

ANNOTATED AGENDA

CITY PLANNING COMMISSION

MAY 25, 1982

MINUTES:

APRIL 8, 1982

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

OLD BUSINESS:

1. TENTATIVE MAP STRICKEN FROM AGENDA
COLERMO VILLAS

2. FINAL MAP STRICKEN FROM AGENDA
COLERMO VILLAS

NEW BUSINESS:

1. A-2-82 APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Mack,
Mr. Canul, Mrs. Coleman, Mr. Kennedy
NOES: None

2. VAC-6-82 APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Mack, Mr. Canul,
Mrs. Coleman, Mr. Kennedy
NOES: None

SPECIAL CONDITIONS: 1. Ten feet of right-of-way to
be provided for a pedestrian
access with the location to
be determined by the Dept.
of Public Services.
2. Public Services will require
the continuation of off-site
street improvements across
the area to be vacated.

PROTESTS: 0

3. EXTENSION OF TIME APPROVED - CANUL/AYES: Chairman Guthrie, Mrs. Tracy,
GRANADA VILLA Mr. Johnston, Mr. Mack, Mr. Canul,
SUBDIVISION Mrs. Coleman, Mr. Kennedy
TENTATIVE MAP 1 year
NOES: None

4. EXTENSION OF TIME APPROVED - CANUL/AYES: Chairman Guthrie, Mrs. Tracy,
CHARLESTON HEIGHTS 53-D Mr. Johnston, Mr. Mack, Mr. Canul,
TENTATIVE MAP Mrs. Coleman, Mr. Kennedy
NOES: None

5. EXTENSION OF TIME APPROVED - CANUL/AYES: Chairman Guthrie, Mrs. Tracy,
CHARLESTON HEIGHTS 7-C Mr. Johnston, Mr. Mack, Mr. Canul,
TENTATIVE MAP Mrs. Coleman, Mr. Kennedy
NOES: None

6. Z-25-82 APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Mack, Mr. Canul,
Mrs. Coleman, Mr. Kennedy
NOES: None

SPECIAL CONDITIONS: 1. Amend application to provide
R-1 homes along the
east side of parcel.

FAVOR: Hein VanNeuren, 7725 Macaw Lane
Frank Rechtsteiner, 7620 Seagull
9 persons in audience

PROTESTS: Lowell Arbutina, 7705 Pheasant Lane
Brent Larsen, 7708 Peacock
Charles Henry, 7609 Seagull
Elaine DiAntonio, 7616 Blackbird
Gerard J. DiAntonio, 7616 Blackbird
25 persons in audience
75 signatures on petition
Chris J. Heidt

7. Z-26-82 APPROVED - CANUL/AYES: Chairman Guthrie, Mr. Johnston,
Mr. Mack, Mr. Canul, Mrs. Coleman,
Mr. Johnston
NOES: None
EXCUSED: Mrs. Tracy

SPECIAL CONDITIONS: 1. Repair any damage to existing
street improvements as a
result of this development.
2. Reversion of the lots to
acreage and resubdivide on
basis of R-CL.
3. Resolution of Intent.
4. Amend application to
four R-1 homes along
east side of parcel.

FAVOR: Paul J. Burkhardt, 7112 Astronaut Ave.
Hein Van Neuren, 7725 Macaw Lane
Kim Sharp, 7100 Astronaut Ave.
Bob Sparks, 7036 Edwin Aldrin

PROTESTS: Robert Melten, 925 Antelope Way
Milton Lacher, 1021 Eugene Cernan
9 persons in audience

8. Z-27-81

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

SPECIAL CONDITIONS: 1. Limited to maximum of
13 units per gross acre.
2. Multi-family along north
and south ends (Owens and
Bonanza).

PROTESTS: 0

9. Z-24-81

EXTENSION
OF TIME

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

SPECIAL CONDITION: 1. Three year extension on R-PD9
and R-PD18 and no time limit
on R-CL.

10. Z-81-80

REINSTATEMENT
& EXTENSION
OF TIME

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

SPECIAL CONDITION: 1. One year time limit.

SUPPLEMENTAL AGENDA:

1. Z-17-82

PLOT PLAN REVIEW

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

ANNOTATED AGENDA

CITY PLANNING COMMISSION

MAY 25, 1982

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

ROLL CALL: PRESENT: Chairman Guthrie, Mrs. Coleman, Mr. Canul, Mr. Mack,
Mrs. Tracy, Mr. Johnston & Mr. Kennedy

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the April 8, 1982 City Planning Commission
minutes.

ACTION: APPROVED
COLEMAN/Unanimous

OLD BUSINESS:

1. TENTATIVE MAP Property generally located north of Charleston Boulevard
COLERMO VILLAS between Lamb Boulevard on the west and Marion Drive on
the east, C-1 Zone (proposed R-3).
(Abeyance Item from 5/13/82) Owner/Subdivider: First Western Savings Assoc.
No. of Acres: 5.8 No. of Lots: 23

ACTION: STRICKEN

2. FINAL MAP Property generally located north of Charleston Boulevard
COLERMO VILLAS between Lamb Boulevard on the west and Marion Drive on
the east, C-1 Zone (proposed R-3).
(Abeyance Item from 5/13/82) Owner/Subdivider: First Western Savings Assoc.
No. of Acres: 5.8 No. of Lots: 23

ACTION: STRICKEN

NEW BUSINESS:

1. A-2-82 Petition of Annexation submitted by JOHN K. BIEGGER to
annex property generally located on the north side of
Sahara Avenue between Edmond Street and Decatur Boulevard,
containing approximately 3.9 acres.

