

ANNOTATED AGENDA

CITY PLANNING COMMISSION

SEPTEMBER 28, 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: Coleman, Tracy, Johnston, & Mack

EXCUSED: Canul, Kennedy, & Guthrie

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the August 12, 1982 City Planning Commission minutes.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

OLD BUSINESS:

1. Z-84-81 Request of BRANDT CONSTRUCTION COMPANY for a Plot Plan Review to allow detached single family residences on property generally located on the south side of Craig Road between Lorenzi Boulevard and the Rainbow Expressway, R-1 Zone (under Resolution of Intent to R-CL).
- PLOT PLAN REVIEW
- (Abeyance Item from 9/9/82)

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the amended plot plan and elevations.
2. Conformance to all other conditions of approval of Z-84-81.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: OCTOBER 20, 1982

2. Z-49-77 Request of NEW HORIZONS CENTER FOR LEARNING for a one-year Extension of Time at its existing operation on property located at 1401 South Arville Street, C-1 Zone.
- EXTENSION OF TIME

(Abeyance Item from 9/9/82)

ACTION: APPROVED
MACK/UNANIMOUS

CONDITION:

1. The school use shall be discontinued August 15, 1983.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: OCTOBER 20, 1982

NEW BUSINESS:

1. TENTATIVE MAP NORTHWIND Property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).
Owner: Dr. Robert G. Basinger
Subdivider: Karl H. Macher
No. of Acres: 1.75 No. of Lots: 8
- ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval for Z-68-78.
2. No vehicular access to Owens Avenue from the abutting lots.

TO BE HEARD BY CITY COMMISSION: OCTOBER 20, 1982 STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP NORTHWIND Property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).
Owner: Dr. Robert G. Basinger
Subdivider: Karl H. Macher
No. of Acres: 1.75 No. of Lots: 8
- ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.
 2. Conformance to the conditions of approval for the tentative map.
- STAFF RECOMMENDATION: APPROVAL
-

3. FINAL MAP LEWIS HOMES RAINBOW PARK #1 Property generally located on the south side of Vegas Drive, east of Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 4.2 No. of Lots: 29
- ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Provide temporary paving on Vegas Drive, from Wintergreen Drive east to the nearest paved street, as required by the Department of Public Services.
 2. Conformance to the conditions of approval for the tentative map.
- STAFF RECOMMENDATION: APPROVAL
-

4. STREET NAME CHANGE Request of JOHN & EUNES I. LONETTI for a proposed street name change from Lahaina Lane to Redoak Avenue.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL PROTESTS: 2

5. Z-41-82 Application of OSCAR AND OLIVIA GREEN for reclassification of property generally located at 606 Jackson Avenue, between "F" Street and "G" Street, from R-3 to C-2.
Proposed Use: Tavern and Casino (Expansion)
- ACTION: ABEYANCE
TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY PLANNING COMMISSION: OCTOBER 14, 1982

6. Z-42-82

Application of JOHN K. BIEGGER for reclassification of property generally located on the northeast corner of Sahara Avenue and Edmond Street, from N-U to C-1.

Proposed Use: 50-Bed Hospital for Adolescents
(Chemical Dependency Treatment)

ACTION: ABEYANCE
~~MACK MADE MOTION~~
FOR APPROVAL/2-2 tie vote
(JOHNSTON & MACK: YES;
COLEMAN & TRACY: NO)

STAFF RECOMMENDATION: APPROVAL PROTESTS: 211
TO BE HEARD BY CITY PLANNING COMMISSION: OCTOBER 14, 1982

7. Z-43-82

Application of THREE JAYS, A LIMITED PARTNER-SHIP, for reclassification of property generally located on the northwest corner of Charleston Boulevard and Desert Lane, from R-1 to C-1.

ACTION: APPROVED
JOHNSTON/UNANIMOUS Proposed Use: Restaurant

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide a 4' decorative block wall along Desert Lane set back 5' for landscaping and provision of a 6' block wall along the north property line.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Any damage to the existing street improvements resulting from this development shall be repaired as required by the Department of Public Services.
5. Provision of water flow as required by the Department of Fire Services.
6. Conformance to the plot plan and submitted elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: OCTOBER 20, 1982

8. Z-45-82

Application of LIED FAIRACRES COMPANY for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL.

ACTION: APPROVED
TRACY/UNANIMOUS Proposed Use: Medium Low Density
Single Family Residential

CONDITIONS:

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

SUPPLEMENTAL AGENDA:

1. Z-57-78

Request of GREGORY P. HETTER, M.D., for a Plot
Plan Review on property located at 200 Desert
View Street, R-PD4 Zone.

PLOT PLAN
REVIEW

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY THE CITY COMMISSION: OCTOBER 6, 1982

ANNOTATED AGENDA
CITY PLANNING COMMISSION
SEPTEMBER 28, 1982

MINUTES:

August 12, 1982

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

OLD BUSINESS:

1. Z-84-81

PLOT PLAN
REVIEW

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

Special Conditions: 1. Conformance to the amended
plot plan and elevations.
2. Conformance to all other
original conditions of
approval under Z-84-81.

Protests: 0

2. Z-49-77

EXTENSION
OF TIME

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

Protests: 0

Special Condition: 1. Extension continued until
August 15, 1983.

NEW BUSINESS:

1. TENTATIVE MAP

NORTHWIND

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

Special Conditions: 1. Conformance to the conditions
of approval for Z-68-78.
2. No vehicular access to Owens
Avenue from the abutting lots.

2. FINAL MAP

NORTHWIND

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

Special Conditions: 1. Approval of the tentative
map.
2. Conformance to the conditions
of approval for the tentative
map.

7. Z-43-82

3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Repair any damage to street improvements from this development
5. Provide hydrants and water flow as required by Fire Services.

Protests: 0

8. Z-45-82

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

- Special Conditions:
1. Resolution of Intent subject to a twelve month time limit.
 2. Conformance to the elevations and site plan with the redesign for the lots fronting on Lorenzi Blvd.
 3. Exact layout should be taken care of during subdivision process.
 4. Site plan have 20' setback indicated for the detached single-family dwellings from the front property line and 15' from the rear.
 5. Dedication of 20' of right-of-way for Alta and radius corners of Lorenzi Blvd. and Rainbow Blvd. as required by Public Services.
 6. Install full street improvements on Lorenzi and Alta and street lights and sidewalks on Rainbow as required by Public Services.
 7. Any damage to street improvements from this project be repaired by the developer.
 8. Install fire hydrants.
(see below)

Protests: 2 recorded by staff
Approx. 40 persons in audience
Approx. 400 signatures on petition
Clint Wright, 6948 Erin Circle
John DuBois, 2048 Westwind Road
Audrey Silva, 301 S. Lorenzi Blvd.
Robert Smith, 6921 Kim Ave.
Juanita Clark, 137 Lorenzi Blvd.

9. All houses R-1 that face Lorenzi.
10. No cul-de-sac on Lorenzi.

9. Z-46-82

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

- Special Conditions:
1. Resolution of Intent.
 2. Conformance to the plot plan and elevations amended to carry mansard roof on bldgs. backing to Bonanza & eliminate the access to Bonanza Road.
 3. Dedication of 30' of right-of-way for Gateway and radius corner of Bonanza Road.
 4. Install street improvements on Gateway.
 5. Approval of the parking and driveway plan by the Traffic Engineer.
 6. Repair any damage to street improvements from this project
 7. Install fire hydrants.

Protests: 0

10. Z-20-76

PLOT PLAN
REVIEW

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

- Special Conditions: 1. Conformance to the conditions of approval on the use permit which involves the access off Dolores and landscaping.

Protests: 4 or 5 at BZA Use Permit hearing.
0 at Planning Commission

11. Z-121-78

PLOT PLAN
REVIEW

DENIED - TRACY/AYES: Acting Chairman Coleman, Mrs. Tracy,
Mr. Mack
NOES: Mr. Johnston

Protests: 2
Chuck Santelman, 2550 Palomino Lane
George Koplus, 2426 Palomino Lane
William Aplin, 2600 Palomino Lane
Norma McFarland, 2501 Palomino Lane
Raymond Hirschman, 2500 Palomino Lane
Charles Rondack, 642 Shetland Road
11 persons in audience

Favor: 7 letters

12. Z-76-79

STRICKEN FROM AGENDA

EXTENSION
OF TIME

DIRECTOR'S BUSINESS:

1. CHANGE OF MEETING DATE

November 9, 1982 was voted unanimously.

SUPPLEMENTAL AGENDA:

1. Z-57-78

PLOT PLAN
REVIEW

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

NOES: None

Special Condition: 1. Conformance to the plot
plan and elevations.

NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-20-76 REQUEST OF WATKINS DEVELOPMENT COMPANY FOR A
PLOT PLAN REVIEW TO ALLOW AN 88-UNIT APARTMENT
COMPLEX ON PROPERTY GENERALLY LOCATED SOUTHWEST
OF SILVERSTREAM AVENUE AND EAST OF LORENZI
BOULEVARD, C-1 ZONE (LIMITED COMMERCIAL).

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 26,
TOWNSHIP 20 SOUTH, RANGE 60 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 plot plan review; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

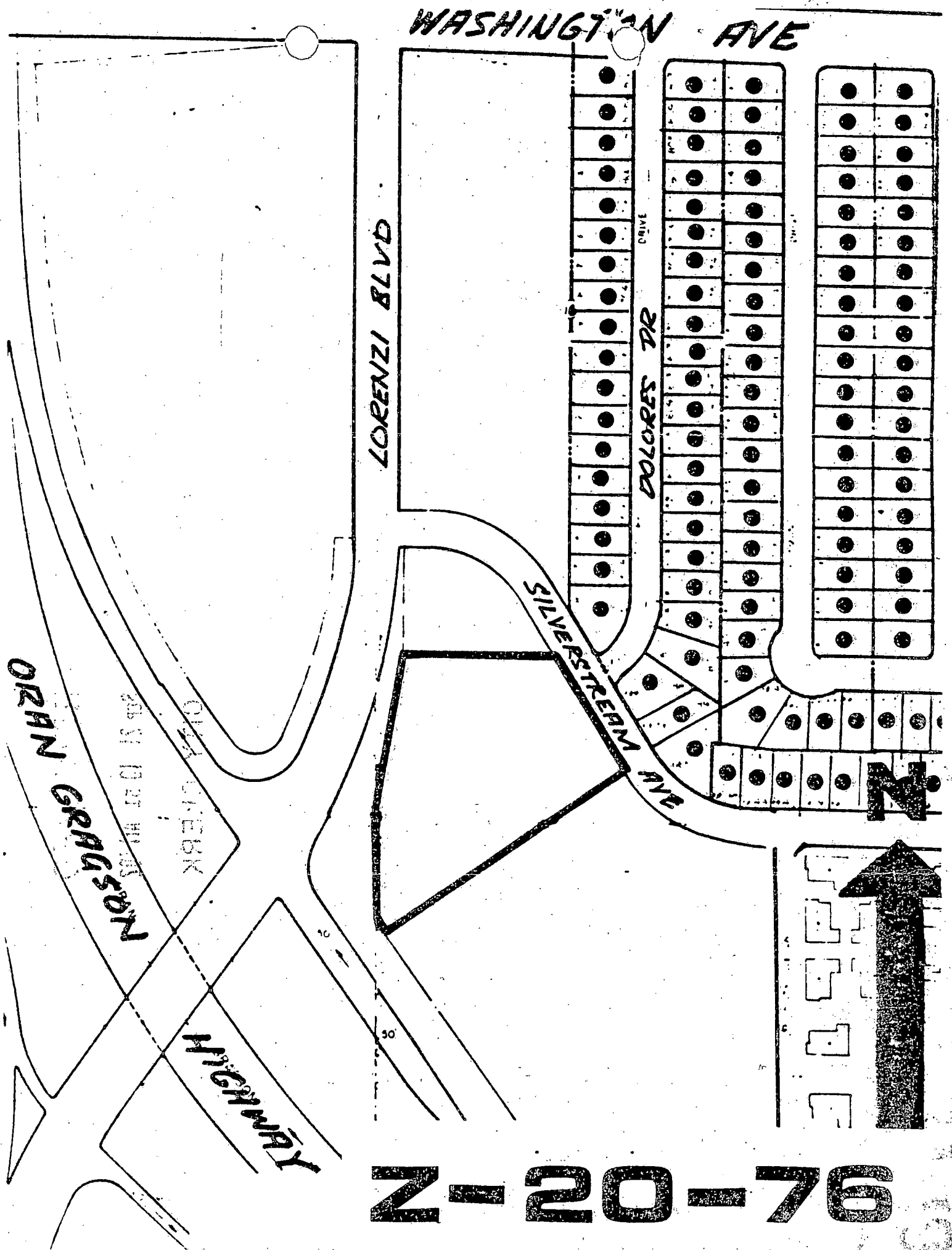
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

CITY CLERK

SEP 21 10 51 AM '82

RECEIVED



N-20-76

Grider

NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-41-82

OSCAR AND OLIVIA GREEN FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED AT 606 JACKSON
AVENUE, BETWEEN "F" STREET AND "G" STREET.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

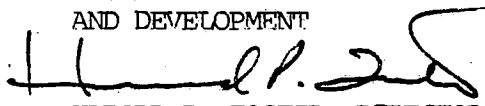
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: TAVERN AND CASINO (EXPANSION)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT FIVE (5), BLOCK TWENTY-TWO (22),
OF H. F. M. & M. 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.

