

ANNOTATED AGENDA
CITY PLANNING COMMISSION
APRIL 27, 1982

MINUTES:

MARCH 11, 1982

APPROVED - COLEMAN/AYES: UnanimousOLD BUSINESS:

1. FINAL MAP
MARION VIEW

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

NOES: None

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

2. Z-15-82

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

NOES: None

Special Conditions:

1. Resolution of Intent.
2. Vacation of patent
easement along easterly
side.
3. Conformance to the plot
plan and elevations.
4. Dedication of 30' of
right-of-way for Holmby
Avenue.
5. Approval of the parking and
driveway plan by the Traffic
Engineer.
6. Install street improvements
on Charleston Blvd.
7. Correct drainage in center
portion of property as
required by Public Services.
8. C-1 Zoning for front 300'.
9. Rear portion of property R-E.

PROTESTS: 1

NEW BUSINESS:

6. Z-9-82
- REFERRED BACK
FROM CITY
COMMISSION

7. Z-18-82

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

NOES: None

ABSTAINED: Mr. Johnston

- Special Conditions:
1. Resolution of Intent for twelve months.
 2. Reconstruct the alley as required by Public Services.
 3. Install street lights and sidewalks on 8th Street & Gass as required by Public Services.
 4. Repair any damage done to existing street improvements as a result of this development

FAVOR: Dr. Ryne Cole, 1705 South 7th Street

8. Z-19-82

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

NOES: None

- Special Conditions:
1. Resolution of Intent.
 2. Installing sidewalks on Bonanza as required by Public Services.
 3. Repair any damage done to existing street improvements during the construction.
 4. Providing fire hydrants and water flow prior to construction.

PROTEST: Miriam Demarco, 1900 W. Bonanza Road

9. Z-20-82

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

NOES:

- Special Conditions:
1. Resolution of Intent.
 2. Approval of the parking by the Traffic Engineer.
 3. Repair any damage done to existing street improvements during construction.
 4. Conformance to the plot plan amended to provide for a 10' front setback.

PROTESTS: 0

10. Z-21-82

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

PROTESTS: Eleanor Park, 4509 Isabella Circle
Norman W. Ryden, 4505 Sherrill
Bo Yadegar, 4605 Mahogany Drive
45 persons in audience
1 petition with 77 signatures
1 petition with 6 signatures

11. Z-111-77 &
Z-31-72(10)
PLOT PLAN REVIEW
& REVIEW OF
CONDITION

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

PROTESTS: 1

Special Conditions: 1. Dedicate perpetual easement
to rear parking on both
of the parcels.
2. Provision of 5 gallon
evergreens at 3' on
center installed in
planters in front of
building.

12. Z-15-81

REINSTATEMENT AND
EXTENSION OF TIME

DENIED - KENNEDY MADE A MOTION FOR APPROVAL/AYES: Chairman
Guthrie, Mrs. Coleman, Mr. Kennedy
NOES: Mrs. Tracy,
Mr. Johnston, Mr. Mack, Mr. Canul

13. EASTERN AVENUE
STUDY

REPORT GIVEN BY MR. FOSTER

SUPPLEMENTAL AGENDA:

1. FINAL MAP
SUNCREST GARDENS

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

2. Z-23-79
EXTENSION OF
TIME

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

3. SO-4-82
SALES OFFICE

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

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

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

CITY PLANNING COMMISSION

APRIL 27, 1982

CALL ORDER:

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

ROLL CALL:

All present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

MINUTES:

Approval of the March 11, 1982 City Planning Commission
minutes.

APPROVED

COLEMAN/Unanimous

OLD BUSINESS :

1. FINAL MAP
MARION VIEW
(Abeyance Item
from 4/8/82)

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

ACTION: APPROVED

TRACY/Unanimous

CONDITION:

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

Staff Recommendation: APPROVAL

2. Z-15-82
(Abeyance Item
from 4/8/82)

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

ACTION: APPROVED

TRACY/Unanimous

CONDITIONS:

1. Application be amended to C-1 on the north 300' and R-E on the south portion.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Vacation of the patent reservation or relocate the driveway and parking area.
4. Dedication of 30' of right-of-way for Holmby Avenue as required by the Department of Public Services.
5. Approval of the parking and driveway plan by the Traffic Engineer.
6. Install street improvements on Charleston Boulevard as required by the Department of Public Services.
7. At the time of development of the central portion of this property, provisions for drainage from the westerly properties must be made as required by the Department of Public Services.

Staff Recommendation: Application be amended to P-R with R-E approved on the south 230'.

Protests: 1

TO BE HEARD BY CITY COMMISSION: May 19, 1982

NEW BUSINESS:

1. FINAL MAP
QUAIL PARK III
PHASE 1

Property generally located on the north side of Charleston Boulevard, west of Shetland Road, R-A Zone (under Resolution of Intent to P-R and C-D).

Owner: Horst Schmidt

ACTION: APPROVED
JOHNSTON/Unanimous

Subdivider: Johnny Ribeiro Builder, Inc.
No. of Acres: 4.6 No. of Lots: 42

CONDITION:

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

Staff Recommendation: APPROVAL

2. FINAL MAP
QUAIL PARK III
PHASE 2

Property generally located on the north side of Charleston Boulevard, west of Shetland Road, R-A Zone (under Resolution of Intent to P-R and C-D).

Owner: Horst Schmidt

ACTION: APPROVED
CANUL/Unanimous

Subdivider: Johnny Ribeiro Builder, Inc.
No. of Acres: 4.6 No. of Lots: 42

CONDITION:

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

Staff Recommendation: APPROVAL

3. REVERSIONARY MAP OF A
PORTION OF SUNCREST
MEADOWS UNIT 2

Property generally located on the west side of Lorenzi Boulevard, south of Craig Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Brandt Construction

ACTION: APPROVED
JOHNSTON/Unanimous

No. of Acres: 3.9 No. of Parcels: 3

Staff Recommendation: APPROVAL

4. VAC-4-82

Petition of Vacation submitted by JOAN H. STEPHENS, ET AL to vacate a 5' drainage easement located adjacent to the east property line of Lots 166-177, Block 4, Lewis Homes Sahara Unit #5.

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. The City shall not be liable for any damage from flooding or other causes to these affected properties by the removal of this drainage structure.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

Staff Recommendation: DENIAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: May 5, 1982 Set Date for public hearing

5. VAC-5-82

Petition of Vacation submitted by NEVADA YOUNG MAERICAN HOMES, INC. to vacate a portion of 8th Street and Gass Avenue.