ACTION: APPROVED
JOHNSTON/Unanimous

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: June 2, 1982

2. VAC-6-82 Petition of Vacation submitted by RENE C. BLANCHARD to
vacate property generally located on the west half of
Rigel Avenue, north of Meade Avenue.

ACTION: APPROVED
COLEMAN/Unanimous

CONDITIONS:

1. The east ten feet (10') shall be reserved as an easement for a pedestrian access and shall be improved as required by the Department of Public Services.
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: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: June 2, 1982 set date for public hearing

3. EXTENSION OF TIME
GRANADA VILLA SUBDIVISION
TENTATIVE MAP

Request of KENNETH J. BROWN ASSOCIATES for an Extension of Time on property generally located on the southwest corner of O'Bannon Drive and Edmond Street, R-1 Zone.

ACTION: APPROVED
CANUL/Unanimous

CONDITION:

1. Extension of Time shall be limited to a one-year time limit.

STAFF RECOMMENDATION: APPROVAL
PC ACTION FINAL

4. EXTENSION OF TIME
CHARLESTON HEIGHTS 53-D
TENTATIVE MAP

Request of ERNEST A. BECKER ENTERPRISES for an Extension of Time on property generally located on the east side of Jones Boulevard, south of Cheyenne Avenue, R-PD2 Zone.

ACTION: APPROVED
CANUL/Unanimous

CONDITION:

1. Extension of Time shall be limited to a one-year time limit.

STAFF RECOMMENDATION: APPROVAL
PC ACTION FINAL

5. EXTENSION OF TIME
CHARLESTON ESTATES 7-C
TENTATIVE MAP

Request of ERNEST A. BECKER ENTERPRISES for an Extension of Time on property generally located between Washington Avenue on the north and Bonanza Road on the south, east of Decatur Boulevard, R-E Zone (under Resolution of Intent to R-PD7).

ACTION: APPROVED
CANUL/Unanimous

CONDITION:

1. Extension of Time shall be limited to a one-year time limit.

STAFF RECOMMENDATION: APPROVAL
PC ACTION FINAL

6. Z-25-82

Application of SPROUL HOMES OF NEVADA, INC. for reclassification of property generally located on the south side of Alta Drive, 600' west of Buffalo Drive, from R-1 to R-CL.

ACTION: APPROVED
JOHNSTON/Unanimous

Proposed Use: Medium Density Single Family Residence

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.

2. Application be amended to R-1 for those portions designated as R-1 on the lots on the amended plan, corrected to correspond to the westerly boundaries of Charleston Rainbow 15-F.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: June 16, 1982

PROTESTS: Approx. 104

7. Z-26-82

ACTION: APPROVED
CANUL/Unanimous

Application of SPROUL HOMES OF NEVADA, INC. for reclassification of property generally located on the southwest corner of Astronaut Avenue and Armstrong Way, from R-1 to R-CL.

Proposed Use: Medium Low Density Detached Single Family Residential

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. The easterly 160' shall remain R-1.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Repair any damage done to the existing street improvements resulting from this development as required by the Department of Public Services.
5. Reversion of the subdivision to acreage.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: June 16, 1982

PROTESTS: 11

8. Z-27-82

ACTION: APPROVED
COLEMAN/Unanimous

Application of ALBERT GOH, ET AL for reclassification of property generally located on the northeast corner of Washington Avenue and Sandhill Road, from R-E to R-3.
Proposed Use: Medium Density Apartment Development

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan amended to provide one means of access to Washington Avenue.
3. Provision of a 6' block wall along the north and west property lines with the westerly wall setback 5' for landscaping.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Dedication of 40' of right-of-way for Sandhill Road and a radius corner at Washington Avenue and Sandhill Road.
6. Install street improvements on Sandhill Road and a sidewalk on Washington Avenue as required by the Department of Public Services.
7. Conformance to the Flood Hazard Reduction Ordinance #2115.
8. Approval of the parking and driveway plans as required by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development.
10. Approval of the building elevations by the Department of Community Planning and Development.
11. Limited to a maximum of 13 units per gross acre.

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COMMISSION: June 16, 1982

PROTESTS: 0

9. Z-24-81
EXTENSION OF TIME

ACTION: APPROVED
COLEMAN/Unanimous

Request of PLASTER BECKER COMPANY for an Extension of Time on property generally located on the northeast corner of Alexander Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-PD9, R-PD18 and C-1).

CONDITIONS:

1. Extension of Time shall be limited to a period of three (3) years (expires April 28, 1985) on the R-PD9 and R-PD18, and the C-1 portion shall be extended with no time limit.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: June 16, 1982

10. Z-81-80
REINSTATEMENT AND
EXTENSION OF TIME

Request of WILLIAM THOMAS AND ROGER MINAMI for a Reinstatement and Extension of Time on property generally located on the northwest corner of 28th Street and Cedar Avenue, R-E Zone (under Resolution of Intent to R-3).