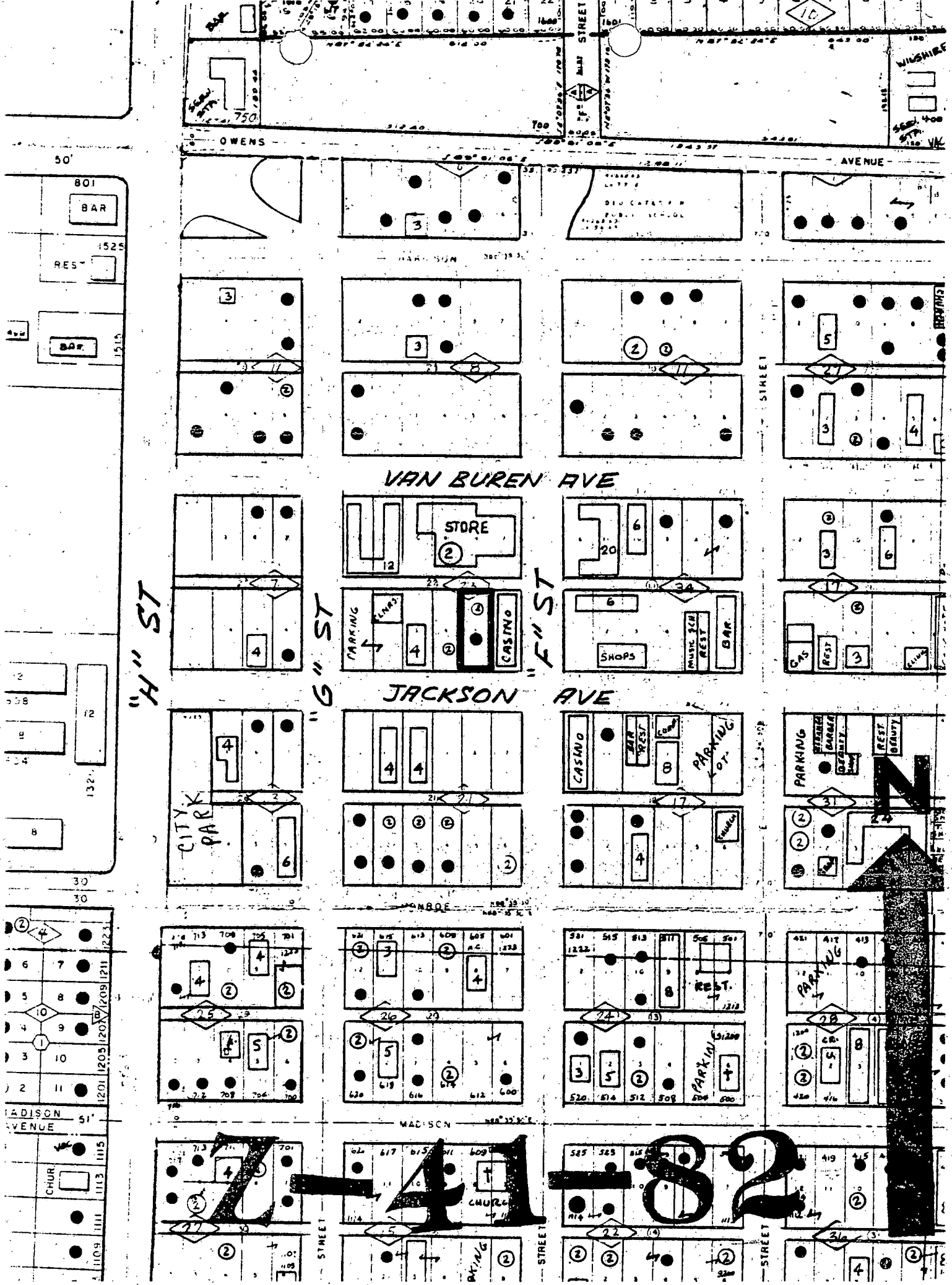
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cmf

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

(SEE LOCATION MAP ON REVERSE SIDE.)



"H" ST

"G" ST

"F" ST

VAN BUREN AVE

JACKSON AVE

MADISON AVENUE

4-82



NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-42-82

JOHN K. BIEGGER FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE NORTHEAST
CORNER OF SAHARA AVENUE AND EDMOND STREET.

FROM: N-U (NON-URBAN)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: 50-BED HOSPITAL FOR ADOLESCENTS
(CHEMICAL DEPENDENCY TREATMENT)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 1,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

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

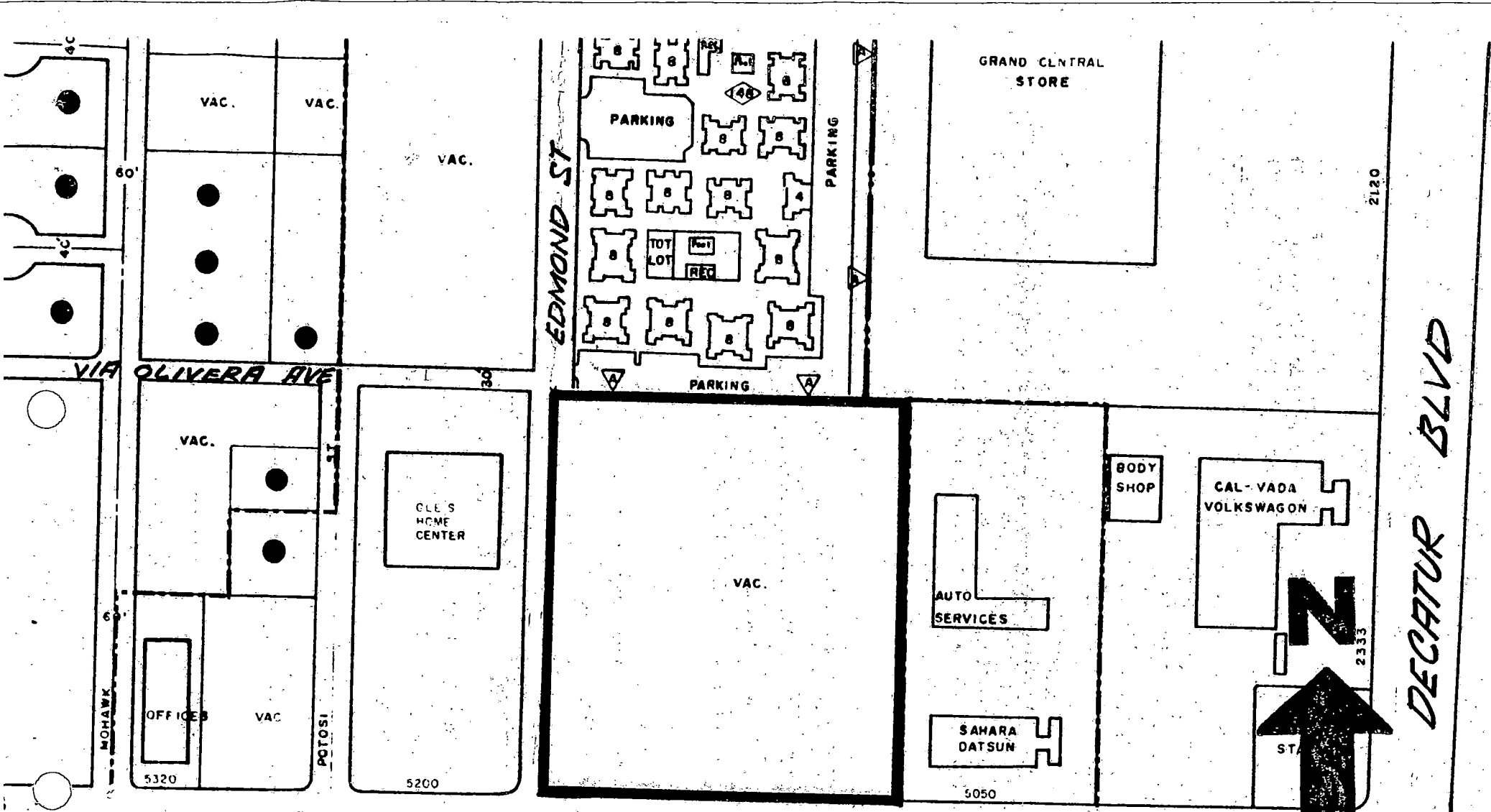
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cne

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

(SEE LOCATION MAP ON REVERSE SIDE.)



SAHARA AVE

7-42-82

COUNTY

NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-43-82

THREE JAYS, A LIMITED PARTNERSHIP, FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE NORTHWEST CORNER OF
CHARLESTON BOULEVARD AND DESERT LANE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RESTAURANT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS ONE (1) THROUGH FOUR (4) IN BLOCK ONE (1)
OF BUENA VISTA 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.)

NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-44-82

R. C. ASSOCIATES FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE WEST
SIDE OF SIMMONS STREET, BETWEEN LAKE MEAD
BOULEVARD AND HOLLY AVENUE.

FROM: N-U (NON-URBAN)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 20,
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:cmf

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

(SEE LOCATION MAP ON REVERSE SIDE.)

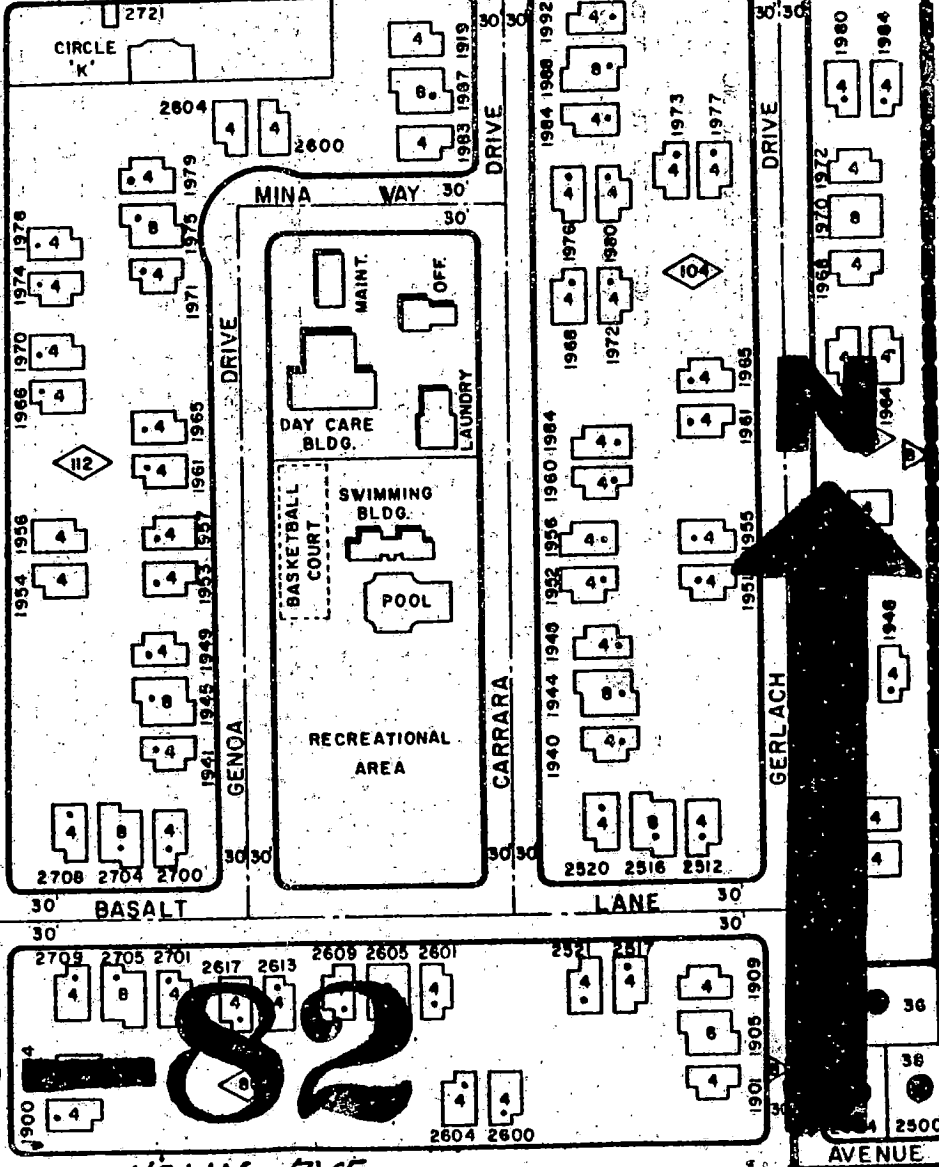
COUNTY

STABLES

CITY LIMITS

SIMMONS ST

LAKE MEAD BLVD



7-44-82

AVENUE

NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-45-82 LIED FAIRACRES COMPANY FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED NORTH OF ALTA DRIVE
ON THE EAST AND WEST SIDES OF RAINBOW BOULEVARD.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-CL (RESIDENTIAL COMPACT LOT)
PROPOSED USE: MEDIUM LOW DENSITY
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 34,
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.