ACTION: DENIED
COLEMAN/Unanimous

Staff Recommendation: DENIAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: May 5, 1982 Set Date for public hearing

6. Z-9-82
REFERRED BACK
FROM CITY
COMMISSION

Application of DWIGHT W. MEIERHENRY for reclassification
of property located at 2210 W. Bonanza Road, from R-E
and R-1 to C-2.

Proposed Use: Commercial Storage Facilities

ACTION: ABEYANCE
CANUL/Unanimous

Staff Recommendation: ABEYANCE at request of applicant

TO BE HEARD BY PLANNING COMMISSION: May 13, 1982

7. Z-18-82

Application of NEVADA YOUNG AMERICAN HOMES, INC. for
reclassification of property generally located on the
southwest corner of 8th Street and Cass Avenue, from R-4
to C-1.

Proposed Use: Offices

ACTION: APPROVED
TRACY/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Reconstruct the alley as required by the Department of Public Services.
3. Install sidewalks and street lights on 8th Street and Cass Avenue as required by the Department of Public Services.
4. Repair any damage done to the existing street improvements as a result of this development.
5. Conformance to the plot plan and submitted elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

Staff Recommendation: APPROVAL
TO BE HEARD BY CITY COMMISSION: May 19, 1982

PROTESTS: 0

8. Z-19-82

Application of KENT GREENE AND DENNIS PULSIPHER for
reclassification of property located at 2022 West Bonanza
Road, from R-E to R-3.

Proposed Use: Medium High Density Apartments

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install sidewalk on Bonanza Road as required by the Department of Public Services.
3. Repair any damage done to existing street improvements during this construction.
4. Provide fire hydrants and water flow prior to construction.
5. Conformance to the plot plan and submitted elevations.

8. Z-19-82 Continued

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
TO BE HEARD BY CITY COMMISSION: May 19, 1982

PROTESTS: 1

9. Z-20-82

Application of COLLEGE PARK BAPTIST CHURCH for reclassification of property located at 2101 East Owens Avenue, from R-1 to C-V.

ACTION: APPROVED
TRACY/Unanimous

Proposed Use: Church and Preschool

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Repair any damage done to the existing street improvements during this construction.
4. Conformance to the plot plan and elevations amended to provide a 10' front building setback.
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 property 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
TO BE HEARD BY CITY COMMISSION: May 19, 1982

PROTESTS: 0

10. Z-21-82

Application of FIRST WESTERN SAVINGS ASSOCIATION for reclassification of property generally located 580' north of Charleston Boulevard, between Lamb Boulevard and Marion Drive, from C-1 to R-3.

ACTION: DENIED
JOHNSTON/Unanimous

Proposed Use: Medium High Density Apartments

Staff Recommendation: DENIAL
TO BE HEARD BY CITY COMMISSION: May 19, 1982

PROTESTS: 87

11. Z-111-77 & Z-31-73(10)
PLOT PLAN REIVEW &
REVIEW OF CONDITION

Request of CARALYNNE RUDIN, INC. for a Plot Plan Review and Review of Condition to allow a second office and additional parking in the front yard area on property located at 1414 Maryland Parkway and 1500 Maryland Parkway, P-R Zones (Professional Offices and Parking).

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. Conformance to the plot plan amended to provide a 20' setback of the driveway from the north property line.

11. Z-111-77 & Z-31-72(10) Continued

2. Provision of five gallon Evergreens at 3' on center in the planters.
3. Perpetual access easement be recorded for the common driveway which serves the rear parking as required by the Department of Community Planning and Development.

Staff Recommendation: APPROVAL
TO BE HEARD BY CITY COMMISSION: May 19, 1982

PROTEST: 1

12. Z-15-81
REINSTATEMENT AND
EXTENSION OF TIME

Request of FREMONT CONSTRUCTION, INC. for a Reinstatement and Extension of Time on property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, R-4 Zone (under Resolution of Intent to R-5).

ACTION: DENIED
KENNEDY MADE A
MOTION FOR
APPROVAL/4-3
(Tracy, Canul, Johnston
& Mack voted no)

Staff Recommendation: APPROVAL
TO BE HEARD BY CITY COMMISSION: May 19, 1982

13. EASTERN AVENUE
STUDY

Generally located between Owens Avenue and Fremont Street.

ACTION: REPORT ONLY

SUPPLEMENTAL:

1. FINAL MAP
SUNCREST GARDENS

Property generally located on the southwest corner of Craig Road and Lorenzi Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

ACTION: ABEYANCE
CANUL/Unanimous

Owner: Buttrum Construction Co.
Subdivider: Brandt Construction Co.
No. of Acres: 11.8 No. of Lots: 68

Staff Recommendation: ABEYANCE
TO BE HEARD AGAIN BY PLANNING COMMISSION: May 13, 1982

2. Z-23-79
EXTENSION OF
TIME

Request of LOUDERMILK INVESTMENTS for an Extension of Time on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard, R-1 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
KENNEDY/Unanimous

CONDITIONS:

1. Extension of Time shall be limited to a one year time limit (expires 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 19, 1982

3. SO-4-82
SALES OFFICE

Request of RA HOMES for a Sales Office on property
located at 4004 La Brea Court, R-1 Zone (under Resolution
of Intent to R-CL).

ACTION: APPROVED
TRACY/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
PLANNING COMMISSION ACTION FINAL

April 14, 1982

NOTICE OF HEARING

APRIL 27, 1982

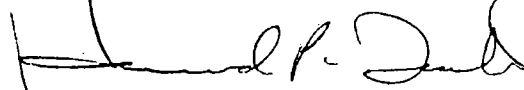
Notice is hereby given that on April 27, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-5-82 PETITION OF VACATION SUBMITTED BY NEVADA YOUNG AMERICAN HOMES TO VACATE A PORTION OF 8TH STREET AND GASS AVENUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 10 FEET OF EXISTING GASS AVENUE
RIGHT-OF-WAY FROM 8TH STREET WESTWARD TO
THE NORTH/SOUTH ALLEY, A DISTANCE OF 140±
FEET; AND THE WEST 10 FEET OF EXISTING 8TH
STREET RIGHT-OF-WAY FROM GASS AVENUE SOUTHWARD,
A DISTANCE OF 75 FEET.