ACTION: APPROVED
KENNEDY/Unanimous

CONDITIONS:

1. Extension of Time shall be limited to a one-year time limit (expires June 16, 1983).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: June 16, 1982

SUPPLEMENTAL:

1. Z-17-82
PLOT PLAN REVIEW

Request of D. TODD ROSS CORPORATION, ET AL for a Plot Plan Review on property generally located on the northwest corner of Stewart Avenue and Nellis Boulevard, R-E Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
KENNEDY/Unanimous

CONDITIONS:

1. Conformance to the amended plot plan and elevations.
2. Conformance to the original conditions of approval.

STAFF RECOMMENDATION: APPROVAL
PC FINAL ACTION

May 10, 1982

NOTICE OF HEARING

MAY 25, 1982

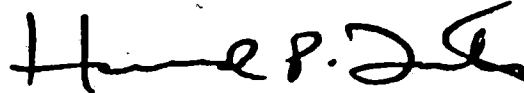
Notice is hereby given that on May 25, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-6-82 PETITION OF VACATION SUBMITTED BY RENE C. BLANCHARD TO
VACATE THE WEST HALF OF RIGEL AVENUE, NORTH OF MEADE
AVENUE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE EAST 40 FEET OF THE NORTH 300.00± FEET
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION
8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

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

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

RECEIVED

MAY 17 3 28 PM '82

CITY CLERK

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NOTICE OF PUBLIC HEARING

MAY 25, 1982

Notice is hereby given that on May 25, 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-25-82

SPROUL HOMES OF NEVADA, INC. FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTH SIDE OF ALTA DRIVE,
600' WEST OF BUFFALO DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

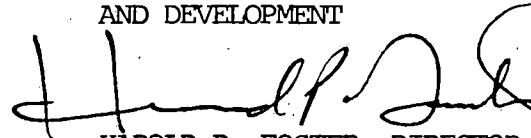
TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY SINGLE FAMILY
RESIDENCE

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

NOTICE OF PUBLIC HEARING

MAY 25, 1982

Notice is hereby given that on May 25, 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-26-82 SPROUL HOMES OF NEVADA, INC. FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHWEST CORNER OF
ASTRONAUT AVENUE AND ARMSTRONG WAY.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-CL (RESIDENTIAL COMPACT LOT)
PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS ALL OF CHARLESTON RAINBOW UNIT 11-A
SUBDIVISION.

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

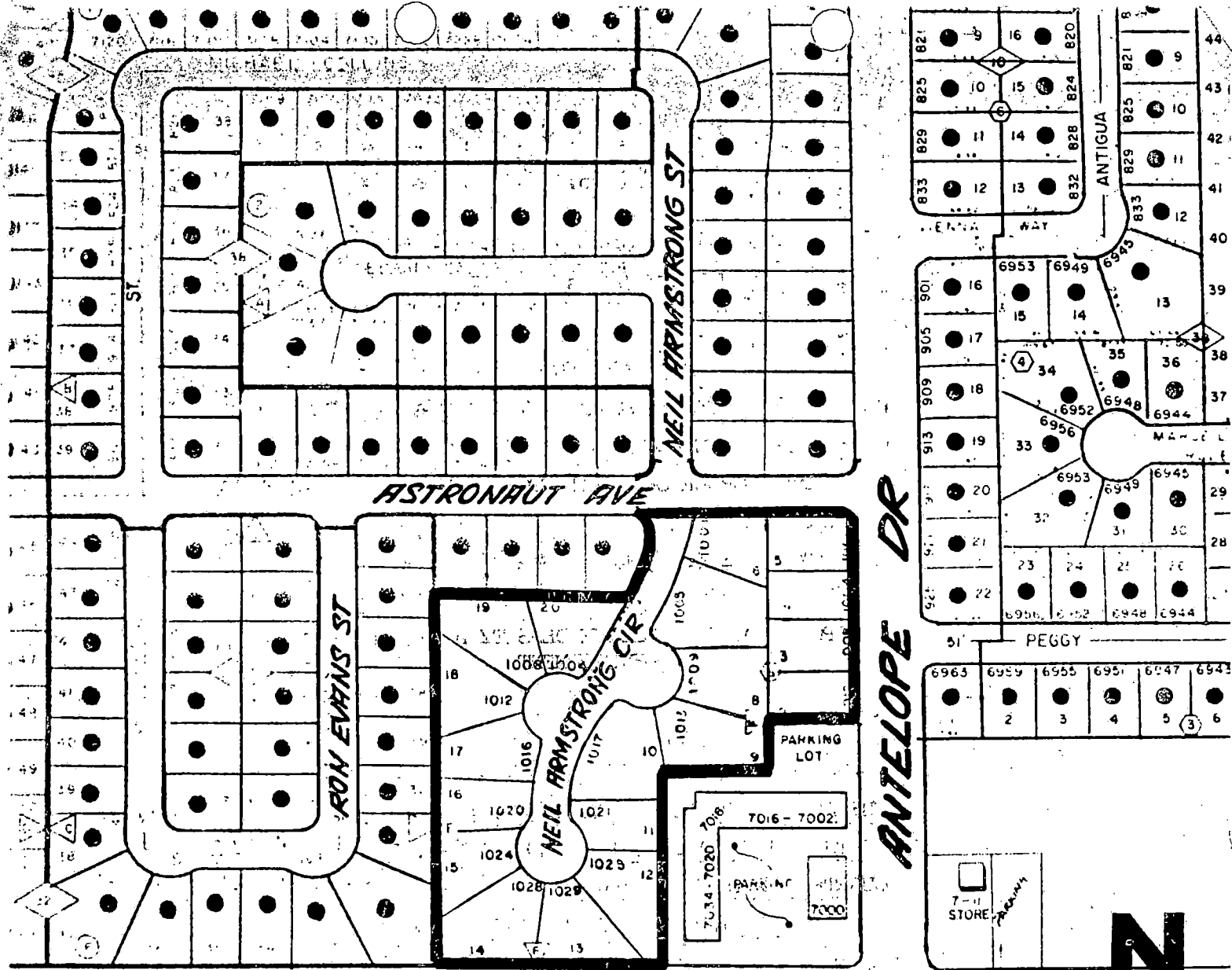
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



