER said this property is located on the segment of Eastern Avenue which is in transition to P-R; therefore, it is in accordance with the zoning pattern. The Traffic Engineer indicates the parking in the rear should be placed at an angle. Staff recommends approval, subject to: 1) Revision of the parking layout; 2) Conformance to the plot plan and elevations; and 3) Resolution of Intent for a twelve month time limit. Staff does not have any protests on record.

5. Z-14-82

(Continued)

CHAIRMAN GUTHRIE asked to hear from the applicant.

RONALD AND LORRAINE SARAZEN, 1401 South Eastern Avenue, appeared for the application. They are in agreement with staff's recommendations.

There were no protestants in the audience.

MRS. TRACY made a Motion for APPROVAL of Z-14-82.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 5, 1982 at 2:00 P.M.

6. Z-15-82

ABEYANCE

Application of BRUCE MCCLENEHAN, ET AL, for reclassification of property located on the south side of Charleston Boulevard, 620 feet west of Rainbow Boulevard, from N-U (Non-Urban) to C-1 (Limited Commercial).
Proposed Use: Offices

MR. FOSTER said this property is located on the south side of Charleston Boulevard. It involves a parcel of land that was annexed recently and adjacent to a parcel to the east that is under a Resolution of Intent to C-1 for a commercial shopping center. There is also commercial on the two parcels on the north side of Charleston at Rainbow. North of this property is R-1. The property to the west of this property on the south side of Charleston is in the County. The applicant is proposing an office operation. The building will be on the north portion of the property with a future addition. Staff requests this application be amended to P-R zoning. Staff also feels the south 230 feet should be deleted and remain in its present N-U zoning because homes should eventually be constructed on the north side of Holmby to be compatible with those on the south side. The applicant's representative had a discussion with staff and the representative indicated to the applicant prior to the purchase of the property that these frontage properties might possibly transition to commercial. The applicant plans to expand into a printing operation which requires a C-1 zone. Staff would not like to see commercial started in this area and has one letter of protest.

JUDY GIANOULAKIS, 705 Ridgemount Drive, appeared to represent the applicant. They did not intend to apply for C-1 zoning on the entire parcel. They want a depth of 300 feet for C-1 zoning. They annexed into the City on the strength of the conversations with staff and being adjacent to commercial zoning.

There were no protestants in the audience.

MR. FOSTER said staff has the following conditions if this should be approved: 1) Resolution of Intent; 2) Approval of the Vacation of the Patent Reservation on the east side of the site; 3) Acquisition of a 3' x 5' parcel; 4) Conformance to the plot plan and elevations; 5) Dedication

6. Z-15-82

(Continued)

of 30 feet of right-of-way for Holmby Avenue; 6) Install street improvements on Charleston Boulevard as required by Public Services; and 7) Provisions for drainage as required by Public Services.

MICHAEL DALEY appeared for the application stating the 3' x 5' parcel is for a fire hydrant.

MR. JOHNSTON made a Motion for APPROVAL of Z-15-82 for C-1 zoning for a depth of 300 feet and staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL did not carry by a 3/3 tie vote.

CHAIRMAN GUTHRIE announced this item will again be heard by the Planning Commission on April 27, 1982.

7. Z-16-82

APPROVED

Application of WILLIAM J. FRIES for reclassification of property located at 1615 South Eastern Avenue, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Office

MR. FOSTER said this is located about a block south of the Z-14-82 application. There was a variance approved on this site to allow the office use and to have two parking spaces. The applicant has now reduced the building size by taking off an addition so they can get to the rear of the property. Now, they have four parking spaces which satisfies the Code requirements in the P-R zone. Staff would recommend approval and feel it should go directly to ordinance because all the conditions were satisfied for the P-R zone after the variance was approved.

CHAIRMAN GUTHRIE asked to hear from the applicant.

WILLIAM J. FRIES, 534 Dunbar Street, appeared for the application.

There were no protestants in the audience.