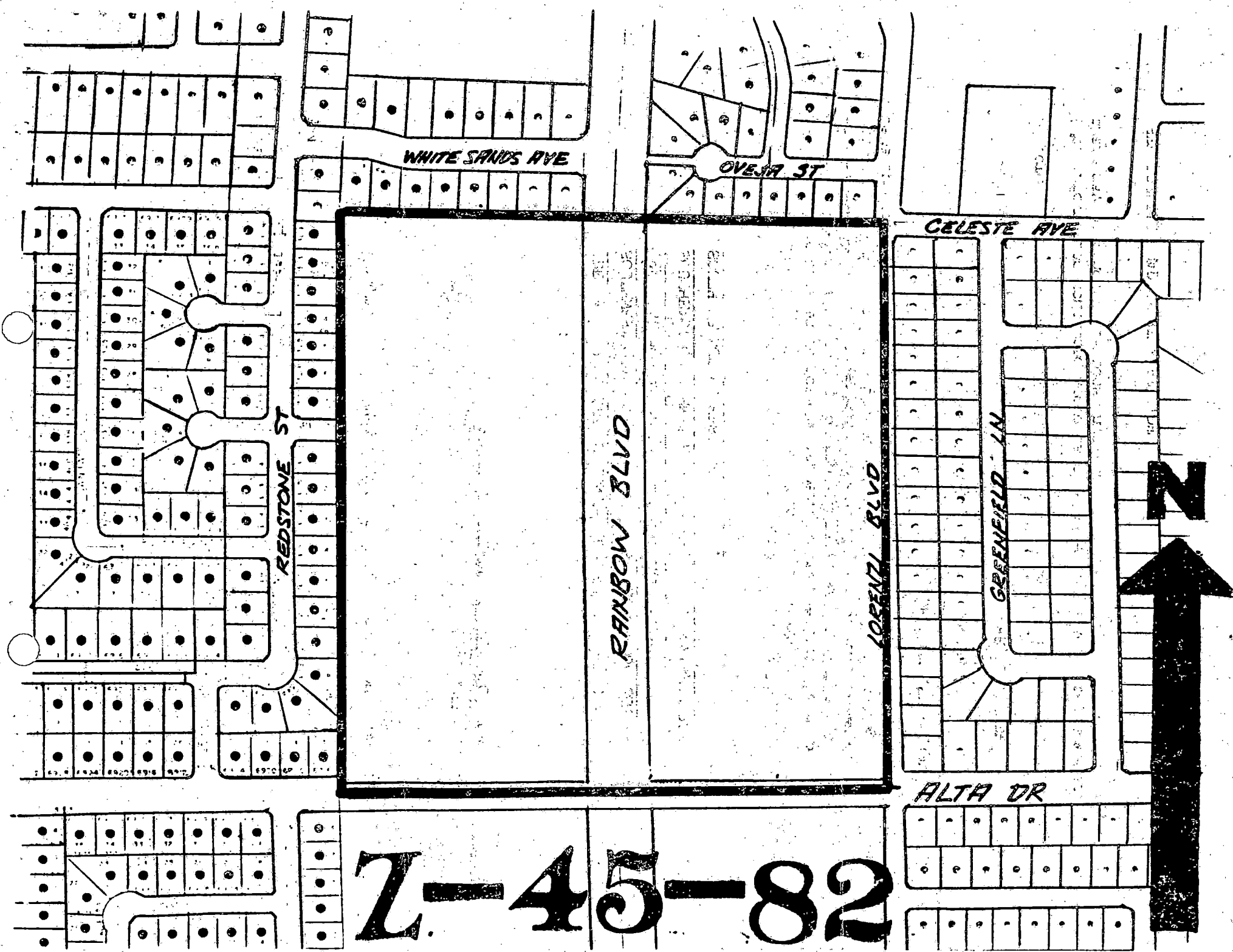
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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.)



Z-45-82

NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-46-82

P & K, A LIMITED PARTNERSHIP, FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF
BONANZA ROAD, BETWEEN LAMB BOULEVARD AND PECOS STREET.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS
AND A PRIVATE RECREATION FACILITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 30, TOWNSHIP 20
SOUTH, RANGE 62 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.)

HARRIS AVE

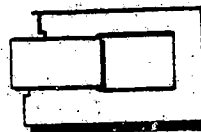
SANDHILL RD

BONANZA RD

4150

4200

UNION HALL



PARKING

STORAGE
AREA

47

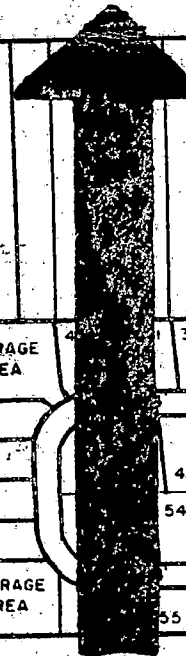
48

49

50

STORAGE
AREA

N



Z-46-82

NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-49-77

NEW HORIZONS CENTER FOR LEARNING FOR A
ONE (1) YEAR EXTENSION OF TIME ON ITS
EXISTING OPERATION ON PROPERTY LOCATED AT
1401 SOUTH ARVILLE STREET, C-1 ZONE
(LIMITED COMMERCIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT TEN (10), BLOCK TWO (2), HINSON
HEIGHTS.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed extension of time; 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

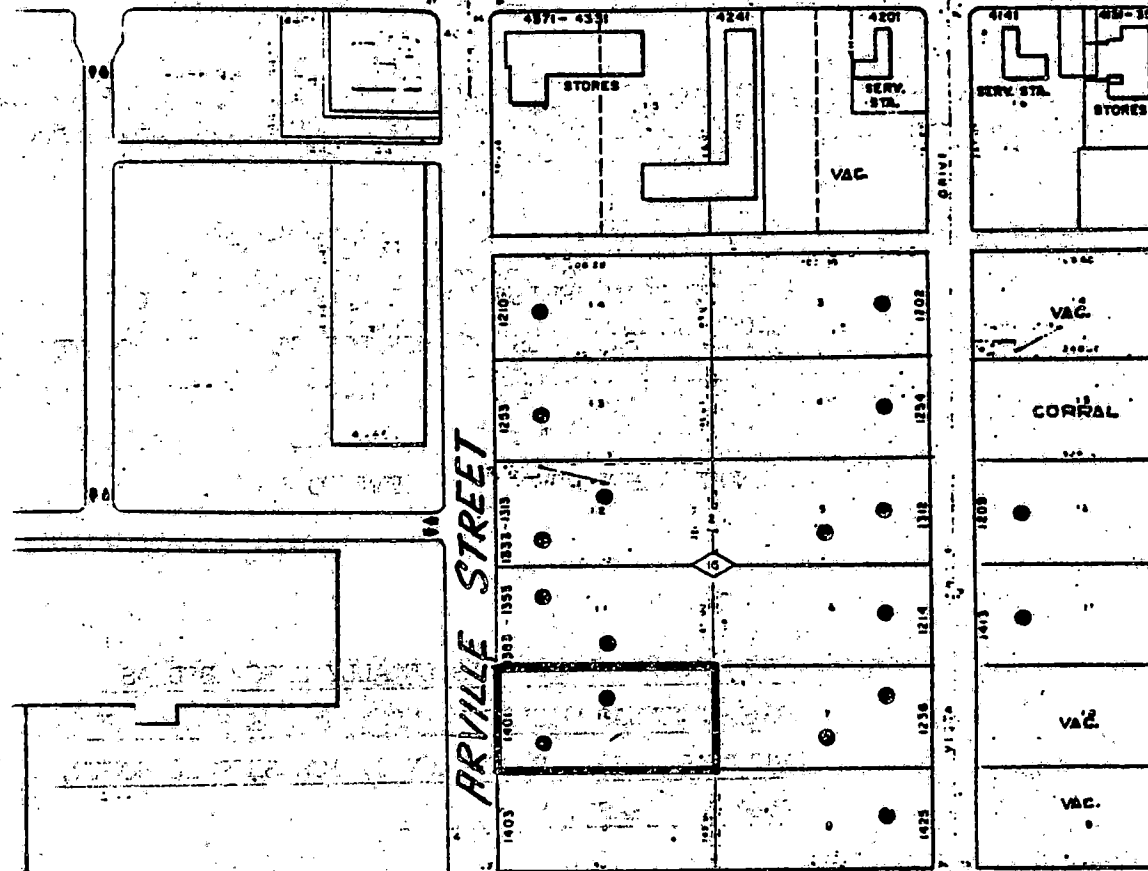
HPF:cme

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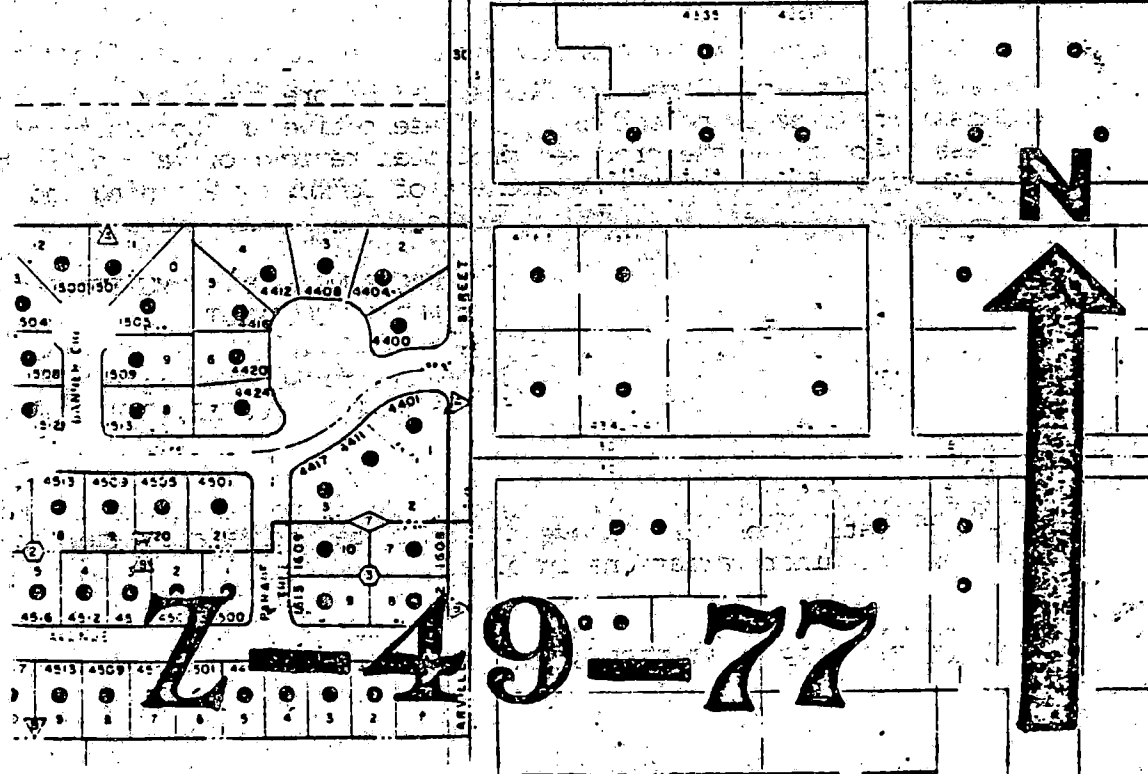
(SEE LOCATION MAP ON REVERSE SIDE.)

M-31-7

CHARLESTON BLVD



DEL REY AVE



L-49-77



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SEPTEMBER 28, 1982

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Z-84-81 REQUEST OF BRANDT CONSTRUCTION COMPANY FOR
A PLOT PLAN REVIEW TO ALLOW DETACHED SINGLE
FAMILY RESIDENCES ON PROPERTY GENERALLY LOCATED
ON THE SOUTH SIDE OF CRAIG ROAD BETWEEN LORENZI
BOULEVARD AND THE RAINBOW EXPRESSWAY, R-1 ZONE
(UNDER RESOLUTION OF INTENT TO R-CL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.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 plot plan review; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

Harold P. Foster
HAROLD P. FOSTER, DIRECTOR

HPF:cne

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

(SEE LOCATION MAP ON REVERSE SIDE.)