7-26-82

NOTICE OF PUBLIC HEARING

MAY 25, 1982

Notice is hereby given that on May 25, 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-27-82

ALBERT GOH, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
NORTHEAST CORNER OF WASHINGTON AVENUE
AND SANDHILL ROAD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM DENSITY APARTMENT
DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF SECTION 30, 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.

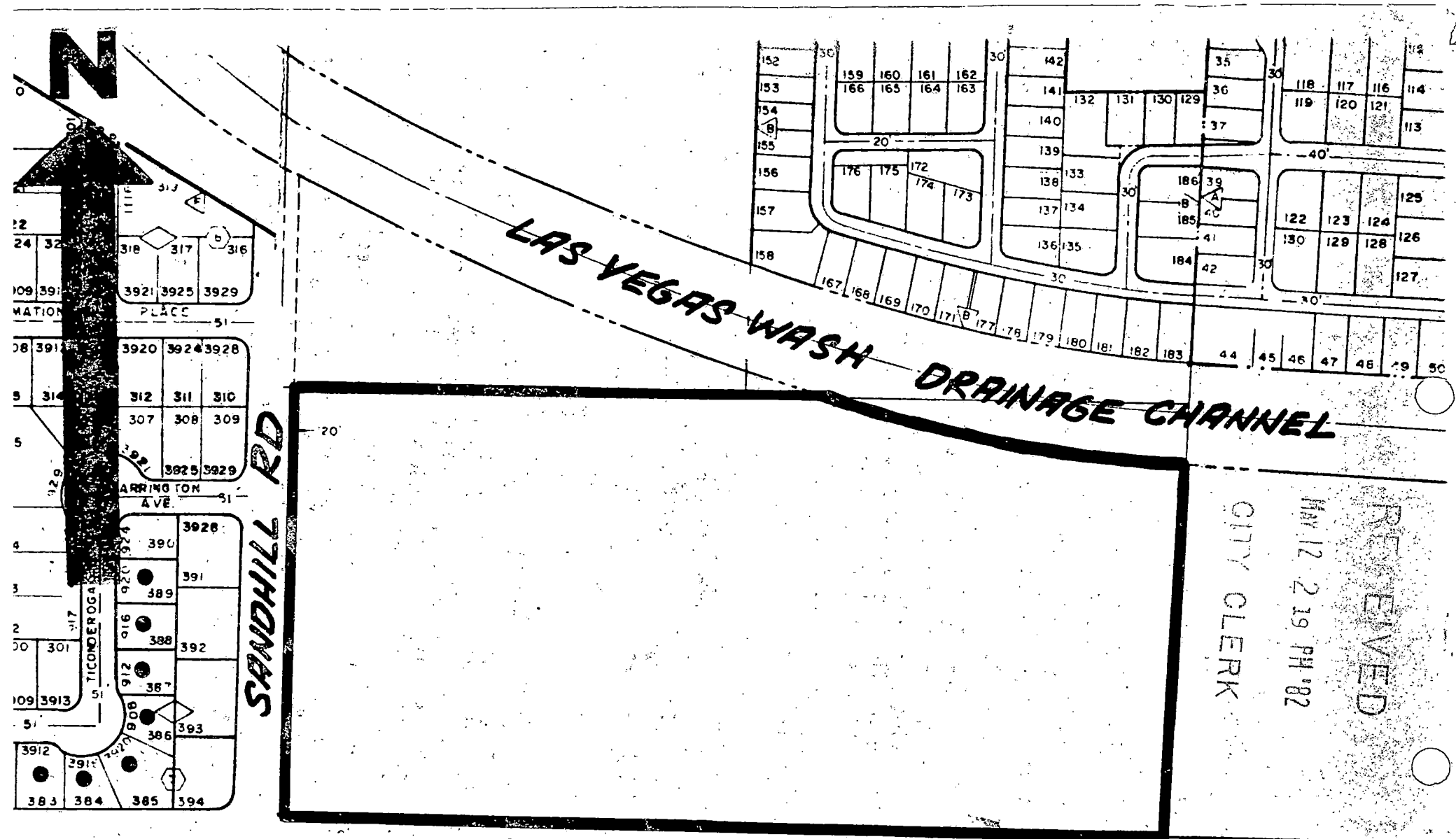
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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.)