MRS. COLEMAN made a Motion for APPROVAL of Z-16-82 with staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 5, 1982 at 2:00 P.M.

8. Z-17-82

APPROVED

Application of D. TODD ROSS CORPORATION, ET AL for reclassification of property generally located on the northwest corner of Stewart Avenue and Nellis Boulevard, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Convenience Market with Gasoline Sales

8. Z-17-82

(Continued)

MR. FOSTER said this is a small parcel for a proposed convenience market with gasoline sales. There is a commercial pattern in this area. Staff recommends approval, subject to the following conditions: 1) Resolution of Intent; 2) Construction of a 6 foot block wall along the north and west property lines and stepped down to 4 feet; 3) Recording of a parcel map severing this parcel from the larger parcel; 4) Provision of fire hydrants; 5) Approval of the parking and driveway plan by the Traffic Engineer; 6) Installing sidewalks on Stewart Avenue as required by Public Services; 7) Constructing improvements on Nellis Boulevard as required by Public Services; and 8) Repairing any damage to existing street improvements as required by Public Services.

CHAIRMAN GUTHRIE asked to hear from the applicant.

INGRID AKLAUM, 2020 Alta Drive, appeared for the application. She asked if the block wall is to go around the parcel.

MR. FOSTER said the block wall is to go on the north and west sides. If the balance of the property to the north and west is approved for commercial, then they would not have to install a wall. He felt the Commission should hold off on that condition and stipulate it in such a way that if residential development ever occurs adjacent to this property, then the wall should be installed.

There were no protestants in the audience.

MR. JOHNSTON made a Motion for APPROVAL of Z-17-82, subject to staff's recommendations and that the wall be constructed only if residential goes in adjacent to this property.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 5, 1982.

9. Z-20-81

EXTENSION
OF TIME

APPROVED

Request of H & H, A GENERAL PARTNERSHIP, for an Extension of Time on property generally located on the southwest corner of Bonanza Road and Nellis Boulevard, R-E Zone (under Resolution of Intent to C-1).

MR. FOSTER said this is where the new K-Mart facility is to be located on the southwest corner of Nellis and Bonanza. This is their first request for an extension of time to get the project underway. Staff would recommend a one-year extension.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicants. One year is agreeable to the applicants.

MRS. TRACY made a Motion for APPROVAL of Z-20-81, Extension of Time.

Voting was as follows:

9. Z-20-81
(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 5, 1982 at 2:00 P.M.

10. Z-76-81
PLOT PLAN
REVIEW

APPROVED

Request of HARRIS SHARP ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a Plot Plan Review on property generally located on the east side of Tenth Street, between Stewart Avenue and Bonanza Road, R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER said this involves a portion of the area in the Generalized Land Use Plan which was heard earlier on this agenda and recently rezoned to R-3. The basic change is that they had a one-story building for a total of twenty-five units. They are now proposing to increase the density, but still stay within the R-3 zoning pattern. They want to have a two-story building with forty-one units. Staff feels it is compatible with the zoning pattern in the area and would recommend approval with the following conditions: 1) Conformance to the plot plan and elevations; and 2) Conformance to the original conditions of approval.

HARRIS SHARP appeared to represent the Housing Authority of The City of Las Vegas. The reason they have gone to a higher density is because the Housing Authority has acquired more land. Part of the parcel will be developed as a senior citizens park.

MRS. TRACY made a Motion for APPROVAL of Z-76-81, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 5, 1982.

11. Z-28-79
EXTENSION
OF TIME

APPROVED

Request of WESTLAND MALL DEVELOPMENT COMPANY for an Extension of Time on property generally located on the southwest corner of Arville Street and Del Rey Avenue, C-1 Zone (under Resolution of Intent to R-PD8).

MR. FOSTER said this is the third request for an extension of time. The applicants have been unable to obtain financing due to the economic conditions. Staff would recommend a one-year extension.

LEO MARGOLIAN, Paradise Development, appeared to represent Westland Mall.