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

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

April 12, 1982

NOTICE OF HEARING

APRIL 27, 1982

Notice is hereby given that on April 27, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-4-82 PETITION OF VACATION SUBMITTED BY JOAN H. STEPHENS,
ET AL TO VACATE A FIVE FT. WIDE DRAINAGE EASEMENT
ABUTTING THE REAR PROPERTY LINE OF 1805 THROUGH 2009
PICCOLO WAY.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE FIVE FT. WIDE DRAINAGE EASEMENT LOCATED
ADJACENT TO THE EAST PROPERTY LINE OF LOTS
166 THROUGH 177, BLOCK 4, LEWIS HOMES SAHARA
UNIT #5.

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

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bj1

(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 27, 1982

Notice is hereby given that on April 27, 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-18-82

NEVADA YOUNG AMERICAN HOMES, INC. FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHWEST CORNER OF 8TH
STREET AND GASS AVENUE.

FROM: R-4 (APARTMENT RESIDENCE)

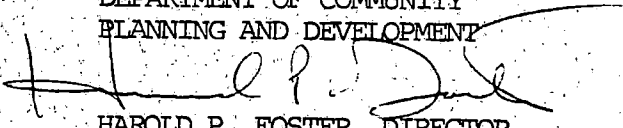
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOTS THIRTY (30), THIRTY-ONE (31) AND
THIRTY-TWO (32) IN BLOCK THIRTY-FOUR (34)
OF SOUTH ADDITION AND A PORTION OF BLOCK B
OF WARDIE 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.)

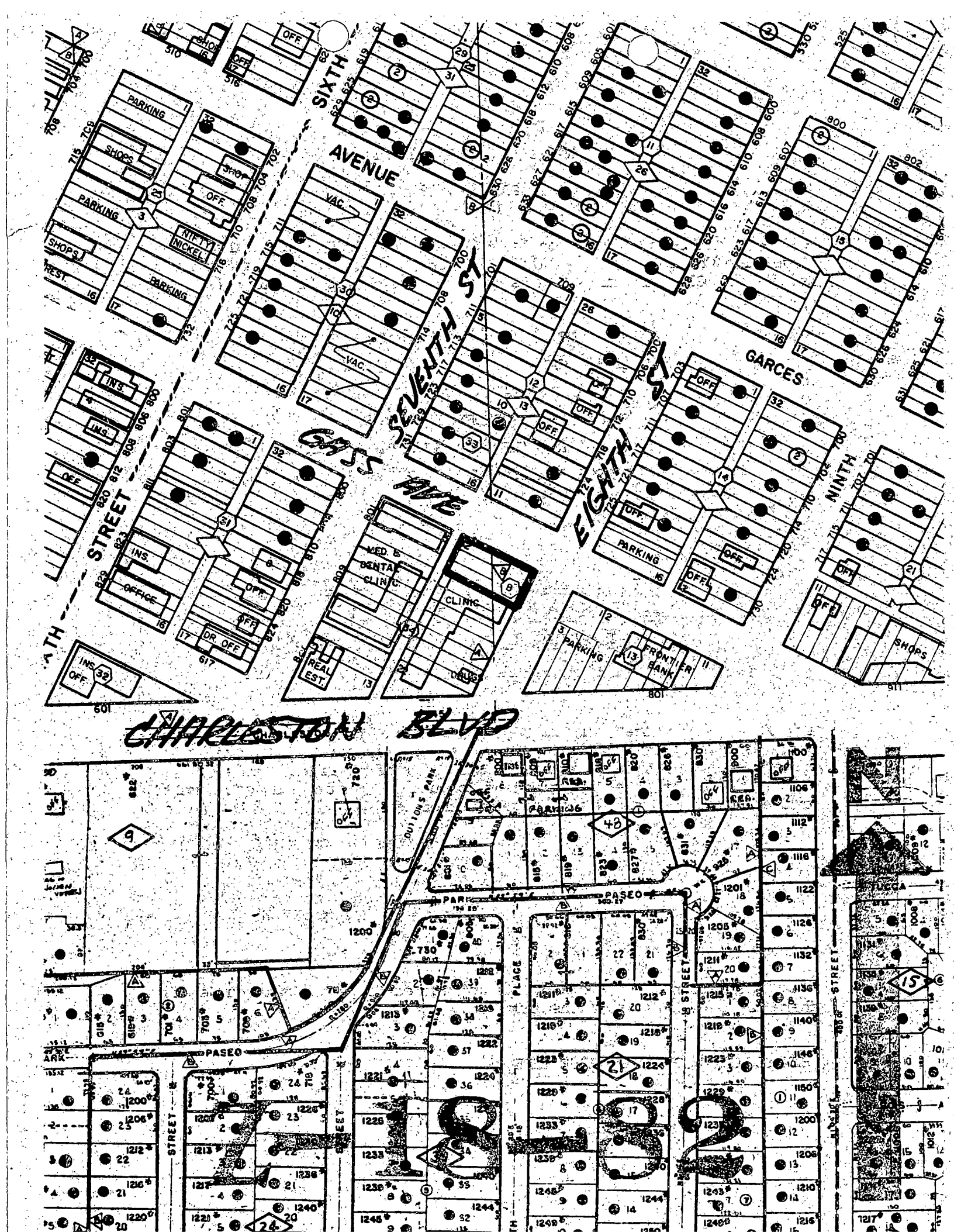
(SEE LOCATION MAP ON REVERSE SIDE.)

RECEIVED

APR 13 3 21 PM '82

CITY CLERK

hinda



NOTICE OF PUBLIC HEARING

APRIL 27, 1982

Notice is hereby given that on April 27, 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-19-82

KENT GREENE AND DENNIS PULSIPHER FOR
RECLASSIFICATION OF PROPERTY LOCATED
AT 2022 WEST BONANZA ROAD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED

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

OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 28,

TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission 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 R. FOSTER, DIRECTOR

HPF:cmf

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

(SEE LOCATION MAP ON REVERSE SIDE.)