Z-27-82

MINUTES

CITY PLANNING COMMISSION

MAY 25, 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 & Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
George Ogilvie, City Attorney
Rick Williams, Senior Planner
Linda Owens, Recording Secretary

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

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

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the April 8, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. TENTATIVE MAP
COLERMO VILLAS
(Abeyance Item from 5/13/82)
STRICKEN FROM AGENDA
Property generally located north of Charleston Boulevard between Lamb Boulevard on the west and Marion Drive on the east, C-1 Zone (proposed R-3).
Owner/Subdivider: First Western Savings Assoc.
No. of Acres: 5.8 No. of Lots: 23
MR. NULL said this item has been stricken from the agenda.

2. FINAL MAP
COLERMO VILLAS
(Abeyance Item from 5/13/82)
STRICKEN FROM AGENDA
Property generally located north of Charleston Boulevard between Lamb Boulevard on the west and Marion Drive on the east, C-1 Zone (proposed R-3).
Owner/Subdivider: First Western Savings Association
No. of Acres: 5.8 No. of Lots: 23
MR. NULL said this item has been stricken from the agenda.

NEW BUSINESS:

1. A-2-82

APPROVED

Petition of Annexation submitted by JOHN K. BIEGGER to annex property generally located on the north side of Sahara Avenue between Edmond Street and Decatur Boulevard, containing approximately 3.9 acres.

MR. NULL said this site has County C-2 zoning and the City equivalent would be C-2. Staff would recommend approval.

The applicant was not present.

MR. JOHNSTON made a Motion for APPROVAL of A-2-82.

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 June 2, 1982.

2. VAC-6-82

APPROVED

Petition of Vacation submitted by RENE C. BLANCHARD to vacate property generally located on the west half of Rigel Avenue, north of Meade Avenue.

MR. NULL said the utility companies and City departments have no objection to this vacation. Staff would recommend approval with the normal conditions and the following conditions: 1) Ten feet of right-of-way for pedestrian access with the location to be determined by the Department of Public Services; and 2) Continuation of off-site improvements across the area to be vacated as required by the Department of Public Services.

RENE C. BLANCHARD appeared for the application. Children walk through this area to get to Rex Bell Elementary School.

MR. FOSTER said there is a sidewalk on Meade Avenue to accommodate the children.

There were no protestants in the audience.

MRS. COLEMAN made a Motion for APPROVAL of VAC-6-82, subject to staff's conditions.

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 at the Board of City Commissioners meeting on June 2, 1982.

3. EXTENSION OF TIME

GRANADA VILLA
SUBDIVISION
TENTATIVE MAP

APPROVED

Request of KENNETH J. BROWN ASSOCIATES for an Extension of Time on property generally located on the southwest corner of O'Bannon Drive and Edmond Street, R-1 Zone.

MR. NULL said the applicant has requested a one-year extension and staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of the Extension of Time for Granada Villas Subdivision Tentative Map.

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.

4. EXTENSION OF TIME

CHARLESTON HEIGHTS
53-D TENTATIVE MAP

APPROVED

Request of ERNEST A. BECKER ENTERPRISES for an Extension of Time on property generally located on the east side of Jones Boulevard, south of Cheyenne Avenue, R-PD2 Zone.

MR. NULL said the applicant has requested a one-year extension and staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of the Extension of Time for Charleston Heights 53-D Tentative Map.

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.

5. EXTENSION OF TIME

CHARLESTON ESTATES
7-C TENTATIVE MAP

APPROVED

Request of ERNEST A. BECKER ENTERPRISES for an Extension of Time on property generally located between Washington Avenue on the north and Bonanza Road on the south, east of Decatur Boulevard, R-E Zone (under Resolution of Intent to R-PD7).

MR. NULL said the applicant has requested a one-year extension and staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of the Extension of Time for Charleston Estates 7-C Tentative Map.

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.

6. Z-25-82

APPROVED

Application of SPROUL HOMES OF NEVADA, INC. for reclassification of property generally located on the south side of Alta Drive, 600 feet west of Buffalo Drive, from R-1 to R-CL.
Proposed Use: Medium-Density Single-Family Residence

MR. FOSTER said there is an R-1 subdivision to the south and east and an approved R-CL development to the northwest. Sproul Homes of Nevada, Inc. has gone into bankruptcy and the Collins Brothers have acquired this property. This proposal is for an R-CL development with lots approximately 42 feet wide. The site abuts Alta Drive on the north. To the north and west is land that is located in the County. There is an existing R-1 street pattern to the east. Staff would rather see single-family homes constructed along the easterly portion so the subdivision would be compatible with the homes to the east. Staff discussed this with the developer and he has come up with a modified plan by proposing single-family homes along the north side of Partridge Avenue and Teton. Staff would recommend approval, subject to: 1) Amending the application to R-1 along the east side of the parcel.