SUNSET

RAINBOW EXPWY

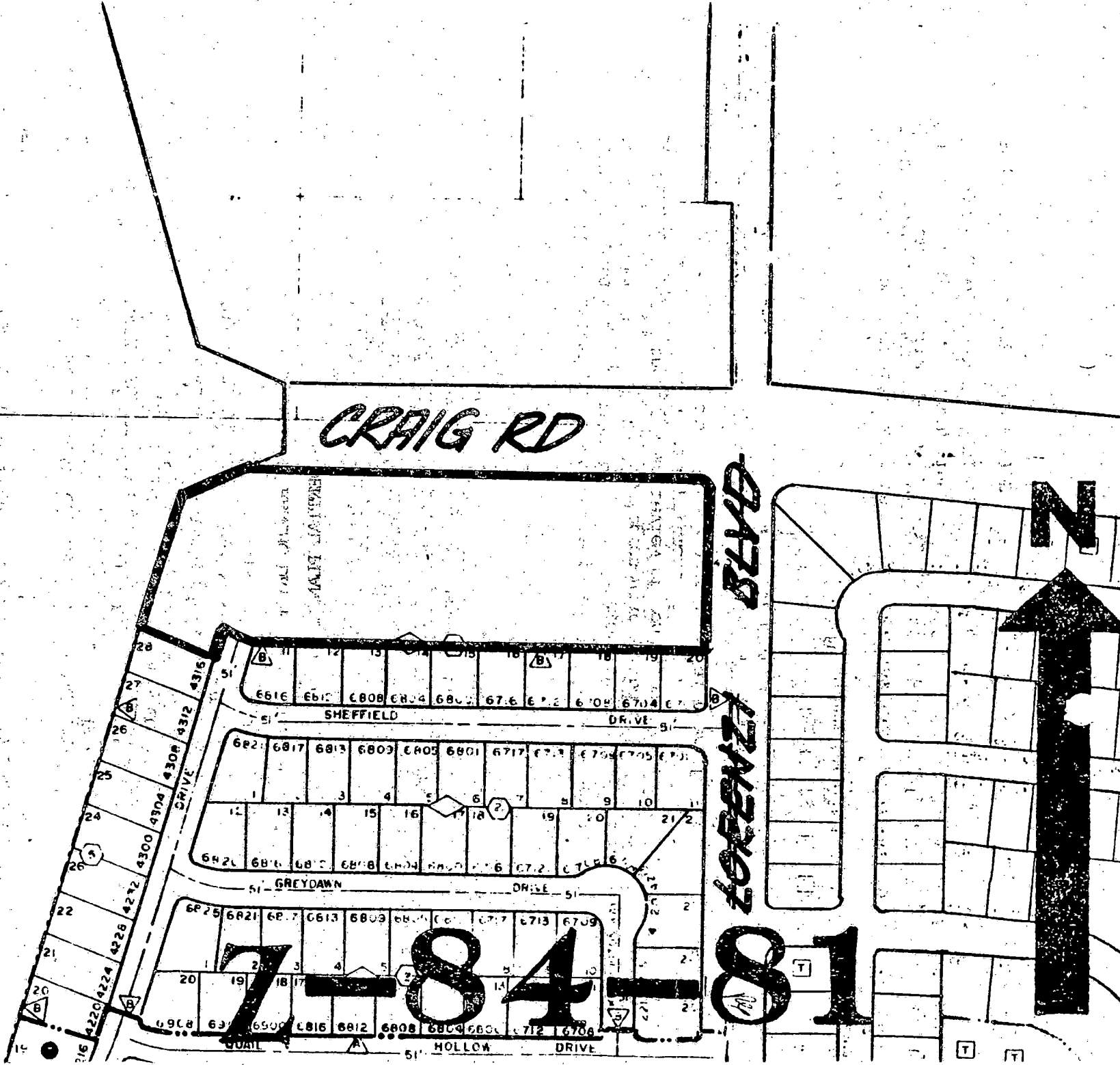
CRAIG RD

BLVD

LORENZA

81

N



LYNNWAY

RAINBOW

6616 6617 6808 6804 6800 676 672 6704

SHEFFIELD DRIVE

6821 6817 6813 6809 6805 6801 6717 6713 6709

GREYDAWN DRIVE

6925 6821 6817 6813 6809 6805 6801 6717 6713 6709

HOLLOW DRIVE

7-84-81

NOTICE OF PUBLIC HEARING

SEPTEMBER 28, 1982

Notice is hereby given that on September 28, 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-121-78

REVIEW OF
CONDITION

REQUEST OF PALOMINO GARDENS TO REVERSE
THE FRONTAGE OF THREE LOTS FROM PALOMINO
LANE TO TROTTER CIRCLE WHERE THE CONDITION
OF APPROVAL REQUIRED THESE THREE LOTS TO
FRONT ON PALOMINO LANE, ON PROPERTY GENERALLY
LOCATED ON THE SOUTH SIDE OF PALOMINO LANE,
600' WEST OF RANCHO DRIVE, IN ZONING DISTRICT
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE PALOMINO GARDENS 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 review of conditions, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

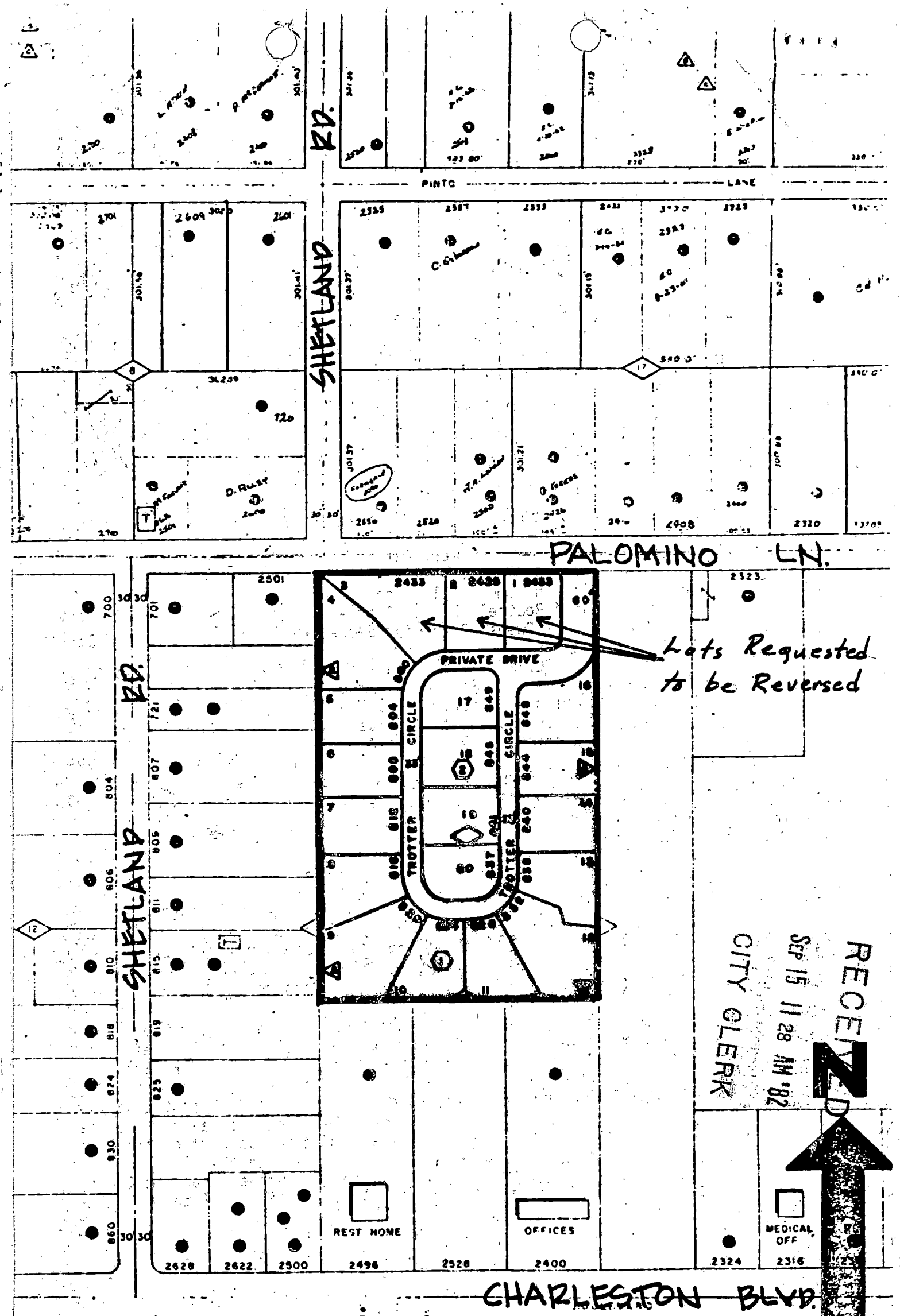
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

Harold P. Foster
HAROLD P. FOSTER, DIRECTOR

HPF:cme

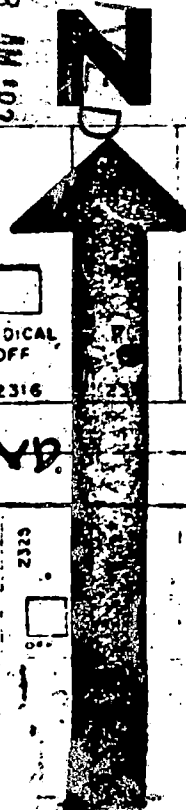
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)



Lots Requested to be Reversed

RECEIVED
 SEP 15 11 28 AM '82
 CITY CLERK



7-121-78

MINUTES

CITY PLANNING COMMISSION

SEPTEMBER 28, 1982

- CALL TO ORDER:** A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Acting Chairman Coleman in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
- PRESENT:** Acting Chairman Coleman
Mrs. Tracy
Mr. Johnston
Mr. Mack
- EXCUSED:** Chairman Guthrie
Mr. Canul
Mr. Kennedy
- STAFF PRESENT:** Harold P. Foster, Director, Department of Community Planning & Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Silviu Nemeth, Planning Assistant
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:** MR. JOHNSTON made a Motion for APPROVAL of the Minutes of the August 12, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.
- OLD BUSINESS:**
1. Z-84-81
- PLOT PLAN REVIEW
- (Abeyance Item from 9/9/82)
- APPROVED
- Request of BRANDT CONSTRUCTION COMPANY for a Plot Plan Review to allow detached single-family residences on property generally located on the south side of Craig Road between Lorenzi Boulevard and the Rainbow Expressway, R-1 Zone (under Resolution of Intent to R-CL).
- MR. FOSTER said this item was held in abeyance in order for the surrounding property owners to be renotified of the change to the elevations and plot plan they are now proposing on this site. This is a compact-lot development. The previous proposal was for a zero lot line development, which means one side of the units would be to the side property lines. Now, they are proposing detached units on lots that are approximately 45 feet in width. These units are aesthetically compatible with the R-1 homes to the south. Staff would recommend approval, subject to: 1) Conformance to the amended plot plan and elevations; and 2) Conformance to all other original conditions of approval under Z-84-81. Staff does not have any protests on record from the advertised public hearing.

1. Z-84-81

(Continued)

GEORGE PERKINS, Brandt Construction Company, 5067 South Arville, appeared for the application. They concur with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of Z-84-81, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on October 20, 1982.

2. Z-49-77

EXTENSION
OF TIME

(Abeyance Item
From 9/9/82)

APPROVED

Request of NEW HORIZONS CENTER FOR LEARNING for a one-year Extension of Time at its existing operation on property located at 1401 South Arville Street, C-1 Zone (Limited Commercial).

MR. FOSTER said this school facility has requested several extensions in the past. When their request was received at the last meeting, it was held in abeyance so the property owners could be notified because they have always been notified in the past. From the advertisement staff did not receive any protests. They are asking for a one-year extension until they are able to relocate into their new facility in the West Charleston area. Staff would recommend approval, subject to: 1) Extension continued until August 15, 1983.

THERESA SMITH, Executive Director of New Horizons, appeared for the application. The plans have been drawn and the utilities installed, so they plan to start construction in May of 1983. However, they feel it will be two years before they will be able to use the new school.

MR. MACK made a Motion for APPROVAL of Z-49-77, Extension of Time, for a period of one year.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP

NORTHWIND

APPROVED

Property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).

Owner: Dr. Robert G. Basinger

Subdivider: Karl H. Macher

No. of Acres: 1.75 No. of Lots: 8

MR. NULL said Owens Avenue is to the north and Nellis Boulevard to the east. This is a cul-de-sac street. Staff would recommend approval, subject to the following conditions: 1) Conformance to the conditions of approval for Z-68-78; and 2) No vehicular access be permitted to Owens Avenue from the abutting lots. With these conditions, and the normal conditions, staff would recommend approval.

1. TENTATIVE MAP

(Continued)

RICHARD BRAND, Sun Survey, 2300 East Desert Inn Road, appeared for the applicant. They concur with staff's recommendations.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Northwind, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. FINAL MAP

NORTHWIND

APPROVED

Property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).

Owner: Dr. Robert G. Basinger

Subdivider: Karl H. Macher

No. of Acres: 1.75 No. of Lots: 8

MR. NULL said this final map of Northwind is in substantial conformity with the tentative map. Staff would recommend approval, with the following conditions: 1) Approval of the tentative map; and 2) Conformance to the conditions of approval for the tentative map.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Northwind, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. FINAL MAP

LEWIS HOMES
RAINBOW PARK 1

APPROVED

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

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 4.2 No. of Lots: 29

MR. NULL said Vegas Drive is to the north. This is the first unit of Rainbow Park 1, which is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Provide improvements on Vegas Drive from Wintergreen Drive eastward to the nearest paved street as required by the Department of Public Services; and 2) Conformance to the conditions of approval for the tentative map.

G. C. WALLACE, Wallace Engineering, appeared to represent Lewis Homes of Nevada. They are in accord with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Lewis Homes, Rainbow Park 1.

Voting was as follows:

3. FINAL MAP
(Continued)

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

Motion for APPROVAL carried unanimously.

4. STREET NAME CHANGE
APPROVED

Request by JOHN AND EUNES I. LONETTI for a proposed street name change from Lahaina Lane to Red Oak Way.

MR. NULL said the applicant is planning to build a facility on the east side of Lahaina Lane and wishes to change the name to Red Oak Way. The Fire Alarm Office, Department of Public Services and staff have no objection. However, staff has received one letter in protest.

JOHN LONETTI, 1244 Park Circle, appeared for the application. Lahaina Lane is difficult to spell and pronounce. It also gives the impression of being within the industrial park immediately to the left, which is a private industrial park.