WASHINGTON AVE

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TOMMAY DR

CLARKWAY DR

BONANZA RD

LAS VEGAS EXPWY

7-19-82

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12 13

2049 2037 2035 2027

2019 2021 2011

2001 1919

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WAREHOUSE

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NOTICE OF PUBLIC HEARING

APRIL 27, 1982

Notice is hereby given that on April 27, 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-20-82

COLLEGE PARK BAPTIST CHURCH FOR
RECLASSIFICATION OF PROPERTY
LOCATED AT 2101 EAST OWENS AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-V (CIVIC)

PROPOSED USE: CHURCH AND PRESCHOOL (WEEKDAYS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 26,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

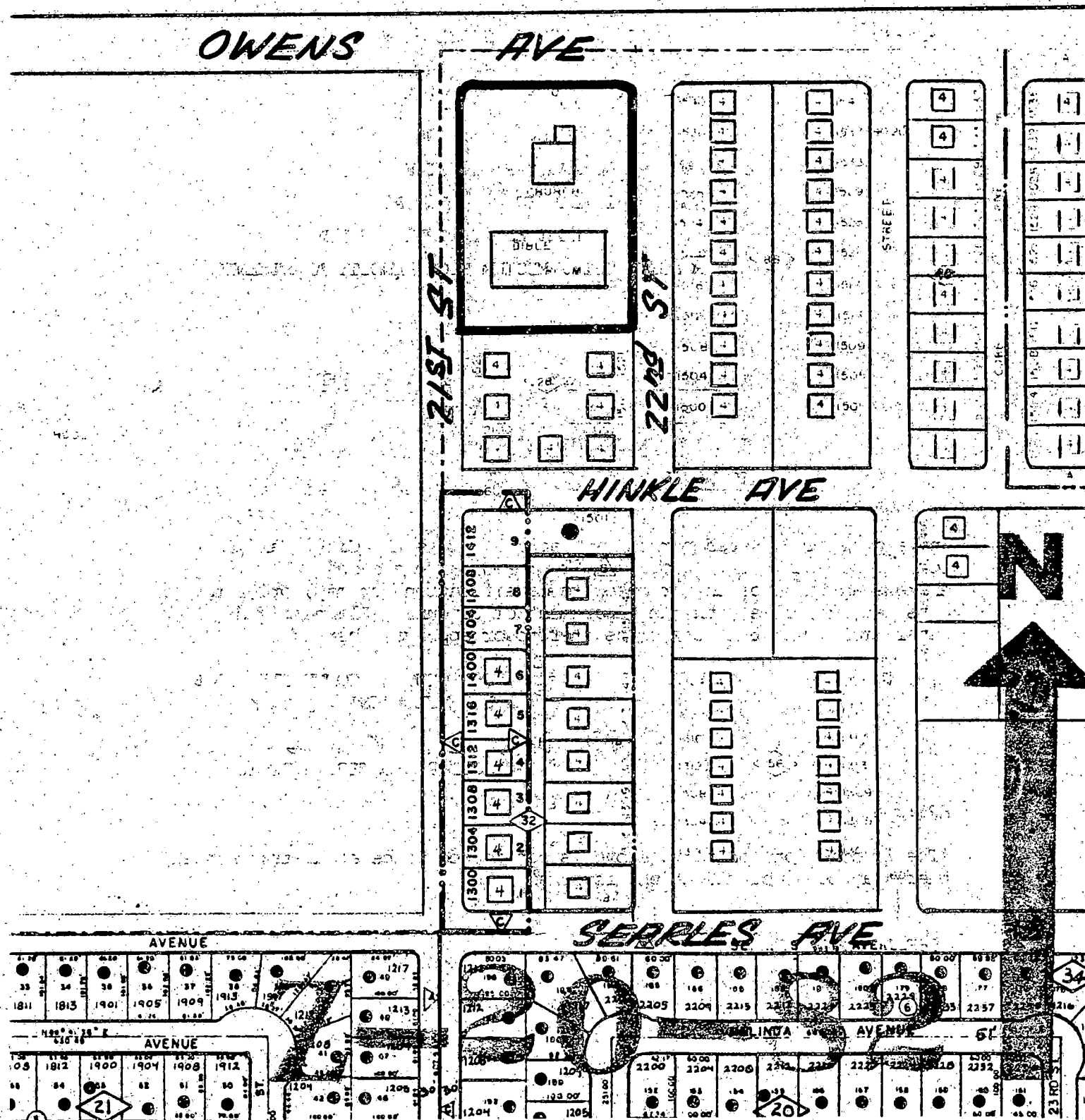
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

CITY OF NORTH LAS VEGAS



NOTICE OF PUBLIC HEARING

APRIL 27, 1982

Notice is hereby given that on April 27, 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-21-82

FIRST WESTERN SAVINGS ASSOCIATION
FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED 580 FEET NORTH
OF CHARLESTON BOULEVARD, BETWEEN
LAMB BOULEVARD AND MARION DRIVE.

FROM: C-1 (LIMITED COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF
THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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

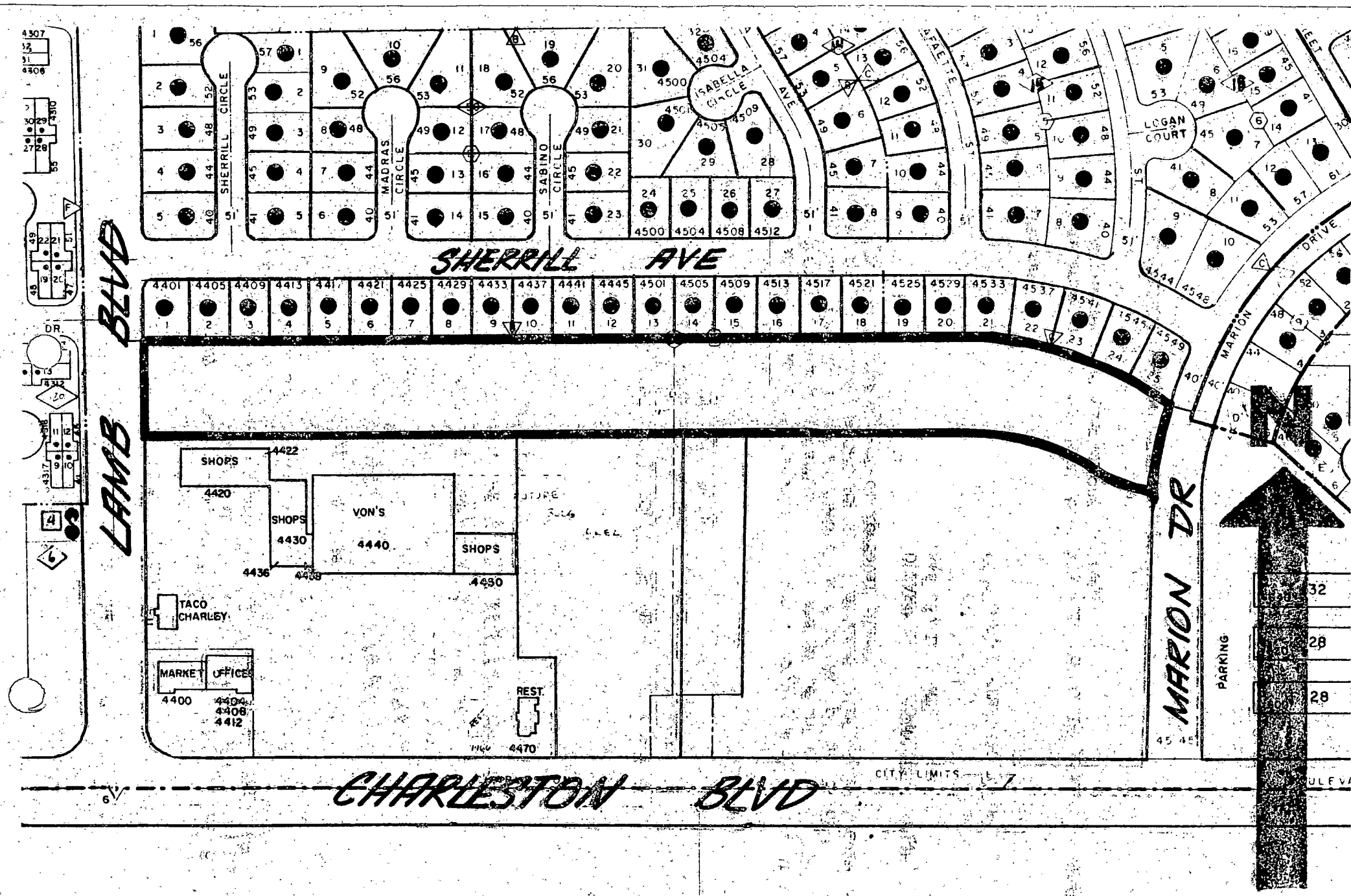
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cmg