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

ALLEN COLLINS, President, Collins Brothers Construction Company, 3150 West Sahara Avenue, appeared for the application. They would have preferred to loop the streets back, but they have approximately 8 feet of crossfall from west to east, and if they tried to put cul-de-sacs in an opposite direction it would completely separate the R-CL. Public Works wants the center street from north to south to run through. There will be 12 to 14 feet between houses. They will put in a fence, landscaping and sprinkler system on each piece of property.

There were 25 persons in the audience in protest.

MR. FOSTER said the original plan had 97 R-CL lots. This revised plan has 83 lots 42 feet wide and 11 R-1 lots.

HEIN VAN NEUREN, 7725 Macaw Lane, appeared in favor. He feels Collins Brothers buildings are high quality. This project will clean up the area and upgrade their properties.

FRANK RECHTSTEINER, 7620 Seagull Avenue, appeared in favor. He feels this project will appreciate the homes in the area.

LOWELL ARBUTINA, 7705 Pheasant Lane, appeared in protest. This will increase the traffic congestion.

BRENT LARSEN, 7708 Peacock, appeared in protest. He feels Alta should be opened.

MR. FOSTER said adjacent to the C-1 parcels the land is undeveloped, and since Alta Drive is undeveloped in that area the City barricaded it.

ELAINE DI ANTONIO, 7616 Blackbird Avenue, appeared in protest. She submitted a petition signed by 75 residents in protest. They feel this will be detrimental to their standard of living. The area should be built for the present R-1 zoning.

CHARLES HENRY, 7609 Seagull Avenue, appeared in protest. It is a safe area for the children to play at the present time because of the light traffic.

GERARD DI ANTONIO, 7616 Blackbird Avenue, appeared in protest. He feels this will increase crime in the area.

6. Z-25-82

(Continued)

ALLEN COLLINS appeared in rebuttal. The value of the surrounding homes will not depreciate because of the smaller frontage of the homes in this project. This will be a finished project including landscaping. By cutting down on the cost of the improvements and land, they will be able to put in additional amenities. This project will provide affordable housing.

CHRIS J. HEIDT appeared in protest. He moved into this area because it was not congested.

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-25-82, 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 June 16, 1982 at 2:00 P.M.

7. Z-26-82

APPROVED

Application of SPROUL HOMES OF NEVADA, INC. for reclassification of property generally located on the southwest corner of Astronaut Avenue and Armstrong Way, from R-1 (Single-Family Residence) to R-CL (Residential Compact Lot).

Proposed Use: Medium-Low Density Detached
Single-Family Residential

MR. FOSTER said there are single-family homes in the area and commercial property on the immediate corner abutting this property, so staff feels the R-CL zoning would be compatible. However, staff feels the application should be amended to provide for a row of lots along Antelope Way because that is the existing pattern. The subdivision ordinance requires a minimum of 100 feet of right-of-way on any lot that fronts on a secondary street. The lots in the R-1 section should be at least 65 feet wide to be compatible. Staff would recommend approval, subject to: 1) Amending application to R-1 lots on Antelope Way; 2) Repairing any damage to existing street improvements as a result of this development as required by Public Works; 3) Revert to acreage and resubdivide the existing subdivision on the basis of R-CL zoning; and 4) Resolution of Intent. Staff does not have any protests on record.

ALLEN COLLINS, President, Collins Brothers Construction Company, appeared for the application. They bought the property on Items 6 and 7 from Sproul Homes of Nevada, Inc. They plan to construct a model home with a driveway off Charleston and use the end of the cul-de-sac for parking. If they are allowed R-1 homes on Antelope Way there will be four and if they are allowed R-CL homes there will be six. This is an existing subdivision with the improvements already installed.

There were 9 persons in the audience in protest.

ROBERT METTEN, 925 Antelope Way, appeared in protest. He would like the area to remain R-1 zoning.

7. Z-26-82

(Continued)

PAUL BURKHARDT, 7112 Astronaut Avenue, appeared in favor. He felt this would upgrade the neighborhood.

HEIN VAN NEUREN, 7725 Macaw Lane, appeared in favor. He feels this will increase the property values of the surrounding homes.

HOWARD TROLLIER, 585 Royal Crest Circle South, appeared for the application as he is employed by Collins Brothers.

KIM SHARP, 7100 Astronaut Avenue, appeared in favor. She has spoken to residents in the area who said they were in favor of this project, but are not in attendance at this meeting.

BOB SPARKS, 7036 Edwin Aldrin Street, appeared in favor.

ROBERT METTEN appeared again saying he feels this will be a big increase in traffic.

MILTON LACHER, 1021 Eugene Cernan, appeared in protest. He feels that if this zoning is approved, other areas of their neighborhood will also request the same type of zoning, which will create crowded conditions. Sproul sold the homes in the area with the promise that the subject property would remain R-1 homes.

ALLEN COLLINS feels this project will enhance the area.

MR. CANUL made a Motion for APPROVAL of Z-26-82, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on June 16, 1982 at 2:00 P.M.