ART KAM, Direction Realty, 1913 Western Avenue, appeared in protest. Lahaina Lane is a dedicated street name that is recorded in Front Boy's 1982 Greater Las Vegas Street Directory, 1982 Greater Las Vegas street maps, and in the real estate property index parcel map of Clark County. The owners of the industrial park strongly object to any street name change.

ACTING CHAIRMAN COLEMAN asked if Lahaina Lane lies on the industrial park's property.

ART KAM replied that half of it lies in the industrial park.

JOHN LONETTI said he is the only property owner on the street that has a business. Only half of the street was developed until he developed the other half.

MR. JOHNSTON made a Motion for APPROVAL of the Street Name Change.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN COLEMAN announced a date will be set for a public hearing on this item at the October 6, 1982 City Commission meeting.

5. Z-41-82
ABEYANCE

Application of OSCAR AND OLIVIA GREEN for reclassification of property generally located at 606 Jackson Avenue, between "F" Street and "G" Street, from R-3 (Limited Multiple Residence) to C-2 (General Commercial).
Proposed Use: Tavern and Casino (Expansion)

MR. FOSTER said this involves an additional lot to be rezoned to C-2 on the north side of Jackson Avenue, approximately two lots west of "F" Street. There is an existing facility, Town Tavern, on the corner and they are proposing to expand it to the west. There is C-2 zoning along both sides of Jackson Avenue. There was a special plan adopted for this

5. Z-41-82

(Continued)

area which included C-2 zoning on this site. The expansion will be approximately 7,450 square feet in size. It will be for the casino and tavern use, except for 450 square feet which will be used for an office area. They are required to provide off-street parking under the new parking regulations. They have a lot across the alley to the north and one across the street to the south, so they will have ample parking. The parcel to the south is zoned R-3, so it will also have to be zoned C-2. Staff feels the zoning requested is proper and would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to provide landscaping and paving on the parking sites; 2) Approval of the satellite parking lot by the City Commission; 3) Taking care of any necessary rezoning on the parking lot sites; 4) This action does not constitute approval of any gaming or liquor license which may be required for this expansion; 5) Conformance to the Flood Hazard Reduction Ordinance; 6) Install alley paving from the west property line to "F" Street as required by the Department of Public Services; 7) Repair any damage to street improvements resulting from this development as required by the Department of Public Services; 8) Provide fire hydrants and water flow as required by Fire Services; 9) Resolution of Intent for a one-year period. Staff has no protests on record.

The applicants were not present.

MRS. TRACY made a Motion for ABEYANCE of Z-41-82 so the applicants can be present.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

6. Z-42-82

TIE VOTE

Application of JOHN K. BIEGGER for reclassification of property generally located on the northeast corner of Sahara Avenue and Edmond Street, from N-U (Non-Urban) to C-1 (Limited Commercial).

Proposed Use: 50-bed hospital for adolescents
(chemical dependency treatment)

MR. FOSTER said the subject property is approximately 10 gross acres and was recently annexed into the city. There is C-1 in the surrounding area. The requested use is for a facility that will care for adolescent chemical users. All the parking will be on the southwest portion of the property and access will be off Edmond Street. There is substantial landscaping to the east and a softball facility in the northeast corner, as well as basketball courts to the north. There is an apartment project immediately to the north. Staff feels the recreational uses along the north portion should be moved a minimum of 100 feet to the south, so as to preclude any noise factor to the residential area to the north. The applicants have agreed to this change. Also, they are providing approximately 75 parking spaces and 44 parking spaces are required for this type of facility. There will be 50 beds and is low density in terms of what could be constructed on this site. Staff would recommend approval, subject to: 1) Resolution of Intent to a twelve-month time limit; 2) Conformance to the plot plan and elevations amended to shift

6. Z-42-82

(Continued)

the baseball and basketball facilities 100 feet to the south; 3) Construct an 8 foot block wall along the north property line that would also screen any noise to the apartment project; 4) Dedicate 30 feet of right-of-way for Edmond Street and the radius corner at Sahara Avenue as required by the Department of Public Services; 5) Install off-site improvements on Edmond and sidewalk on Sahara Avenue; 7) Approval of the driveway and parking areas as required by the Traffic Engineer; 8) Repair any damage to the existing street improvements as a result of the construction that takes place on this site; and 9) Provide fire hydrants and water flow as required by the Department of Public Services. Staff has 21 protests from the advertised public hearing.

NANCY CORDAY, Comp-Care, appeared for the application. Comp-Care has provided alcoholic programs in Las Vegas for the past six years. They selected this site because they needed at least 4 acres in an area where utilities have been developed, general location safe and attractive, within 15 minutes of backup emergency hospital care, accessible by major thoroughfares, and along streets intended for commercial or professional uses. This hospital is not intended for hard drug users and adolescents accepted are not a danger to society.

RICHARD ROBISON appeared for the application and pointed out the layout of the plot plan. They have tried to blend into the surrounding area.

There were approximately 45 persons in the audience in protest and approximately 20 persons in favor.

REVELLE TAYLOR, 2065 Lindell Road, appeared in protest on behalf of the persons residing in that area. He presented a petition with 169 signatures in protest with 39 of those present at the meeting. Approximately 20 persons met with Comp-Care representatives. They are concerned about the security features of the facility, caliber of visitors, reduction in property values, future expansion of the facility to two stories, and the large number of children currently living in that area who pass by this site.

LARRY JOHNS, 2090 Westwind Road, appeared in protest. He feels this is of no benefit to the neighborhood, not the customary commercial enterprise, and very experimental. He thinks a better location would be near the present juvenile facility.

DALE BAKER, 5320 O'Bannon Drive, appeared in protest. After the patients have completed the basic program, they will be returning for out-patient care. There is a possibility that visitors could bring drugs to the patients.

JOHN STRASSNER, 5100 O'Bannon Drive, appeared in protest. His main concern is the security of the facility.

SYLVIA TITUS appeared in protest. She is a teacher at the nearby elementary school and feels this facility presents a danger to the children.

DR. LEYCEGUI IGNACIO, 5625 O'Bannon Drive, appeared in protest. These types of patients were dangerous in a hospital he practiced at in New York City.

LOU OBERGH, 2670 Lindell Road, appeared in protest. He feels this will devalue the properties in the area.

BOB ELLIS, 309 South 3rd Street, appeared in favor. He is an investigator and handles numerous criminal cases. Prior to this he worked for the Bureau of Alcohol and Drug Abuse evaluating programs to place teenagers in out-of-state programs due to the lack of facilities in this area. If there is not a facility like this, then the children will ultimately end up in the criminal justice system.

6. Z-42-82

(Continued)

RICHARD STEINBERG, Executive Director of Western Counseling Associates, 900 East Karen Avenue, appeared in favor. A different caliber of client will be going to this hospital than most hospitals of this type because of the cost of the care.

LINDA ORTIZ, 4862 San Sebastian, appeared in favor. Her son needed this type of care, but there was no room available for him in any of the facilities in Las Vegas.

JACK BIEGGER, 2327 Alta Drive, appeared as the applicant. Statistics have proven that in other areas where this type of facility is available there has not been any problem to the surrounding residents as a result of the facility. This facility will help the economy in Las Vegas.

JAMES TAYLOR, 1494 Del Almo, appeared in favor. The patients will be well supervised. A member of his family is currently living in this type of facility and is not allowed to go beyond the premises.

ROBERT MCNUTT, 3720 West Charleston Boulevard, appeared in rebuttal stating there has not been any major incidents around the State Mental Home for the Retarded. That facility has not deterred anyone from building in the area. There shouldn't be any traffic problems created by this facility.

NANCY CORDAY said they looked at many sites before deciding on this one and most of them were rejected due to their small size and improper development of the utilities. If they would make any drastic structural changes in the future, it would be presented to the public.

ROBERT MCNUTT recommended that if this is approved, it will be subject to a Resolution of Intent.

MR. MACK made a Motion for APPROVAL of Z-42-82, subject to staff's conditions.

Voting was as follows:

"AYES" Mr. Johnston, Mr. Mack

"NOES" Acting Chairman Coleman, Mrs. Tracy

Motion for APPROVAL did not carry by a 2/2 vote.

ACTING CHAIRMAN COLEMAN announced this item will be heard again at the City Planning Commission meeting on October 14, 1982.

7. Z-43-82

APPROVED

Application of THREE JAYS, A LIMITED PARTNERSHIP, for reclassification of property generally located on the northwest corner of Charleston Boulevard and Desert Lane, from R-1 (Single-Family Residence) to C-1 (Limited Commercial).

Proposed Use: Restaurant

MR. FOSTER said this involves a site where C-1 zoning was approved for an office complex. The requested use is for a Carl's Jr. restaurant. The building would be located on the southwest portion of the property with parking on the east and north portions. Staff feels the use is compatible for that area and would recommend approval, subject to the following conditions: 1) Resolution of Intent subject to a twelve-month time limit; 2) Conformance to the plot plan and elevations amended to provide a 4 foot decorative block.

7. Z-43-82

(Continued)

wall along Desert Lane set back 5 feet for landscaping; 3) Provision for a 6 foot wall along the north property line; 4) Approval of the parking and driveway plan by the Traffic Engineer; 5) Repair any damage to the existing street improvements from this development; 6) Provide hydrants and water flow as required by Fire Services. Staff does not have any protests on record from the advertised public hearing.

DIXIE SCOTT, 1200 North Harbor, Anaheim, California, appeared to represent Carl's Jr. Enterprises.

MR. JOHNSTON made a Motion for APPROVAL of Z-43-82, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

8. Z-45-82

APPROVED

Application of LIED FAIRACRES COMPANY for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 (Single-Family Residence) to R-CL (Residential Compact Lot).
Proposed Use: Medium Low Density Single-Family Residential

MR. FOSTER said the subject site is bisected by Rainbow Boulevard and abuts Alta Drive along the south portion. Lorenzi Boulevard is immediately to the east. There are single-family homes fronting Lorenzi on the east side and developed R-1 to the north and west. Farther north is a shopping center at Westcliff. This is a single-family development on lots approximately 40' x 100' at a density of 6.9 units per acre. Staff feels this slight increase in density from R-1 is justified. However, they feel there should be a redesign along the easterly parcel so the homes on the west side of Lorenzi Boulevard front the homes on the east side, which would result in the easterly parcel being redesigned. The total number of lots proposed would be 234, which is a slight reduction based on the increased number of R-1 lots from the redesign suggested by staff. Property owners of the 34 lots immediately to the east of Lorenzi were inadvertently not notified of this application. However, the application is still valid since it was published in the legal notices. Staff would recommend approval, subject to the following conditions:

- 1) Resolution of Intent subject to a twelve month time limit;
- 2) Conformance to the elevations and the site plan with the redesign for the lots that front on Lorenzi Boulevard;
- 3) Site plan have 20 foot setback indicated on it for the detached single-family dwellings from the front property line and 15 feet from the rear, which are essentially the same types of setbacks that we have in the R-1 area that abuts these properties;
- 4) Dedication of 20 feet of right-of-way for Alta and radius corners of Lorenzi and Rainbow as required by Public Services;
- 5) Installing the full street improvements on Lorenzi and Alta and street lights and sidewalks on Rainbow as required by Public Services;
- 6) Any damage to any street improvements from this project would be repaired by the developer; and
- 7) Installing fire hydrants. Staff has two protests on record.

8. Z-45-82

(Continued)

NICK DANE, Lewis Homes, 5240 South Polaris Avenue, appeared stating they would be willing to work out a satisfactory design along Lorenzi Boulevard.

CLINT WRIGHT, 6948 Erin Circle, appeared in protest and presented a petition with approximately 400 signatures in protest. They feel this project is incompatible with the area, density too high, overcrowd the schools in the area, higher crime rate, lack of fire protection and public transportation, lack of adequate parks and recreational facilities and lack of adequate day-care facilities.

JOHN DUBOIS, 2048 Westwind Road, appeared in protest. They are not in favor of having access streets going out into Rainbow Boulevard. He would prefer to see a park in this area.

AUDREY SILVA, 301 South Lorenzi Boulevard, appeared in protest. She was concerned about the high-speed traffic and increased number of children that would be passing by her home. She objected to the block wall that would be in front of her home.

ROBERT SMITH, 6921 Kim Drive, appeared in protest. He was concerned about the high-density living which brings about crime.

JUANITA CLARK, 137 Lorenzi Boulevard, appeared in protest. She was concerned about the traffic and the property values in her area.

NICK DANE appeared in rebuttal stating he does not feel this project will overcrowd the area and people cannot afford to purchase homes in the price bracket of the surrounding area.

MRS. TRACY made a Motion for APPROVAL of Z-45-82 with staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. Z-46-82

APPROVED

Application of P & K, A LIMITED PARTNERSHIP, for reclassification of property generally located on the north side of Bonanza Road, between Lamb Boulevard and Pecos Street, from R-E (Residence Estates) to R-3 (Limited Multiple Residence)
Proposed Use: Medium High Density Apartments
With A Private Recreation Facility

MR. FOSTER said the subject site is adjacent to three C-2 parcels to the east. The area to the north and west is zoned R-E. Farther north is mobile home park zoning. To the west of Sandhill is R-CL and to the south is a commercial zoning pattern. Staff feels the request is compatible with the area and would recommend approval, subject to: 1) Resolution of Intent; 2) Conformance to the plot plan and elevations amended to carry a mansard roof detail around the buildings and eliminate the access to Bonanza Road; 3) Dedication of 30 feet of right-of-way for Gateway and radius corner of Bonanza and Gateway; 4) Install street improvements on Gateway; 5) Approval of the parking and driveway plan by the Traffic Engineer; 6) Repair any damage

9. Z-46-82

(Continued)

to street improvements as a result of this project; and 7) Install fire hydrants. Staff does not have any protests on record.