MR. JOHNSTON made a Motion for APPROVAL of Z-28-79, Extension of Time.

11. Z-28-79

Voting was as follows:

(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 5, 1982.

12. AV-3-82

Request of JANETTE SILVEY for an Administrative Variance on property located at 6500 Bristol Way, R-1 Zone.

ADMINISTRATIVE
VARIANCE

APPROVED

MR. FOSTER said this involves a minor variance situation where the applicants wished to reroof the structure and when they came in for the permit they found their patio cover existed 1'9" from the side property line where 5' is required. Under the ordinance there is a provision that if the encroachment has existed in excess of ten years they can go under an administrative provision. This meets that criteria so staff would recommend approval, subject to: 1) Conformance to the plot plan that has been submitted.

JANETTE SILVEY, 6500 Bristol Way, appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of AV-3-82, Administrative Variance.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

DIRECTOR'S BUSINESS:

1. Abeyance Item - Request of the Southern Nevada Homebuilders Association regarding the conditions of approval on subdivision maps. (Abeyance item from 3/23/82)

MR. FOSTER said the City includes a standard condition on all tentative maps when they are approved and developed on a phase basis through recording final maps on a portion of the development that any time in the future a tentative map could be required on the balance of the land by the Planning Commission before any further final maps are approved. The reason the condition was worded that way is sometimes there are requirements placed on the City, such as the Federal Flood Regulations, mandating the City to adopt them. In these unique types of circumstances, there needs to be some vehicle to impose these requirements. The Homebuilders have brought this to the City's attention. They indicate the State Statutes have laid out the provisions in which tentative maps are kept active. It sets forth certain time limits. The Homebuilders would like to have the provision removed wherein any time the Planning Commission could require a new tentative map before any final maps are approved on the balance of the development.

1. Director's Bus.: GEORGE OGILVIE said the word "not" is missing from the condition. The condition reads that if a final map is recorded within a year, then the Planning Commission can require a new tentative map to be filed. The condition should read that if a final map is not recorded within the year, then a new tentative map may be required. Reading the condition with the word "not" included would allow a developer to keep a tentative map alive as long as he recorded any one of a series of final maps within a one-year period after the preceding final map is recorded.

(Continued)

MR. FOSTER said the Homebuilders want the condition deleted whereby the Planning Commission could require a tentative map at any time during this process while the tentative map is being kept alive because a final map is being recorded every year.

IRENE PORTER, Executive Director, Southern Nevada Homebuilders, appeared stating she agrees that the word "not" should be included in the condition or the condition should be deleted in its entirety. During the 1981 session of the Legislature the Homebuilders were involved in four months of hearings on this issue and the Legislature put the State Statutes back in the context of where they had been for twenty years which permitted phase development. The session before that is when it was changed that a tentative map was only valid for a two-year period, and for twenty years before that it had functioned very differently and very effectively, so in the last session it changed. Recently she checked the City Commission agenda and saw the condition that a new tentative map could be required at any time. Pursuant to that she spoke with Harold Foster and Don Saylor at the City. The Legislature stated the major change affected by the 1981 Amendment is the authorization of phase development of an area through one tentative map and a series of final maps. The subdivider can preserve the vitality of an approved tentative map by filing a final map which covers only a portion of the tentative map. If a tentative map can be required it could stop the orderly development of a subdivision.

MR. FOSTER stated staff would recommend the word "not" be included in the condition.

MRS. TRACY made a Motion that the word "NOT" be included in the tentative map condition.

Voting was as follows:

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

Motion carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-100-64(33)
PLOT PLAN REVIEW
APPROVED

Request of TIBERTI-BLOOD, INC. for a Plot Plan Review to allow the construction of a 6,500-7,000 square foot office building on property generally located on the southwest corner of Clark Avenue and South 3rd Street, C-2 Zone.