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

(SEE LOCATION MAP ON REVERSE SIDE.)



COUNTY **Z-21-82**

NOTICE OF PUBLIC HEARING

APRIL 27, 1982

Notice is hereby given that on April 27, 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-111-77 &
Z-31-73(10)

REQUEST OF CARALYNNE RUDIN, INC.

FOR A PLOT PLAN REVIEW AND REVIEW
OF CONDITION TO ALLOW A SECOND OFFICE
AND ADDITIONAL PARKING IN THE FRONT
YARD AREA ON PROPERTY LOCATED AT 1414
MARYLAND PARKWAY AND 1500 MARYLAND
PARKWAY, P-R ZONES (PROFESSIONAL OFFICES
& PARKING).

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED
AS LOTS 11 and 12, BLOCK 21, HUNTRIDGE
SUBDIVISION #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 request or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

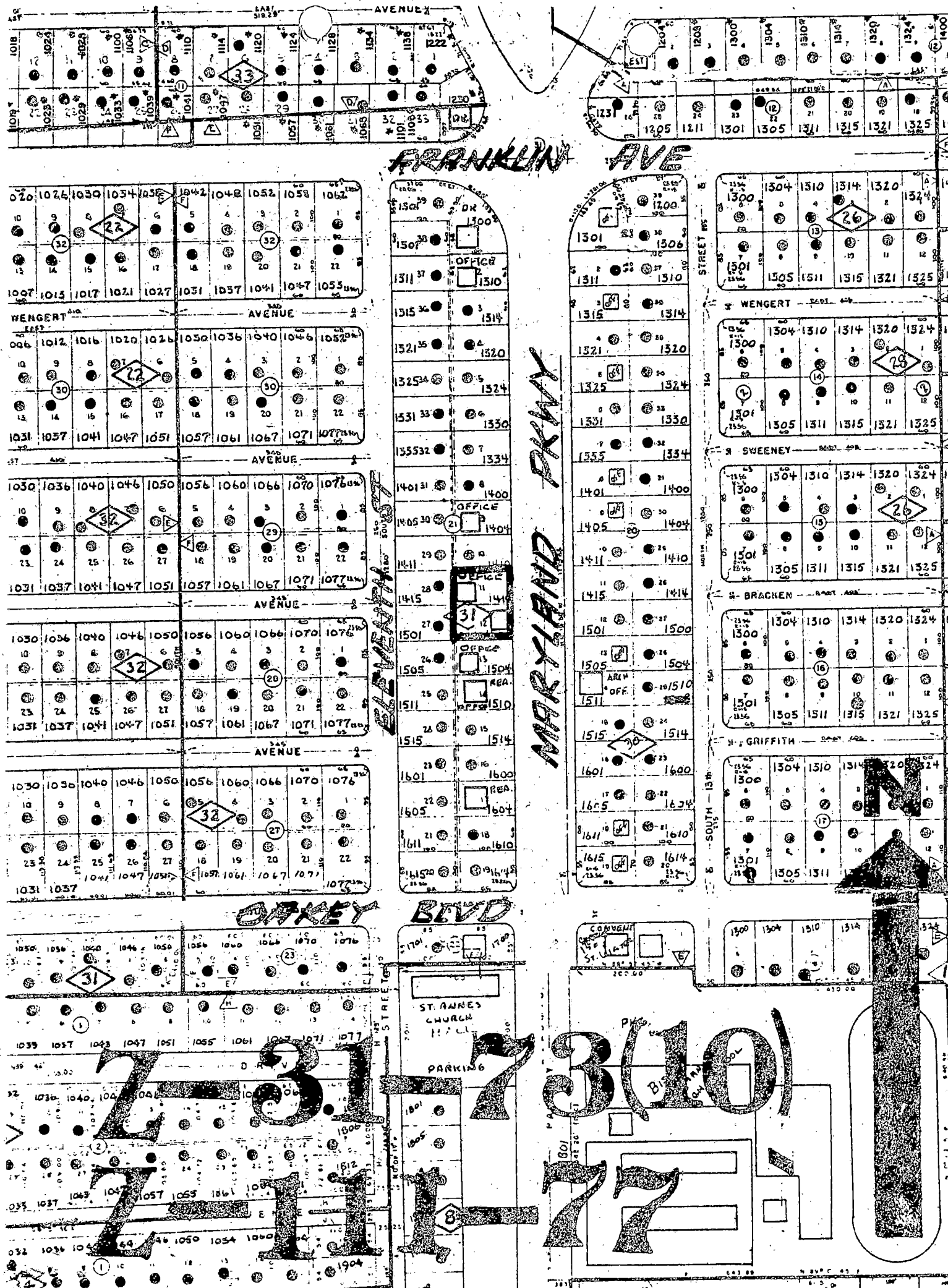
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

Harold P. Foster
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 27, 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
Mr. Canul
Mrs. Coleman
Mr. Kennedy

STAFF PRESENT:

Harold P. Foster, Director, Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Rick Williams, Senior Planner
John Roethel, Deputy 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:

MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the March 11, 1982 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. FINAL MAP
MARION VIEW
APPROVED

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. NULL said this item was held in abeyance from the last meeting in order that the applicant or his representative could be present. This final map is in substantial conformity with the tentative map and staff would recommend approval with the following condition: 1) Conformance to the conditions of approval for the tentative map.