DON GROGAN, 4101 Tomsik, appeared for the application. He requested that the roof be done with a parapet wall rather than a mansard roof, or the apartments on the north not be required to have a mansard roof and just those that back up to Bonanza.

MR. FOSTER said staff would be agreeable to having mansard roofs just on the buildings that back up to Bonanza.

There were no persons in the audience in protest.

MRS. TRACY made a Motion for APPROVAL of Z-46-82, subject to staff's recommendations as modified.

Voting was as follows: \

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

10. Z-20-76

PLOT PLAN REVIEW

APPROVED

Request of WATKINS DEVELOPMENT COMPANY for a Plot Plan Review to allow an 88-unit apartment complex on property generally located southwest of Silverstream Avenue and east of Lorenzi Boulevard, C-1 Zone.

MR. FOSTER said this application is a request to amend the plot plan for a small shopping center. Immediately to the north approval was recommended at one of the previous meetings to allow a convenience store with gasoline sales. When that application came before the City Commission, the Commission held it in abeyance and asked the applicant to submit his development plans on this parcel, which is the remainder of his property, and has proposed an apartment project. It necessitated a use permit because it was in a C-1 zone. That application went to the Board of Zoning Adjustment and was approved and is scheduled to go to the City Commission, along with the convenience store facility, on October 6, 1982. This application will also go for final decision on October 6, 1982. There is a 280 apartment development immediately to the south of this property and co-owned by the applicant. In terms of the density that was brought out under the use permit, it was felt capacity has been reached in this overall neighborhood that extends over to Jones Boulevard between Washington and the Expressway. However, because of the interchange with the Rainbow and Oran Gragson Highway, staff feels there might be some justification for a slight increase in density from what is normally found in a neighborhood of this size. On that basis, the Board of Zoning Adjustment felt this particular type of use was proper. Staff recommended two changes on the use permit: 1) All access go through the commercial site to the north and out to Silverstream; and 2) Project limited to 26 units. There were approximately 5 protestants at the use permit hearing, but none on this application.

10. Z-20-76

(Continued)

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared for the applicant. They are requesting the primary entrance to be lined up with Dolores Street off Silverstream to be the main access into the complex. The applicant feels he would have a problem with his lender with an entranceway through the commercial. They feel the main intersection should be opposite Dolores.

MR. FOSTER said it is acceptable to have the driveway across from Dolores, but to lessen the amount of congestion in front of the homes, staff feels it should be redesigned to the north.

There were no persons present in protest.

MR. MACK made a Motion for APPROVAL of Z-20-76, Plot Plan Review, with the entry in the center of the property at Dolores and a landscaping buffer along Silverstream Avenue.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on October 6, 1982.

11. Z-121-78

PLOT PLAN REVIEW

PUBLIC HEARING

DENIED

Request of PALOMINO GARDENS to reverse the frontage of three lots from Palomino Lane to Trotter Circle where the condition of approval required these three lots to front on Palomino Lane, on property generally located on the south side of Palomino Lane, 600 feet west of Rancho Drive, in Zoning District R-PD2 (Residential Planned Development).

MR. FOSTER said this involves three lots that front on Palomino Lane. The developer would like to reverse the lots to have them front on the interior to make it one cohesive unit. The pattern in that area is that the homes front on Palomino Lane. If this situation were reversed, there would be a front-to-back situation. Staff normally discourages this type of layout. However, in certain cases it is acceptable, and if the surrounding property owners are not opposed to it, then staff would be agreeable also. However, staff has received one letter of protest from a property owner directly across the street. Therefore, staff feels this application should be denied.

MADISON GRAVES II, 2323 Palomino Lane, appeared for the application. He presented seven letters from persons in favor. There will be less traffic for the homes across Palomino Lane.

There were eleven persons in the audience in protest.

CHARLES SANTELMAN, 2550 Palomino Lane, appeared in protest. They were agreeable to the plan where the homes face Palomino Lane.

GEORGE SHOKLUS, 2426 Palomino Lane, appeared in protest.

WILLIAM APLIN, 2600 Palomino Lane, appeared in protest. He does not want to look at a wall across the street.

11. Z-121-78

(Continued)

NORMA MCFARLAND, 2501 Palomino Lane, appeared in protest.

RAYMOND HIRSCHMAN, 2500 Palomino Lane, appeared in protest. He does not want to look at the back of the homes.

CHARLES RHONDAK, 642 Shetland Road, appeared in protest.

MADISON GRAVES II appeared in rebuttal stating he feels he will be able to sell these homes more readily if they face inward. The smallest lot is 14,300 feet and the largest is 39,000 feet.

MRS. TRACY made a Motion for DENIAL of Z-121-78, Plot Plan Review.

Voting was as follows:

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

Motion for DENIAL carried by a 3/1 vote.

MADISON GRAVES II asked if this item could be scheduled for the first City Commission meeting in November.

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

12. Z-76-79

EXTENSION OF TIME

STRICKEN FROM AGENDA

Request of DECATUR PROPERTIES, LTD, for an Extension of Time on property generally located on the southwest corner of Decatur Boulevard and Doe Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-1).

ACTING CHAIRMAN COLEMAN announced this item has been stricken from the agenda.

DIRECTOR'S BUSINESS:

1. CHANGE OF MEETING DATE

MR. FOSTER said that due to Veterans' Day falling on the date of the first meeting in November, it is recommended that meeting be held on Tuesday, November 9, 1982.

MR. MACK made a Motion for APPROVAL that the first meeting in November be held on November 9, 1982.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-57-78

PLOT PLAN REVIEW

APPROVED

Request of GREGORY P. HETTER, M. D., for a Plot Plan Review on property located at 200 Desert View Street, R-PD4 Zone.

MR. FOSTER said this is a plot plan review in a planned development that is in the Rancho Bel Air subdivision. This plot plan review is a result of the proposed residence to be constructed five feet from the rear property line where

1. Z-57-78

(Continued)

it was indicated they would have a 15 foot setback along the rear of the property. This lot backs up to the water district operating property. There is a house to the south in the same subdivision and another lot south of that. The setback would not affect the surrounding area. Staff does not have any objection to the 5 foot setback, which would be subject to the following condition: 1) Conformance to the plot plan and elevations that have been submitted.

GREGORY P. HETTER, M. D., 1608 Bryn Mawr, appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of Z-57-78, Plot Plan Review, subject to staff's condition.

Voting was as follows:

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

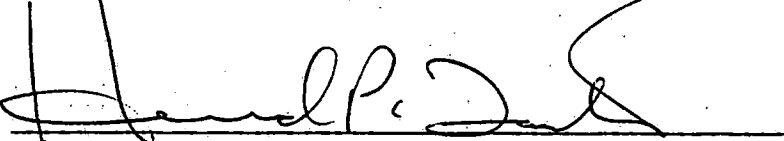
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 11:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/lo

September 28, 1982

City Planning Commission

Gentlemen:

RE: Z-45-82 RAINBOW/ALTA AREA

I am hereby submitting my protest to the Z-45-82 rezoning request for the Rainbow/Alta area.

Somebody spent a great deal of time planning for orderly growth in our City, as set forth in the Master Plan. Zoning was established to control that development. While there needs to be some flexibility in zoning control for unforeseen instances, this should be the exception, rather than the rule.

The houses in the surrounding area are all in compliance with set zoning. The lot size proposed crowds the area, and may create a congested appearance which can devalue my property. It would be different if the development was proposed for Southern California properties where land is becoming scarce, but this is not the case in Southern Nevada.

We do need a percentage of low-cost housing in Las Vegas, and I support this need. However, comply and enforce the zoning planned for such developments whereby current homeowners are not penalized by such actions.

Very truly yours,



Maureen A. Parco &
Michael F. Parco

6908 Sweetwater Place
Las Vegas, NV 89128

NAME

PRINT

ADDRESS

Theresa C Smith

R.N. BRAND

G.C. Wallace

Art Kam

Bob McTutt

Jesceavi Ignacio

Nick Dene Lewis Homer

Cliff Wright

MADISON GRAVES II

4034 S. Mount Plain

2300 EAST P.I. L.V. 89109

1100 E. Sahara Ave.

1913 WESTERN AVE 89102

8720 W Chas

5625 O'Bannon DR.

5240 South Polaris

6998 Erin Ln

2323 Palomero Lane

NAME

PRINT

ADDRESS

G.A. PERKINS

5067 S. ARVILLE AVE.

JOHN LOVETTI

1244 PARK CIRCLE

NANCY CORRAY

COMPCARE 660 NEWBORN CENTER DR.
NEWBORN BRANCH, CA 92660

Dale Biken

5320 O'Bannon

JOHN STRASSNER

5100 O'BANNON DRIVE #101 LAS VEGAS

Jim Kelly

21670 WINDCILL

Bob Ellis

~~309~~ 309 S 3rd St Santa 226 L.V. NV

Nora Steuber

900 E. KAREN #C215, L.V., 89019

Fredda O'Neil

4862 San Sebastian

James C. Taylor

1494 DEL ALMO L.V. 89104

Klyde Scott

1200 No. Archa Arden

John DuBois

2048 Westwind Road

Gardner L. Silva

301 So Lorenzo Blvd -

Bob Smith

6921 KIM AVE.

Juanita Clark

137 Lorenzo Blvd S.

DON GREGAN

4101 TOMSIK L.V.

George Probert

2426 Palomino

M.R. Applin

2600 Palomino Tr.

C. Santol

2550 Palomino

A. Miller

1608 Bryn Mawr

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - SEPTEMBER 28, 1982 - PAGE 1
NEW BUSINESS, ITEM NO. 8, Z-45-82. Application of Lied Fairacres Company for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL, Proposed Use: Medium Low Density Single-Family Residential.

ACTING CHAIRMAN COLEMAN: Item 8, Z-45-82. Application of Lied Fairacres Company for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL, proposed use: medium low density single-family residential. Mr. Foster.

MR. FOSTER: You can see the subject site is essentially bisected by Rainbow Boulevard, which is a 150 foot major thoroughfare. Also, the property abuts a secondary street, which is Alta Drive along the south portion of it. Lorenzi is immediately to the east. We have single-family homes fronting Lorenzi on the east side. We have developed R-1 to the north and developed R-1 to the west. Further north you can see by the pink shade on the screen is a shopping center at Westcliff. This is the proposed layout. It's a single-family development on lots approximately 40 x 100 feet in size. You can see from the design along the easterly parcel it's a series of cul-de-sacs that will come out to Lorenzi Boulevard. They are proposing a row of R-1 on the corner lots adjacent to Lorenzi because, as I indicated, the homes on the east side front Lorenzi Boulevard. To the west we have a situation where the proposed lots would back up to Rainbow. They would have two accesses to Rainbow that tie into the street system to the west and also there would be access south to Alta. Staff, in reviewing this request, which is at a density of 6.9 units per acre, feels that the slight increase from the normal density of from an R-1, which is around 4 to 5 units per acre, is justified because of the parcel's proximity to Rainbow and to Alta Drive. However, we feel that there should be a redesign along the easterly parcel so that the homes on the west side of Lorenzi front the homes on the east side, which would result in this easterly parcel having to be redesigned, which could be worked out with staff. The total number of lots that is proposed would be 234, but there would be probably a slight reduction based on the increased number of R-1 lots from the redesign suggested by staff. Staff, after mailing out the notices, did find in our notification that we, through a clerical error, we did not notify a couple of blocks, about 34 lots immediately east of Lorenzi, from about this point south to Alta Drive. Technically, the application is still valid. The only thing the ordinance indicates that we must put a legal notice in the newspaper, which we have done, so it has been properly advertised. However, through policy the City has always notified the surrounding property owners within a 300 foot radius. We think there has been enough concern about this type of project, with the neighbors talking with each other, that most of these people are probably well aware of the proposed meeting tonight. If you would like to proceed on it, legally you can. We could also renotify all the property owners

MR. FOSTER: again when it comes up before the City Commission meeting, which would be on October 20th.

ACTING CHAIRMAN COLEMAN: Could we ask, Mr. Foster, if there's anyone here in protest to this who is within that area that has not been notified? (Several persons stood up in the audience) Sorry about that. You just came because your neighbors told you about it then. Are you within the area he's speaking of?

UNKNOWN GENTLEMAN IN AUDIENCE: Not within 300 feet, about 550 yes.

MR. FOSTER: Which doesn't matter. We, I believe, notified a little bit more than the normal 300 foot radius on it. Also, Madame Chairman, I'd like to read the conditions, if the application is approved. They would be:

1. Resolution of Intent subject to a twelve month time limit.
2. Conformance to the elevations and the site plan with the redesign for the lots that front on Lorenzi Boulevard.
3. Exact layout of the development should be essentially taken care of during the subdivision process where we get down to the details of the layout.
4. Site plan have 20 foot setback indicated on it for the detached single-family dwellings from the front property line and 15 feet from the rear, which are essentially the same types of setbacks that we have in the R-1 area that abuts these properties.
5. Dedication of 20 feet of right-of-way for Alta and radius corners of Lorenzi and Rainbow as required by Public Services.
6. Installing the full street improvements on Lorenzi and Alta and street lights and sidewalks on Rainbow as required by Public Services.
7. Any damage to any street improvements from this project would be repaired by the developer.
8. Installing fire hydrants.