MR. FOSTER said this property was converted to commercial under the Resolution in the downtown area for the existing house on the premises. Now, they would like to remove that

1. Z-100-64(33)

(Continued)

structure and construct a new facility. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Paving the alley as required by Public Services; 3) Removing and replacing all deteriorated sidewalks as required by Public Services; and 4) Repairing any damage done to existing street improvements resulting from this development as required by Public Services.

RANDY BLOOD, 316 East Bridger Avenue, and DAVID HARRIS, architect, appeared for the application. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of Z-100-64(33), Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. Z-100-64(114)

PLOT PLAN REVIEW

APPROVED

Request of TIBERTI-BLOOD, INC. for a Plot Plan Review to amend the current proposed development from a 33-unit apartment project to a 27-unit apartment project on property generally located on the east side of South 1st Street between Clark Avenue and Bonneville Avenue, R-4 Zone (under Resolution of Intent to C-2).

MR. FOSTER said this involves a parcel about a block to the west of the last application. This request is to lower the number of units. The parking will meet the Code. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Provisions of fire hydrants and water flow as required by Fire Services; 3) Paving the alley; 4) Removing all deteriorated sidewalks as required by Public Services; 5) Approval of the parking and driveway plan by the Traffic Engineer; and 6) Repairing any damage done to the streets from the construction as required by Public Services.

RANDY BLOOD, 316 East Bridger Avenue, appeared for the application stating they are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of Z-100-64(114), Plot Plan Review, with all of staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

3. Z-35-81

REVIEW OF
CONDITION

APPROVED

Request of CHISM HOMES, INC. for a Review of Condition which requires a minimum setback of 20 feet in front, 15 feet in rear and 5 feet on the sides (except the 1 foot projection of the fireplace) and a minimum of 10 feet between buildings on property generally located on the southwest corner of Lorenzi Boulevard and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).

MR. FOSTER said in the area south of Alexander there is approximately 30 acres of approved R-PD6. Basically, this is a single-family subdivision. They are 40' x 100' lots. This was approved prior to the new R-CL District. When this was approved on a planned-development basis, the setbacks were approved as indicated on the agenda. They would like to change those to give them greater flexibility before staggering the setbacks which would improve the appearance of the development. They would like to have the same setbacks as those allowed in the R-CL District. Generally, the setbacks are 10 feet in front, 10 feet on the sides and 15 feet in the rear. Staff recommends approval on this particular unit as well as the remainder of the units.

ALLAN LA ROCHE, 4535 West Sahara Avenue, appeared to represent Chism Homes.

MRS. TRACY made a Motion for APPROVAL of Z-35-81, Review of Condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on April 21, 1982.

4. SO-2-82

SALES OFFICE

APPROVED

Request of CHISM HOMES, INC. for a Sales Office on property located at 6704 Evanston Avenue.

MR. FOSTER said this is a routine request for a sales office. They are going to build a garage for one of the units and then build the house in the future. This plan shows a 10 foot setback in the rear. Because of the 15 foot setback under the R-CL District, staff would recommend that a condition be placed on the approval that a 15 foot setback be provided. In addition, there would be the normal condition that the sales office use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

ALLAN LA ROCHE, 4535 West Sahara Avenue, appeared to represent Chism Homes. He thought the setback for the rear in the new R-CL District was 10 feet. This lot is designed for a certain type of garage to go with the house they plan to build on the lot in the future. They cannot switch garages to different houses.

MR. FOSTER said on this one model it would require a 10 foot rear setback. He said staff would have no objection to a 10 foot setback on this particular lot.

MRS. COLEMAN made a Motion for APPROVAL of SO-2-82, Sales Office, with the stipulation that the 10 foot setback be allowed on this lot.

4. SO-2-82

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. Z-72-79

PLOT PLAN REVIEW

APPROVED

Request of DON INGRAM for a Plot Plan Review to construct a sunscreen off the patio on property located at 4129 North Broadriver Drive, R-PD8 Zone.

MR. FOSTER said this is in a planned development similar to an R-CL District. The lot is 40' x 100'. They want to construct a sunscreen on the existing residence from the house to the top of a 6 foot block wall along the side of the property. This is contrary to the open yard spaces that are in any residential zone. Staff would recommend denial.