KIRK ANDERSON, Alca Engineering, 2765 South Highland Drive, appeared for the owner/subdivider. They are in agreement with the conditions.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Marion View.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-15-82

(Abeyance Item
from 4/8/82)

APPROVED

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 item was held in abeyance as a result of a 3/3 tie vote at the last Planning Commission meeting. The request involves rezoning to C-1. The applicant has submitted a revised plot plan. However, staff has determined that there is an existing 33 foot government easement for access along the easterly side of the site that is within the driveway and parking area. If this is approved, it would have to be revised whereby the parking would be relocated or the 33 foot easement vacated. Staff indicated at the last meeting that they would rather not see a strip zoning pattern evolve. Staff would rather see this parcel go to P-R zoning with the south 230 feet remaining R-E or N-U. The applicant indicated at the last meeting that they intended to have a printing operation on this property in the future. Staff has one protest on record.

CHAIRMAN GUTHRIE declared the public hearing open and asked to hear from the applicant.

JUDY GIANOULAKIS, 705 Ridgemount Drive, appeared to represent the applicant. They do not want C-1 on the whole piece, but only to a depth of 300 feet.

MR. FOSTER said that if this application is approved, staff would have the following conditions: 1) Resolution of Intent; 2) Vacation of patent easement along the easterly side; 3) Conformance to the plot plan and elevations; 4) Dedication of 30 feet of right-of-way for Holmby Ave., which is along the south side; 5) Approval of the parking and driveway plan by the Traffic Engineer; 6) Installing any remaining street improvements on Charleston; and 7) Correct the drainage problem on center portion of the property as required by Public Services. Standard conditions 2 through 5 apply as stated at the beginning of the meeting.

JUDY GIANOULAKIS said they are in agreement with the conditions.

There were no protestants in the audience.

MRS. TRACY made a Motion for APPROVAL of Z-15-82 with C-1 zoning for the front 300 feet, the rear portion R-E, and staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Canul, 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 19, 1982 at 2:00 P.M.

NEW BUSINESS:

1. FINAL MAP

QUAIL PARK III

PHASE I

APPROVED

Property generally located on the north side of Charleston Boulevard, west of Shetland Road, R-A Zone (under Resolution of Intent to P-R and C-D).

Owner: Horst Schmidt

Subdivider: Johnny Ribeiro Builder, Inc.

No. of Acres: 4.6

No. of Units: 42

NEW BUSINESS:

1. FINAL MAP
(Continued)

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

MIKE KOIZUMI, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant. They are in agreement with the condition.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Quail Park III, Phase I.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. FINAL MAP
QUAIL PARK III
PHASE 2
APPROVED

Property generally located on the north side of Charleston Boulevard, west of Shetland Road, R-A Zone (under Resolution of Intent to P-R and C-D).

Owner: Horst Schmidt

Subdivider: Johnny Ribeiro Builder, Inc.

No. of Acres: 4.6

No. of Lots: 42

MR. NULL said this is Phase 2 of the development and it is in conformity with the tentative map. Staff would recommend approval with the following condition: 1) Conformance to the conditions of approval for the tentative map.

MIKE KOIZUMI, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant.

MR. CANUL made a Motion for APPROVAL of the Final Map for Quail Park III, Phase 2, with staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. REVERSIONARY MAP
OF A PORTION OF
SUNCREST MEADOWS
UNIT 2
APPROVED

Property generally located on the west side of Lorenzi Boulevard, south of Craig Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Brandt Construction

No. of Acres: 3.9

No. of Parcels: 3

MR. NULL said the area to be vacated will consist of three parcels and will be incorporated within Suncrest Gardens. Staff would recommend approval.

KIRK ANDERSON, Alca Engineering, 2765 South Highland Drive, appeared for the developer.

MR. JOHNSTON made a Motion for APPROVAL of the Reversionary Map of a portion of Suncrest Meadows, Unit 2.

3. REVERSIONARY MAP
OF A PORTION OF
SUNCREST MEADOWS
UNIT 2

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. VAC-4-82

APPROVED

Petition of Vacation submitted by JOAN H. STEPHENS, ET AL
to vacate a five foot (5') wide drainage easement abutting
the rear property line of 1805 through 2009 Piccolo Way.

MR. NULL said the area to be vacated consists of a 5 foot
easement along the rear of the lots that front on Piccolo.
The easement is used to drain the water that goes to the
east. Normally, the City requires grading the lots so the
drainage is to the streets. In this instance, the lots
were graded so that the drainage had to move toward the
rear property lines. If the easement is removed, the City
will not have any way to go in and keep the swale clean.
Therefore, staff would recommend denial.

JAMES STEPHENS, 1925 Piccolo Way, appeared for the application.
The swale creates an odor and a health hazard. They would
like to get the area vacated and remove the drainage ditch.
They plan to fill the swale with soil.

There were nine persons in favor in the audience.

MR. JOHNSTON made a Motion for APPROVAL of VAC-4-82, subject
to each lot owner relieving the City of Las Vegas of any
liability in the event of flooding.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced a date will be set for the
Public Hearing on this item at the Board of City Commissioners
meeting on May 5, 1982.

5. VAC-5-82

DENIED

Petition of Vacation submitted by NEVADA YOUNG AMERICAN
HOMES to vacate a portion of 8th Street and Gass Avenue,
more particularly described as follows: The south 10 feet
of existing Gass Avenue right-of-way from 8th Street west-
ward to the north/south alley, a distance of 140+ feet;
and the west 10 feet of existing 8th Street right-of-way
from Gass Avenue southward, a distance of 75 feet.

MR. NULL said the area to be vacated is a 10 foot piece of
right-of-way. Public Services indicates that Gass Avenue
will be one of the major access routes for traffic in and
out of the Union Pacific site. In order to preserve the
right-of-way for any future widening, it has been placed
on the Master Plan of Streets and Highways as an 80 foot
Secondary Arterial. Staff feels this should remain as
it is so the City will not have to buy the property back
at a future date. Staff would recommend denial.