Most of these types of things will also be taken care of under the subdivision process, if it is approved. Thus far we only received two protests, but we do have some additional representatives out in the audience.

ACTING CHAIRMAN COLEMAN: I have a question. Do you think it's wise to have two traffic exits onto Rainbow?

MR. FOSTER: Yes, essentially because that is a major carrier. We're talking about a quarter mile segment. The two are about 600 feet apart, which is ample distance, and I believe one is where the median opening is and the other is not, so we don't think it would hinder traffic flow at all on this type of a layout.

MRS. TRACY: Would you repeat again what you said about Lorenzi Boulevard because I know no one on Lorenzi was notified, nor do most of them know about it, so would you mind telling me what the staff recommendation was for Lorenzi?

MR. FOSTER: The one shaded in yellow, which is about ten lots from Alta north, and going about three lots deeper, are the parcels that were not notified.

MRS. TRACY: You misunderstood what I said, Harold. Tell me what the staff recommendation was for Lorenzi. You said it was a little different than the rendering.

MR. FOSTER: To front the lots on Lorenzi, the R-1 lots, a row of R-1, and then have the 40 x 100 foot lots backing up to the R-1, back over to Rainbow as well as all R-CL that is requested on the westerly part.

MRS. TRACY: I guess I am really slow tonight, or it's getting late. You're talking about R-1's backing up, or fronting?

MR. FOSTER: Fronting Lorenzi Boulevard, R-CL backing up to those on the remainder of the site.

MRS. TRACY: So you would be looking at some fronts of houses and some backs of houses, is that what you're saying?

MR. FOSTER: No. You would have all R-1 lots fronting on Lorenzi Boulevard.

MRS. TRACY: Okay, and then the R-CL after the one row of R-1's. Did the staff give any consideration to the five cul-de-sacs emptying onto a one and a half block street? Lorenzi is a block and a half long.

MR. FOSTER: Yes. Basically, with the width of Lorenzi, which is a collector street, it's designed to carry this traffic and much more.

MRS. TRACY: I think what you don't understand out there is that Lorenzi is only partly developed and it can be a wider street. My

MRS. TRACY: concern is that, at least some things that were expressed that I had wondered if staff had looked at as far as traffic pattern, is that Lorenzi carries much of the traffic now that was destined for Rainbow because it's much easier to access the freeway from Lorenzi because you don't have a school zone, as you do on Rainbow. What did Traffic say about it? There is a lot of traffic on it now for five cul-de-sacs to empty onto it, do you know what Traffic said, what was their recommendation as far as that part?

MR. FOSTER: It's been run through the Traffic Engineer and they have no particular objections with the accesses as proposed.

MRS. TRACY: Interesting.

ACTING CHAIRMAN COLEMAN: Well, I think they'd have to complete the width of Lorenzi, wouldn't they?

MR. FOSTER: That's correct. The west half of the street would have to be constructed.

ACTING CHAIRMAN COLEMAN: It wouldn't be the same size as it is now.

MR. FOSTER: No. It's only a half street right now.

ACTING CHAIRMAN COLEMAN: Right..

MRS. TRACY: But you're only talking about down to the LDS church, right, because it's already -- there are houses on the other side, they couldn't widen it? .

MR. FOSTER: Slightly beyond that, right.

MRS. TRACY: They couldn't widen it down there.

ACTING CHAIRMAN COLEMAN: Okay, Sherri?

MRS. TRACY: No, but that's enough -- that's all my questions.

ACTING CHAIRMAN COLEMAN: Alright, is the applicant present or representative?

NICK DANE: My name is Nick Dane. I represent Lewis Homes and we would be willing to work out something along Lorenzi that would satisfy staff.

ACTING CHAIRMAN COLEMAN: You don't think there's any danger in coming out on Rainbow then, do you? Have you been driving around up there lately?

NICK DANE: Well, I don't drive that area of town very much. Mr. Foster

NICK DANE: said that he ran this street by the Traffic Engineer and I figure he knows more about it than I do.

ACTING CHAIRMAN COLEMAN: Well, okay. You're so modest. Now I'll hear from -- I'll declare the public hearing open and I'll hear from any people who are against this proposal. Those of you who want to speak, I would appreciate it if you would come down closer to the front so we can get along.

CLINT WRIGHT: Madame Chairman Mrs. Coleman, ladies and gentlemen, I represent approximately over 400 signatoores who are opposed to this. They are all property owners, residents, and voters of the area.

ACTING CHAIRMAN COLEMAN: Would you give us your name, please.

CLINT WRIGHT: Oh, I'm sorry, I'm Clint Wright. I live at 6948 Erin Circle, roughly two blocks from this project. We are not really very happy about this. This property right now is R-1. All of Mrs. Potter's homes, now that's ten or eleven years ago, in this area is supposed to be as full residential lots on both sides of Rainbow. It's the area that was originally rezoned approximately seven years ago as R-1. Before that it was ranch estates. Now, zoned as R-1 that time on a basis there is going to be immediate building of an R-1. Now, we have another speculator coming in who wants to buy the property and have it rezoned as condensed lots. This is not in the upkeeping of the area. As most of us all know, I think there is a flagrant violation of the Master Plan of the City of Las Vegas. Most of us feel in that area that we have a contract with the City that when we buy in an area in housing that we're going to have the same type of residential outlook, and that's one of the reasons when you buy a house you check your Master Plan. This is a flagrant examination of spot zoning. Now, there are several reasons why we're not very happy with this. Let me see. I'll be very brief because I realize the lateness of the hour. We think this project is completely incompatible with the area it's presently served. It is a very high density area. They have approximately 234, I believe was the number, houses in a 35 acre plot on both sides of Rainbow. Now that's almost -- they said 6.9. I believe it's a little over 7 houses per acre the way we figured. Now it's going in an area where you have 4 houses per acre. Now we're talking about another thing in this area. We were promised -- Mrs. Potter's houses -- that we would have parks and recreational facilities in that area. These parks and recreational facilities have never been built. Where are these children going to play? They've got lots of less than 4,000 square feet taking up with a 1,200 square foot home -- where in the world are they going to play,

CLINT WRIGHT: except in the streets? Now, let's talk about the overcrowding of schools in the area. In this whole Rainbow area, all the children living above Buffalo are being bused to the Vail Pittman School. We have three other schools in the area where they could go to elementary, these are: O. K. Adcock, Rose Warren and Helen Marie Smith. All three of these schools are almost at capacity. We also have a junior high school, the Garside Junior High, that is at capacity. We have Bonanza High School, which was built six years ago and has been enlarged twice since then and it is full capacity. Where are they going to go to school? The other items are, we have police protection. Right now with a crime in progress it takes approximately fifteen to twenty minutes to get a police car up in the area. They're asking for a high-density area and we're going to have more problems with crime. Fire protection, right now this area is approximately a little over two miles from Fire Station No. 6 where they have a paramedic unit, an engine company, and a ladder truck. Their backup units are roughly four and a half to five miles away on Hinson Drive. Now, the whole area is probably one of the longest response areas we have in the City of Las Vegas for fire protection at the present time. Until I get another fire station in that area, they should not have any more housing in that area.

MR. JOHNSTON: Isn't there a County fire station closer?

CLINT WRIGHT: Yes, three and a half miles away and it is not an automatic response area in the City.

MR. JOHNSTON: It doesn't come into the City.

CLINT WRIGHT: No it does not. Your automatic response areas in the City are one mile on each side -- into the County and one mile into the City. Excuse me, I'm a fire captain, and I can give you that information.

MR. JOHNSTON: I know you're a fire captain, that's why I asked the question. It doesn't seem logical that out of the same tax dollar that the County won't respond because they're a mile away. Would you rather see the place burn down, is that the attitude?

CLINT WRIGHT: The Interlocutory -- no, they would not, because we have the same alarm office if Engine 6 should be tied up or Engine 5, then we would get Engine 22 coming in from that area, yes we would, but under normal circumstances, that engine company would not be responding because the Interlocutory Agreement between City of Las Vegas and Clark County.

MR. JOHNSTON: I think they should change the agreement.

CLINT WRIGHT:

I'll go along with that, Commissioner Johnston. Okay, public transportation in this town, as we all know, is almost non-existent. The closest place where you can get a -- pick up a bus for public transportation is at Torrey Pines, it's a little over one mile from this location. Okay, let me -- on over four hundred signatures, for your information may I read our petition?

ACTING CHAIRMAN COLEMAN:

Okay.

CLINT WRIGHT:

"Commissioners, we the residents of the surrounding areas of the property generally located north of Alta Drive and the east and west sides of Rainbow Boulevard, object to the proposed zoning change from R-1, single-family residences, to R-CL, residential compact lots, for the following reasons: higher density housing which would adversely affect the property values for our existing homes, lack of adequate police protection, lack of adequate schools, lack of adequate fire protection, lack of adequate public transportation, lack of adequate parks and recreational facilities, and lack of adequate day-care facilities." It is signed by over four hundred residents. May I present it to your secretary? Also another thing, one of the things we were told by a representative of Lewis Homes -- I am recovering from emergency surgery, I could not make that meeting -- he said the R-CL development would be just like Spanish Oaks. I would like to remind you that the R-CL development of Spanish Oaks does have recreational facilities provided for the residents. There's green areas, there's play areas, and full recreational facilities. I can see none of these developed for Lewis Homes. Thank you very much.

JOHN DUBOIS:

Madame Chairman and members of the Commission, my name is John DuBois. I'm assemblyman from Assembly District 2. This particular proposed project lies right in the center of that district. I think that Mr. Wright pretty well covered the major points. I might add that we certainly are aware of the need for jobs in the construction industry. We are aware of the need for affordable compact housing, but we feel strongly that there are many other areas that could take this kind of housing, rather than, as you will see in the map, splitting the whole Charleston Heights residential area. I have a map here which illustrates -- shows a little bit more than what is on that map and illustrates how this would separate this whole continuity of Charleston Heights, which, as you well know, is a well kept up, well maintained area. Now, we, in effect, are going to put a Casbah right in the center of that with, what, four hundred plus individuals in that area, it's not correct. My wife took some pictures this afternoon, which explains their poor quality, but this

JOHN DUBOIS:

shows photographs taken right at Lorenzi, and it shows the quality of these homes. Down here looking west is another photograph showing Spring Mountain and showing that this is indeed prime land. Over here is a concrete -- typical concrete block wall. This photograph was taken one block away from this area on Erin and Kim Avenue. The builder informed us that there would be a concrete block wall around this, what I call, the Casbah, and this illustrates, if you don't have the buffer, it was mentioned tonight that there will be a buffer, and if so, fine for these homes, but not necessarily for the other people all around. This illustrates, along with the graffiti, which I can't repeat, it's too pornographic, which is on these walls. Let me pass this up to you.

ACTING CHAIRMAN COLEMAN:

Well, this might keep them from writing on the walls.

JOHN DUBOIS:

I bring up the walls because the builder did inform us that the whole area would be surrounded by walls, which are good for people living inside the walls and very bad for people living outside the walls. It was mentioned, Mr. Wright mentioned, that at the time that the people bought these homes, it was zoned R-E. Many of them were told that the whole strip was going to be a green belt, and since that time it has gone from R-E to R-1 and now it's proposed to make it R-CL. It's not proper. It's not right to go, from what we were told, 7.5 homes per acre. Now we heard tonight 6.9. We are not very well informed as to what the details are, as a matter of fact, but 6.9 is far above the existing density, which is 4.5 homes per acre, and just as I say, destroys the total integrity of the whole unit. In closing, let me just simply mention that another area that is in Assembly District 2, a very nice residential area, is adjacent to Nevada Power, and they are Lewis Homes too incidentally. Those people were told that the Nevada Power headquarters would only be a one-story structure -- it would be very similar to Southwest Gas headquarters on Spring Mountain Road. Well, of course, it went up four stories. They are literally in the shadow of that building. Now these people are very concerned about the integrity and about turning that area into a Casbah, and that would just be the beginning, because the whole strip will soon have the same type of housing and it will destroy the whole continuity of Charleston Heights. There are too many loop-holes, too many details, access roads we don't feel proper, there's a real problem. Lucille Lusk is here, she may address that. Concerning the schools, Mr. Wright mentioned the problem with public transportation. You cannot, in our opinion, have access streets going out into Rainbow Boulevard. They move along about 45 or 50 miles an hour there. It would be unsafe. That pretty well concludes my remarks. There's too

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - SEPTEMBER 28, 1982 - PAGE 9
NEW BUSINESS, ITEM NO. 8, Z-45-82. Application of Lied Fairacres Company for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL, Proposed Use: Medium Low Density Single-Family Residential.

JOHN DUBOIS: many loopholes. I don't think it should be at all considered. Thank you.

ACTING CHAIRMAN COLEMAN: Mr. DuBois, there is a consideration here because of the freeway, now that it's gone through, and we seem to have gotten an awful lot of requests further north to put R-3 in on that next to the freeway because they say it is not suitable for R-1, for single families to live up against the freeway. We have had quite a bit of problem with that. Now, down closer to Charleston there's commercial on either side, I think, for 1,000 feet, from Charleston north for a thousand feet is commercial. Then there's some vacant piece, I think, then Alta Drive, and then there's this property in here. You know, I'm not thrilled with it either, but the next thing I foresee is R-3 coming in, and I know you wouldn't be happy with that.