8. Z-27-82

APPROVED

Application of ALBERT GOH, ET AL, for reclassification of property generally located on the northeast corner of Washington Avenue and Sandhill Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Proposed Use: Medium Density Apartment Development

MR. FOSTER said this is located on the easterly portion of the city. A drainage channel runs along the north side of the property. This project will be approximately 13 units per acre. Staff feels that mobile home park zoning or R-CL zoning would be a more compatible density. Staff feels this area should be at a density of 7 or 8 units per acre because multi-family units will probably be constructed along Owens Avenue and Bonanza Road, which will place the population of this neighborhood at its maximum capacity, so staff would recommend denial.

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

JAY DOWNEY, 4601 West Sahara Avenue, appeared for the applicant. This was approved for a mobile home park,

8. Z-27-82

(Continued)

but his client feels he cannot build it feasibly. This project has a vast amount of open area and approximately twice the amount of parking required.

There were no protestants in the audience.

MRS. COLEMAN made a Motion for APPROVAL of Z-27-82, subject to a maximum of 13 units per gross acre.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy, Mr. Canul

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on June 16, 1982.

9. Z-24-81

EXTENSION
OF TIME

APPROVED

Request of PLASTER BECKER COMPANY for an Extension of Time on property generally located on the northeast corner of Alexander Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-PD9, R-PD18 and C-1).

MR. FOSTER said this is the first request for an extension of time. The applicants are asking for a three-year extension on the R-PD9 and R-PD18 and no time limit on the C-1. Staff recommends approval.

MR. PLASTER was present.

MRS. COLEMAN made a Motion for APPROVAL of Z-24-81, Extension of Time.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy, Mr. Canul

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on June 16, 1982 at 2:00 P.M.

10. Z-81-80

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of WILLIAM THOMAS AND ROGER MINAMI for a Reinstatement and Extension of Time on property generally located on the northwest corner of 28th Street and Cedar Avenue, R-E Zone (under Resolution of Intent to R-3).

MR. FOSTER said this is the first request. Staff would recommend approval of a one-year time limit.

BILLY SLOAT, 1901 Goodwill, appeared for the application. This property has been in bankruptcy with the previous owner. He plans to start construction in three to four months.

MR. KENNEDY made a Motion for APPROVAL of Z-81-80, Reinstatement and Extension of Time, for one year.

10. Z-81-80

(Continued)

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

"NOES" None

"EXCUSED" Mrs. Tracy, Mr. Canul

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by
the Board of City Commissioners on June 16, 1982.

SUPPLEMENTAL AGENDA:

1. Z-17-82

PLOT PLAN REVIEW

APPROVED

Request of D. TODD ROSS CORPORATION, ET AL for a Plot Plan
Review on property generally located on the northwest corner
of Stewart Avenue and Nellis Boulevard, R-E Zone (under
Resolution of Intent to C-1).

MR. FOSTER said they would like to move the building
along the westerly side of the property and show a future
lease area for an additional commercial building. Staff
would recommend approval.

GUY WYLIE, Zone Manager for National Convenience Stores,
1055 East Tropicana Avenue, appeared for the application.
This will be a convenience store with a self-service
gasoline station. They will have a professional landscape
service maintain the property.

MR. KENNEDY made a Motion for APPROVAL of Z-17-82, Plot
Plan Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Canul

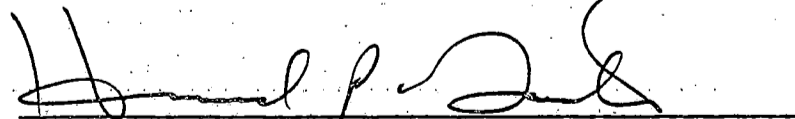
Motion for APPROVAL carried unanimously.

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 9:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

OP RINT

NAME

ADDRESS

FRANK RECHTSTEINER

2620 SEAGULL

HEIN VAN NEUREN

7725 MACAW LAKE

LOWELL ARBUTHNOT

7705 PHEASANT LN.

BRENT LARSEN

7708 PEACOCK

SHARON KILGANTON

7616 BLACKBIRD LANE, LAS VEGAS

CHARLES HENRY

7609 SEAGULL AVE.

DORIS J. DE LANTAN

7616 BLACKBIRD AVE

CHRIS J. HEIDT

PAUL V. BURKHARDT

7112 ASTRONAUT AVE

HOWARD TRULLI

585 ROYAL CREST CR. 50.

KIM SHARP

7100 ASTRONAUT AVE.

ROBERT METTER

925 ANTOLOPE WAY

MILTON KADEN

1021 EUGENE CEMAN

E. SAN DOWNING

4601 WEST SARAH

INTER-OFFICE MEMORANDUM

Date

MAY 25, 1982

TO: HAROLD P. FOSTER, DIRECTOR PLANNING & DEVELOPMENT	FROM: HOWARD A. NULL, CHIEF PLANNING DIVISION
SUBJECT: CITY PLANNING COMMISSION MEETING MAY 25, 1982 AGENDA ITEM CONDITIONS	COPIES TO: FILE

NEW BUSINESS:

1. A-2-82

3.9 acres
C-2 County Zoning
C-2 City equivalent (automobile dealership, existing)
No comments from Public Services

2. VAC-6-82

Utility companies and city departments have no objections to this vacation and staff recommends approval with normal conditions.