CHAIRMAN GUTHRIE declared the public hearing open and
asked to hear from the applicant.

5. VAC-5-82

(Continued)

ROBERT BUGBEE, Nevada Young American Homes, appeared for the application. They plan to put flowers and landscaping in the area to be vacated.

DR. RHEEN COLL appeared as an owner of the medical center adjacent to this property to get further information.

RAY BALLEW, architect, 3160 South Valley View, asked if they could use part of the land for parking.

MRS. COLEMAN said the landscaping should be done according to the ordinance.

MRS. COLEMAN made a Motion for DENIAL of VAC-5-82, but staff should look into working out an encroachment agreement with the owner in order that he can landscape the public right-of-way and the development of the property must meet all ordinance requirements.

Voting was as follows:

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

Motion for DENIAL 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 May 5, 1982.

6. Z-9-82

(Referred Back
From City
Commission)

ABEYANCE

Application of DWIGHT W. MEIERHENRY for reclassification of property located at 2210 West Bonanza Road, from R-E (Residence Estate) and R-1 (Single-Family Residence) to C-2 (General Commercial).

Proposed Use: Commercial Storage Facilities

MR. FOSTER said the applicant needs additional time to develop his plans and requested this item be held in abeyance until the May 13th Planning Commission meeting.

MR. CANUL made a Motion for ABEYANCE of Z-9-82.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

7. Z-18-82

APPROVED

Application of NEVADA YOUNG AMERICAN HOMES, INC. for reclassification of property generally located on the southwest corner of 8th Street and Gass Avenue, from R-4 (Apartment Residence) to C-1 (Limited Commercial).

Proposed Use: Offices

MR. FOSTER said this property was approved for C-1 zoning in 1979, but the Resolution expired. This will be a three-story building with parking underneath. Because this was approved previously and found to be in compliance with the zoning pattern in the area, staff would recommend approval, subject to: 1) Resolution of Intent for twelve months;

7. Z-18-82

(Continued)

2) Reconstruct the alley as required by Public Services; 3) Install sidewalks and street lights on 8th Street and Gass as required by Public Services; 4) Repair any damage done to the existing street improvements as a result of this development; and 5) Standard conditions 1 through 5. Staff does not have any protests on record.

ROBERT BUGBEE, Nevada Young American Homes, Inc., appeared for the application.

RAY BALLEW, architect, 3160 South Valley View, said they will only construct two stories, but will still have parking underneath the building.

DR. RHEEN COLL, 805 South 7th Street, appeared to ask how much will be taken from the property when Gass Avenue is widened in the future.

MR. FOSTER replied that nothing is anticipated to be taken from the properties. There is an existing 80 feet of right-of-way at the present time, but only 50 feet is improved between the curbs.

DR. RHEEN COLL stated he does not object to C-1 zoning, but asked if there will be enough driving. *PARKING*

MR. FOSTER said they are providing the number of parking spaces that the code requires.

MRS. TRACY made a Motion for APPROVAL of Z-18-82, with staff's recommendations.

Voting was as follows:

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

"NOES" None

"ABSTAINED" Mr. Johnston

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 19, 1982 at 2:00 P.M.

8. Z-19-82

APPROVED

Application of KENT GREENE AND DENNIS PULSIPHER for reclassification of property located at 2022 West Bonanza Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Proposed Use: Medium High Density Apartments

MR. FOSTER said R-3 zoning was approved on this property in 1979, but the Resolution of Intent had expired. They are applying for the same usage. Staff would recommend approval, subject to: 1) Resolution of Intent; 2) Install sidewalks on Bonanza as required by Public Services; 3) Repairing any damage done to existing street improvements during the construction; 4) Provide fire hydrants and water flow prior to construction; and 5) Standard conditions 1 through 5. Staff does not have any protests on record.

DENNIS PULSIPHER, Moapa, Nevada, appeared for the application. He is in agreement with staff's conditions. They let the Resolution of Intent expire because they did not have the funds to proceed with the development. They have some lenders that might be interested.

8. Z-19-82

(Continued)

MIRIAM DEMARCO, 1900 West Bonanza Road, appeared in protest. This project would not be appropriate in that area. There are crime problems in the area at the present time as a result of the nearby apartments.

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-19-82, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mrs. Coleman, Mr. Canul, 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 19, 1982.

9. Z-20-82

APPROVED

Application of COLLEGE PARK BAPTIST CHURCH for reclassification of property located at 2101 East Owens Avenue, from R-1 (Single-Family Residence) to C-V (Civic).

Proposed Use: Church and Preschool (Weekdays)

MR. FOSTER said there is already a church on the property that has been approved by means of a Use Permit in 1961. They would like C-V zoning because they propose to construct a new church structure on the property and the existing church building will be an educational building and fellowship hall. They are requesting C-1 zoning because they would like to come within 3 feet of Owens Avenue. At the time the Use Permit was approved, they were allowed to come within 10 feet of Owens Avenue. Staff feels there should be a minimum of a 10 foot setback and the applicants are receptive to moving the building back. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve month time limit; 2) Approval of the parking by the Traffic Engineer; 3) Repair any damage done to the existing street improvements during the construction; 4) Conformance to the plot plan amended to the 10 foot front setback; and 5) Standard conditions 2 through 5. Staff does not have any protests on record.

PASTOR ROBERT NORVELL of College Park Baptist Church said they are in agreement with the 10 foot setback requirement. They have a preschool, but have no intention of enlarging it. They are simply building a new auditorium. There were no protestants in the audience.

MRS. TRACY made a Motion for APPROVAL of Z-20-82, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Canul, 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 19, 1982 at 2:00 P.M.

10. Z-21-82

DENIED

Application of FIRST WESTERN SAVINGS ASSOCIATION for reclassification of property generally located 580 feet north of Charleston Boulevard, between Lamb Boulevard and Marion Drive, from C-1 (Limited Commercial) to R-3 (Limited Multiple Residence).

Proposed Use: Medium High Density Apartments

MR. FOSTER said this involves a strip of land that's presently zoned C-1 just north of the shopping center at the corner of Lamb and Charleston. They are proposing to construct four-plexes on a row of lots with a 51 foot street along the south side. They may be exceeding the population density for this neighborhood based on what is laid out in the General Plan. Staff would recommend denial.

CHAIRMAN GUTHRIE declared the public hearing open and asked to hear from the applicant.

MIKE KOIZUMI, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant. Each four-plex lot is 7,000 square feet. They are two-story units that face each other. The second-story units do not have any windows facing the R-1 or commercial in the area.