JOHN DUBOIS: Certainly would not. I think there is a vast difference, however, between the commercial zoning down on Charleston and the area on Alta. On Charleston you have -- it's all commercial zoning.

ACTING CHAIRMAN COLEMAN: No, not 1,000 feet back it isn't.

JOHN DUBOIS: Well, perhaps not 1,000, but adjacent to Charleston it is commercial. There is no commercial that I know of on Alta.

ACTING CHAIRMAN COLEMAN: Until you get almost to Westcliff, or something like that.

JOHN DUBOIS: So I really don't think they're comparable, I mean to Charleston. I see your point, but I just --

ACTING CHAIRMAN COLEMAN: I'm not talking about Charleston. I'm talking about Rainbow.

JOHN DUBOIS: Oh, I thought you were talking about the commercial area down on Charleston.

ACTING CHAIRMAN COLEMAN: Well, there is 1,000 feet north of Charleston that fronts Charleston and goes up Rainbow and Lorenzi, between Rainbow and Lorenzi and on the west side of Rainbow, there's 1,000 feet of commercial there, it's been zoned. Then the rest of the land north to where the other commercial is is vacant, but it lays on either side of Rainbow.

JOHN DUBOIS: Why not settle the whole thing and put a green belt in the area?

ACTING CHAIRMAN COLEMAN: Who's going to pay for it?

JOHN DUBOIS: Well, as Mr. Wright mentioned, there are no parks up there.

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - SEPTEMBER 28, 1982 - PAGE 10
NEW BUSINESS, ITEM NO. 8, Z-45-82. Application of Lied Fairacres Company for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL, Proposed Use: Medium Low Density Single-Family Residential.

JOHN DUBOIS: There's a beautiful new park down on Oakey, very functional. Parks have been promised in that area and there's absolutely nothing that I know of.

ACTING CHAIRMAN COLEMAN: Where does Angel Park start, Westcliff?

MR. FOSTER: Yes. What the City has is about a quarter of a mile west of this site, where the elementary school is, we have a joint park/school site at that facility.

JOHN DUBOIS: Along with the school.

MR. FOSTER: Yes.

JOHN DUBOIS: Well, that's a different matter. That's not the same as a park, as I see it.

LADY IN AUDIENCE: Not available to the public during school hours.

JOHN DUBOIS: And if you will notice, they are very seldom used by families. They don't seem to work out.

ACTING CHAIRMAN COLEMAN: Well, that's another problem.

JOHN DUBOIS: Yes, I realize that.

ACTING CHAIRMAN COLEMAN: Thank you. Okay, anyone else wish to be heard on this? Yes ma'am.

AUDREY SILVA: I'm going to try to make this as brief as possible because both my feet are asleep, so I'm sure yours are too.

MR. JOHNSTON: It's not my feet.

AUDREY SILVA: Madame Chairman and Commissioners, you've seen me for the third time. I'm an original owner there on Lorenzi. There is about two or three points that I'd like to bring out. I wasn't notified about the rezoning for the Sundance on the corner of Charleston at the end of Lorenzi. We've had problems -- you talk about traffic on Rainbow. The traffic on Lorenzi is far faster. They don't slow down to 45 and 50, they go 90. I live on the corner house, right across from the Latter Day Saints. I've been looking at your City dump for six years, and in the morning I don't dare even cross the street, they don't slow down. It was bad enough before that Sundance went in with multiple apartments there. They finished off the street where the apartments are. Across the street it's not finished. They don't have adequate parking. They do have carports. This is parallel parking all the way adjacent to the apartments. Across the street there's not room this way, they're parking this way. Go there some time.

AUDREY SILVA:

Trailers. You cannot even get out to Charleston at some times. Alright, that's one problem that bothers me. You're talking about throwing many more. Now, the corner of Celeste is where they all turn to take their children to school, to Garside and the elementary school. I'm past school age and have no young children so I really don't know the names of the schools, although I've been supporting them for six years. Every morning there's a steady stream of mothers taking their children to school, plus coming home, so I have to hibernate until we get them all in school. After they get them there, then I have the little stray ones that take my sprinklers off and the things in my yard. I have regular police duty school hours. This I would like to eliminate. There's one other thing. I live in a Lewis Home. If Lewis Home takes this street and widens it, are they going to be responsible for widening from Alta to Charleston? That question I would like answered. Now, I've been sitting six years looking at a dump. Do I have to spend the rest of my life looking at a block wall out in front of my house with five cul-de-sacs coming into this one and a half block area? Do I have to do that? I hope not. Thank you.

ACTING CHAIRMAN COLEMAN: Thank you.

MR. JOHNSTON: Harold, who is in charge of the parking in there, Public Works?

MR. FOSTER: What?

MR. JOHNSTON: Parking on that street that she's talking about that you can't get out onto Charleston Boulevard because --

AUDREY SILVA: There's one other thing I forgot. Latter Day Saints is a State Ward and they have lots of meetings there this summer. They have activities in the morning. There's a steady stream coming from there onto Lorenzi. You don't know how well trafficked this street is.

MR. JOHNSTON: No, I'm talking about the apartments.

MRS. TRACY: What she's talking about -- you cannot go -- there's no two-way traffic approximately half way between Alta and Charleston because the apartments are parked on both sides and so there's no way for two cars to pass.

MR. FOSTER: Okay, basically that's just a policing problem.

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - SEPTEMBER 28, 1982 - PAGE 12
NEW BUSINESS, ITEM NO. 8, Z-45-82. Application of Lied Fairacres Company for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL, Proposed Use: Medium Low Density Single-Family Residential.

MR. JOHNSTON:

It ought to be looked at though, if she can't get out of her property to a street.

ACTING CHAIRMAN COLEMAN:

Is there anyone else who wishes to be heard on this? I'm going to declare you the last one.

BOB SMITH:

Madame Chairman, Commissioners, it has been a long evening. My name is Bob Smith and I have two points I'd like to bring up that I don't think have been heard. Number one is the Redwood Apartments. About a block away from this proposed development there are five hundred units, excuse me, five hundred thirty-two units in this apartment building. Across the street we have, what is it across the street, excuse me, the Sundance has five hundred and fifty units. Right across the street we have the density of five hundred units -- it abuts the high school. Here's over a thousand units already right in the area. My primary concern, I think, is the relationship of high-density living, low-income housing, and crime. I think it has been proven in our community, which, of course, is one of the highest crime per capita in the country, that high-density living and crime are directly relevant. An example that I heard was little Lillian back of the, what is it, the Jolley Trolley, I think back there, that the Police Department, Metro, attributes the high-crime area to the high-density living and low-income area right in that area. Also, the apartment building that was condemned and closed, the police said that because of the low-density area now, and that's being closed, that the crime is significantly reduced, so that's two points I'd like to bring up. I guess that's about it because it's so late. We'll just skip the rest because -- my prime interest is the high-density crime and the two large developments that are already in the area. The traffic hardly suffices to handle that now. Thank you.

ACTING CHAIRMAN COLEMAN:

Yes. Did you want to say something? Would you come on up. This is the last one.

JUANITA CLARK:

Thank you. I appreciate this very much, because even though the hour is late, so is my stage of life. I'm very concerned about the planning, and it looks like also your knowledge of the area -- when we can sit here in a building in the middle of Las Vegas and decide something so far away, when some of you do not seem familiar with it. As Mr. DuBois pointed out, this really does look very peculiar to have a plot of homes of the quality that is available in that area, and then stick in the middle of this such a unit that has been proposed. Also, traffic on, since I've lived on Lorenzi, there has not been a traffic poll taken. There is a traffic counter across the access onto I-15 South from Rainbow, but on Lorenzi itself

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - SEPTEMBER 28, 1982 - PAGE 13
NEW BUSINESS, ITEM NO. 8, Z-45-82. Application of Lied Fairacres Company for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL, Proposed Use: Medium Low Density Single-Family Residential.

JUANITA CLARK: there has been no traffic counter whatsoever, so I don't know what the traffic was based on there. Also, I wanted to ask when -- if Lorenzi is widened, does that mean that homeowners will lose some of their land?

ACTING CHAIRMAN COLEMAN: Well, I think what we're saying is that this undeveloped land that lies on the west side of Lorenzi, they have to put in half-street improvements wherever they're building, so that Lorenzi will automatically, for that distance, become wider.

JUANITA CLARK: Does that make a jog in the street then? Does that make a misaligned street?

ACTING CHAIRMAN COLEMAN: Well, I don't know.

JUANITA CLARK: One of these streets that are so wide one place and all of a sudden they narrow, for instance, Alta.

ACTING CHAIRMAN COLEMAN: Well, that's the way that happens. If the property is undeveloped, they haven't put the street in.

JUANITA CLARK: Well, it starts with zoning, that's where it starts. These builders cannot go in until zoning is approved, until the planners have approved it, and so forth.

ACTING CHAIRMAN COLEMAN: But don't think we're not familiar with it. I go up there every day because I go up to the bakery and market, so I know what that is up there.

MRS. TRACY: And I live there, so there are at least two of us out of the four that know about it.

JUANITA CLARK: Okay, well, I think -- going to the market -- I could go to the market and not be involved as a community because the market is separate from the community.

ACTING CHAIRMAN COLEMAN: Well, I don't live there -- I don't know what it feels to live there.

JUANITA CLARK: I appreciate to hear that there is some feeling about this, but I feel like builders want to build and this is an area and we'll push for this and we'll push for that, anything. They can ask for anything, and I feel I can't because I own the land and I can't own another place, but I feel a builder can move. Thank you.

ACTING CHAIRMAN COLEMAN: Be sure and write your name. Thank you. Okay, Mr. Dane.

NICK DANE: Yes, I want to simply say that this isn't a flagrant deviation from the Master Plan -- it's in the Master Plan. We're talking about fifty more houses on thirty-five acres, which is less

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - SEPTEMBER 28, 1982 - PAGE 14
NEW BUSINESS, ITEM NO. 8, Z-45-82. Application of Lied Fairacres Company for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL, Proposed Use: Medium Low Density Single-Family Residential.

NICK DANE:

than one and a half houses per acre. I can't see where these homes are going to be -- if this is going to overcrowd the schools, R-1 would too. It's just fifty more houses and we'd like to build R-1 houses like we have on the east side of Lorenzi, but once again, it's the question of what kind of person that these people, when they first bought their houses ten or eleven years ago, we're selling the same type of person today, and today they just can't afford it because of the interest rates.

LADY IN AUDIENCE:

What about the people that are buying now in the neighborhood for \$70,000 to \$100,000?

GENTLEMAN IN AUDIENCE:

I just purchased my house about six months ago. I know what it's like.

NICK DANE:

That's fine, but unfortunately that's not the situation with everyone. As far as the graffiti on the walls, the graffiti on the walls they are talking about is the graffiti on the walls inside their subdivision on the west side of Rainbow. I don't see where that is really relevant. It just shows that graffiti can be on walls, even in expensive houses like theirs.

ACTING CHAIRMAN COLEMAN:

Alright, I'm going to declare the public hearing closed.

MRS. TRACY:

Madame Chairman, I think I'll make a motion, but first I'd like to preface it by saying that I think this is probably about the fifth plan that has come through for this particular piece of property, and the last one that I heard about was a series of apartment buildings, which I think the neighborhood would consider far less attractive than R-CL. I think that the R-CL is in accordance with the Master Plan. It's something that I think we need to look at, based on some information that Clark County has recently brought to our attention, and there was just a conference today about having affordable housing. I think that Rainbow Boulevard is not a particularly attractive place to live. I think that probably R-CL is better than some things that could come into that neighborhood. My concern, and the form that my motion is going to take, is that this be APPROVED with staff recommendations with some modifications. I want to make sure that all of the houses are R-1 that face Lorenzi and that it is redesigned, that one section, so that there are no cul-de-sacs emptying onto Lorenzi. The people here, I think, brought out some of the issues. It's also a traveled road, and even though it's wider, most of the kids use that street rather than Rainbow to go to the schools. With those conditions, and a redesign of that particular thing, I think that's something that -- could you not do that, Mr. Dane, redesign that particular

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - SEPTEMBER 28, 1982 - PAGE 15
NEW BUSINESS, ITEM NO. 8, Z-45-82. Application of Lied Fairacres Company for reclassification of property generally located north of Alta Drive on the east and west sides of Rainbow Boulevard, from R-1 to R-CL, Proposed Use: Medium Low Density Single-Family Residential.

MRS. TRACY: area so that the cul-de-sac configuration would look similar to what is west of Rainbow?

NICK DANE: Yes, I think we could.

MRS. TRACY: Accessing maybe out onto Alta, or something of that nature. Then my motion will be for APPROVAL of R-CL with staff's conditions and the condition that R-1 -- a buffer zone of R-1's on Lorenzi with the cul-de-sacs being internal and egressing and ingressing some other way.

LADY IN AUDIENCE: May I ask a question?

MRS. TRACY: I have a motion on the floor.

ACTING CHAIRMAN COLEMAN: I'm sorry, the public hearing is closed. That has been APPROVED with the conditions as set forth in the motion.

Voting was as follows:

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

"NOES" None

"EXCUSED" Chairman Guthrie, Mr. Canul, Mr. Kennedy

END OF EXCERPT