However, an additional condition is necessary to provide access for children attending the Rex Bell Elementary School north of the drainage channel.

~~Public Services will require the continuation of off-site street improvements across Rigel.~~

~~Ten feet of right-of-way to be provided for a pedestrian access with the location to be determined by the Department of Public Services.~~

3.-5. Extensions of time for tentative maps

Staff would have no objections to granting a one-year extension of time.

INTER-OFFICE MEMORANDUM

Date

May 24, 1982

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
MAY 25, 1982

COPIES TO:

Ginda Owens

Z-25-82

This 97 lot proposal of 95 R-CL lots and two R-1 lots provides no design considerations from the R-1 to the R-CL pattern. We recognize R-CL as tending toward R-2 and a departure from R-1. Therefore, staff feels that the street pattern should be modified from the proposal to provide completion and isolation of R-1 on the South and East sides of the development. The General Plan presents no problem for R-CL and it can be isolated from the existing R-1 tract by the design shown on the staff copy of the plans. This would reduce the number of lots to 83 and will involve some street vacation.

Staff recommends denial of the Eastern and Southern portions and approval of the balance as shown on the modified plan.

If approved, subject to:

1. Resolution of Intent with a twelve (12) month time limit for the R-CL portion.
- ~~2.~~ The North 560' of the East 180'; the South 380' of the East 155' and the West 225' of the East 380' of the South 130' of this parcel remain R-1.
3. Resubmit a development pattern according to the above zoning during this tentative subdivision map process for approval of the Planning Commission.
4. Recordation of a final Plat.

PROTESTS: 0

Z-26-82

This proposal was rejected four to six months ago as an R-PD project on which we advocated reduction to 39 units of one story. There was a considerable protest factor. There are R-1 lots on the North, East and West sides of this site. R-1 was indicated to buyers in this area. This proposal utilizes the existing street pattern. Staff feels that the lots fronting on Antelope should be

Z-26-82(continued)

retained as R-1 lots and in fact, the new subdivision regulations would not allow vehicular access from Antelope Way in a resubdivision effort and an alley would have to be provided. The Plot Plans and Elevations are the same as in Z-25-82. There will be 29 lots, four R-1, twenty-five R-CL of 5.2 lots per gross acre on this 5.62 gross acre site.

Staff feels that this is an appropriate transition from Commercial to R-1 and would recommend approval subject to:

1. Resolution of Intent with a twelve (12) month time limit except that the Easterly 160' shall remain R-1.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Repair any damage done to the existing street improvements resulting from this development as required by the Department of Public Services.
4. Reversion of the lots to acreage.
5. Recording of a final Plat.

PROTESTS: 0

Z-27-82

This property had been approved as R-MHP of 133 Mobile Home spaces on approximately 19 gross acres or 7 units per acre. This proposal is for 12.5 units per gross acre. The General Plan provides for 6,100 people in this neighborhood and utilizing 3.16 persons per family and assuming mostly R-1 type development on Bonanza & Owens is exceeded by this proposal. There are single family lots and R-1 Zoning on the west side of Sandhill. This property is in the floodway fringe.

This site contains 18.63 gross acres and will have 232 units with 463 parking spaces. There is a small piece of property between this site and the channel which the Housing Authority was going to try to incorporate into this site as a part of the Mobile Home Park, at least there were discussions with the Architect. This project will be 13 units per acre when Sandhill Right-Of-Way is taken. Staff feels that the maximum density for the site should be 7 - 8 units per acre, i.e. a 7 unit per acre Mobile Home Park or 8 unit per acre R-PD or apartment project, as it is surrounded by 5 - 8 unit per acre developments.

Staff recommends denial. If approved, subject to:

1. Resolution of Intent with a twelve (12) month time limit.

Z-27-82 (continued)

2. Conformance to the plot plan amended to provide one means of access to Washington Avenue.
3. Provision of a 6' block wall along the North and West property lines with the Westerly wall setback 5' for landscaping.
4. Standard conditions 2 - 5.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.
6. Dedication of 40' of Right-Of-Way for Sandhill Road and a radius corner at Washington Avenue and Sandhill Road.
7. Install street improvements on Sandhill Road and a sidewalk on Washington Avenue as required by the Department of Public Services.
8. Conformance to the Flood Hazard Reduction Ordinance #2115.
9. Approval of the parking and driveway plans as required by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development.
11. Approval of the building elevations by the Department of Community Planning & Development.

PROTESTS: 0

Z-24-81

This is the first request for an Extension Of Time. They are requesting three years due to economic conditions. Major project.

Staff recommends approval, subject to:

1. The Resolution of Intent shall expire April 28, 1985.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

Z-81-80

This Resolution of Intent expired November 19, 1981 and is within the reinstatement period. No reasons given.

Staff recommends approval subject to:

Z-81-80(continued)

1. The Resolution of Intent shall expire June 16, 1983.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

Z-17-82

The proposed amendment to the development plan reorients the building toward Nellis Boulevard and includes a 27' x 40' lease unit. The parking is ample. The elevations are attractive.

Staff recommends approval subject to:

1. Conformance to the amended plot plan and elevations.
2. Conformance to the original conditions of approval.