DON AND ANN INGRAM, 4129 North Broadriver Drive, appeared for the application. They don't have any neighbors. They would use 2 x 4's and corrugated fiberglass. They spoke to the builder in regard to the CC&R's and were given his approval. The house is 10 feet from the fence.

MR. JOHNSTON made a Motion for APPROVAL of Z-72-79, Plot Plan Review, subject to limiting the patio cover to extending 5 feet from the house.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

6. Z-29-64

PLOT PLAN REVIEW

APPROVED

Request of PAUL ROBARTS for a Plot Plan Review to construct a strip shopping center with fourteen (14) 800 square foot units on property generally located on the northeast corner of West Charleston Boulevard and Upland Boulevard, C-1 Zone.

MR. FOSTER said this is on the north side of Charleston Boulevard. The applicant is proposing a commercial building along the north side of the property to the property line. Staff feels the building should be moved a few feet to the south with a block wall along the back side and the back side of the structure should be aesthetically finished. Also, staff would recommend dedication and improvements of any streets as required by Public Services. With the construction of the block wall there will not be any access to Alpine. Staff would recommend approval.

PAUL ROBARTS appeared for the application.

MR. JOHNSTON suggested that a public hearing be held to notify the surrounding property owners.

MR. FOSTER said there are a few homes a distance away, but does not feel this proposal will affect them.

6. Z-29-64
(Continued)

MRS. TRACY made a Motion for APPROVAL of Z-29-64, Plot Plan Review, subject to moving the building forward 3 feet, providing landscaping behind the building at the present time, and staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

7. SO-3-82
SALES OFFICE
APPROVED

Request of HOUSING CONCEPTS, INC. for a Sales Office on property located at 805 Ridgemount Drive.

CHARLES HAWKINS appeared to represent Housing Concepts, Inc.

MR. JOHNSTON made a Motion for APPROVAL of SO-3-82, Sales Office, with the normal condition for this type of request.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

8. Z-17-62
REVIEW OF
CONDITION
APPROVED

Request of ERNEST A. BECKER ENTERPRISES for a Review of Condition which requires construction of a 40 foot paved drive to Crestline Street with a perpetual easement on the parcel of land to the west, for property generally located on the south side of the Las Vegas Expressway, 700 feet west of Torrey Pines Drive, R-3 Zone.

MR. FOSTER said this involves a site plan that was approved recently. There was a condition placed on the approval that there be a perpetual easement dedicated for a driveway west to Crestline. The applicant is now proposing apartments on this site and indicates condominiums will be developed on the balance in the near future. They feel the street could meander in a different design depending upon the condominium layout. Staff is in agreement to modify the condition to the following: "Provision of a 40 foot wide perpetual easement of access on this site and the site to the west from Hargrove to Crestline with temporary 12 foot wide Type 2 graveled fire lane along the south line with the crash gate and a pedestrian access for a period of two years. When the parcel to the west is developed, the crash gate shall be removed and a paved drive shall be provided 40 feet wide to Crestline in an alignment approved by the Planning Commission."

BARRY BECKER, 50 South Jones Boulevard, appeared for the application. They are in agreement with staff.

8. Z-17-62

(Continued)

MR. JOHNSTON made a Motion for APPROVAL of Z-17-62,
Review of Condition.

Voting was as follows:

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

"NOES" None

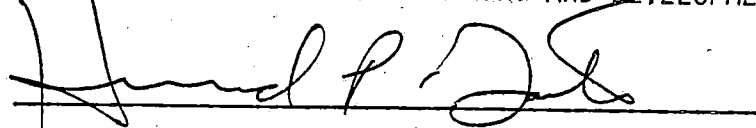
Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

lmo

○ PRINT ○

NAME

ADDRESS

G.C. Wallace
Magniel Akhavan
Gene Porter

1100 E. Sahara Ave
2020 Alta
SNHBA 5017 Alta Dr.