RAY BALLEW, architect, 3160 South Valley View, appeared stating this property does not lend itself to commercial development. They have exceeded the parking requirement. The apartments will be around 800 square feet for a one bedroom and 980 square feet for the two bedrooms, both with laundry facilities.

There were 45 persons in the audience in protest.

ELEANOR PARKER, 4509 Isabella Circle, appeared in protest as a spokesman for the homeowners in the area. At the time she purchased her home she was assured there would not be any apartments built in the area. There will be porches on the second story so the tenants will be able to look into their yards. This will increase the crime rate. It destroys the natural beauty of the existing area. She presented two petitions, one containing 77 signatures and the other containing 6 signatures in protest.

NORMAND W. RYDEN, 4505 Sherrill, appeared in protest. There will not be an adequate exit to Marion or Lamb.

BO YADEGAR, 4605 Mahogany Drive, appeared in protest. He feels the apartments will not be kept up because the nearby apartments are in disrepair.

RAY BALLEW appeared in rebuttal stating that if a two-story home were built on the property they would have someone looking into their backyards. They developed the patios to enhance the apartments. They feel this is a good buffer and will provide jobs for the residents of Las Vegas.

CHAIRMAN GUTHRIE declared the public hearing closed.

MR. JOHNSTON made a Motion for DENIAL of Z-21-82 because the project is not compatible with the area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

10. Z-21-82

(Continued)

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 19, 1982 at 2:00 P.M.

11. Z-111-77 and
Z-31-72(10)

PLOT PLAN REVIEW
AND REVIEW OF
CONDITION

APPROVED

Request of CARALYNNE RUDIN, INC. for a Plot Plan Review and Review of Condition to allow a second office and additional parking in the front yard area on property located at 1414 Maryland Parkway and 1500 Maryland Parkway, P-R Zones (Professional Offices and Parking).

MR. FOSTER said these are two properties that were developed side by side for office use. Because of the proximity of the one building to the property line, it left a limited amount of off-street parking on the rear portion of the property. Some of the parking for the north building was satisfied by the additional parking that is provided on the south property. The applicant would like to surface the front which is now landscaped and provide parking in the front, along with the parking in the rear portion of the property. They would like to have each property independent in terms of parking, so they could have an additional use on the property. Staff would request a perpetual easement dedicated to the rear parking on both of the parcels. Staff would also recommend 5 gallon evergreens 3 feet on center installed in planters in the front of the building. Staff has one protest on record.

CARALYNNE RUDIN, 2804 Alta Drive, appeared for the application stating she is in agreement with staff's parking plan. She plans to use one building for her real estate business and lease the other building.

MRS. COLEMAN said that when the north building was opened there wasn't sufficient parking, which is the reason she bought the south building and was limited to one office use.

No one was present in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-111-77 and Z-31-72(10), Plot Plan Review and Review of Condition, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Canul, 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 19, 1982 at 2:00 P.M.

12. Z-15-81

REINSTATEMENT
AND EXTENSION
OF TIME

DENIED

Request of FREMONT CONSTRUCTION, INC. for a Reinstatement and Extension of Time on property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, R-4 Zone (under Resolution of Intent to R-5).

MR. FOSTER said this is the first request for an extension of time. It is just past the one-year extension, so they need to be reinstated. This is because of economic conditions. Staff would recommend a one-year extension.

12. Z-15-81

(Continued)

No one was present on this application.

MR. KENNEDY made a Motion for APPROVAL of Z-15-81, Reinstatement and Extension of Time, subject to ordinance amendments enacted subsequent to the original approval.

Voting was as follows:

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

Motion for APPROVAL did not carry by a 4/3 vote; therefore, the item was DENIED.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on May 19, 1982.

13. EASTERN AVENUE
STUDY

MR. FOSTER said this is a request from the Planning Commission to study the zoning on Eastern Avenue. Staff prepared a map showing the zoning pattern on Eastern Avenue from Fremont Street to Owens Avenue. He proceeded to explain the various types of zoning on Eastern Avenue. Staff will provide the Board with a small map showing the zoning on Eastern Avenue and those parcels which can transition.

SUPPLEMENTAL AGENDA:

1. FINAL MAP
SUNCREST GARDENS
ABEYANCE

Property generally located on the southwest corner of Craig Road and Lorenzi Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Buttrum Construction Company
Subdivider: Brandt Construction Company
No. of Acres: 11.8 No. of Lots: 68

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

MR. CANUL made a Motion for ABEYANCE of the Final Map for Suncrest Gardens.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

2. Z-23-79
EXTENSION
OF TIME
APPROVED

Request of LOUDERMILK INVESTMENTS for an Extension of Time on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER said because of economic conditions they are requesting their fourth extension of time. Staff would have no objection to a one-year extension, subject to conformance to all ordinance amendments enacted subsequent to the original approval.

MICHAEL LOUDERMILK appeared for the application.

2. Z-23-79

(Continued)

MR. KENNEDY made a Motion for APPROVAL of Z-23-79, Extension of Time, for a one-year extension.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Canul, 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 19, 1982.

3. SO-4-82

SALES OFFICE

APPROVED

Request of RA HOMES for a Sales Office on property located at 4004 La Brea Court, R-1 Zone (under Resolution of Intent to R-CL).

MR. FOSTER said this is a routine request for a sales office in a new development under the R-CL ordinance. Staff would recommend approval, subject to: 1) That the sales office use be allowed for two years or until the last unit is sold, whichever occurs first.

BOB BELLINGER, 1700 East "D" Street, appeared for the application stating they do not object to the condition.

MRS. TRACY made a Motion for APPROVAL of SO-4-82, subject to staff's recommendation.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Canul, 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 9:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

PRINT

NAME

ADDRESS

MIRIAM TEMARCO
 CHARLES T. PARKER
 M. W. GALEY
 BOYADEGAR

1900 W. DONAHUE ST
 4509 VICKELA CIRCLE
 4509 - SHERBOLL
 4605 MOHAWY DR.

PRINT

NAME

ADDRESS

Kirk S Anderson

Judy Lianoulakis

Mike Kozumi

JAMES STEPHENS

BOB BURGEE

K

"

Dennis Pulcinella

Bob Norvell

RAY D. BALLOW

Bob Bellinger

2765 S Highland

705 Ridgeman

2800 W. SAHARA

1925 PICCOLO

2100 PRAZA do CERRO

"

"

"

MORPA NEVADA

1077 N. Singapore St. LV.

3160 S. VALLEY VIEW

1700 E D.F.