

ANNOTATED AGENDA
CITY PLANNING COMMISSION

NOVEMBER 23, 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: GUTHRIE, BUGBEE, MACK, JOHNSTON, KENNEDY
EXCUSED: COLEMAN, TRACY

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the September 28, 1982 City Planning Commission minutes.

ACTION: APPROVED
MACK/UNANIMOUS

OLD BUSINESS:

1. Z-57-78 Request of WEST COAST HOLDINGS, INC. for a Plot Plan Review to allow a 6' block wall in the front yard area on property located at 2404 Rancho Bel Air, R-PD4 Zone.
- PLOT PLAN REVIEW

(Abeyance Item from 11/9/82)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations amended for a 25' setback from wall to curb and the wall shall not exceed a maximum height of 6'.
2. Provision of a position letter from the Homeowner's Association for City Commission review prior to December 15, 1982.
3. Recording of a deed restriction that restricts accessory structures from the north 60' of the property.

STAFF RECOMMENDATION: PROTESTS: 63
TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the north side of Lewis Avenue between Las Vegas Boulevard and 6th Street, C-1 and C-2 Zones.
- PROFESSIONAL TOWER (COMMERCIAL CONDOMINIUM) Owner: Carl Volkmar, Trustee, Et Al
Subdivider: Professional Tower Associates
No. of Acres: 1.75 No. of Units: 217

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Record VAC-14-82 before the final map.
2. The parking and circulation plan is to be approved by the Traffic Engineering Division.

3. The developer is to provide the entire cost of a traffic signal at the intersection of Lewis Avenue and Las Vegas Boulevard.
4. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year is not granted for the tentative map, a new tentative map must be filed.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

- | | |
|---|--|
| 2. FINAL MAP | Property generally located on the north side of Lewis Avenue, between Las Vegas Boulevard and 6th Street, C-1 and C-2 Zones. |
| PROFESSIONAL TOWER (COMMERCIAL CONDOMINIUM) | Owner: Carl Volkmar, Trustee, Et Al
Subdivider: Professional Tower Associates
No. of Acres: 1.75 No. of Units: 217 |

ACTION: APPROVED
 KENNEDY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.
2. Conformance to the conditions of approval of the tentative map.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

- | | |
|----------------------|--|
| 3. TENTATIVE MAP | Property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14). |
| TORREY PINES VILLAGE | Owner/Subdivider: Torrey Pines Village
No. of Acres: 6.16 No. of Lots: 84 |

ACTION: APPROVED
 BUGBEE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year is not granted for the tentative map, a new tentative map must be filed.
3. Conformance to the conditions of approval for Z-39-80.
4. Conformance to the Flood Hazard Reduction Ordinance.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

4. Z-53-82

Application of DURABLE DEVELOPERS, INC. AND VILLA BONITA OESTE for reclassification of property generally located south of Oakey Boulevard, between Valley View Boulevard and Rancho Drive, from R-1 to R-PD3.

ACTION: APPROVED

BUGBEE/4-0-1

(JOHNSTON ABSTAINED)

Proposed Use: Low Density Detached Single Family Residences

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and typical site plan.
3. Approval of the custom home elevations by the Department of Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

5. TENTATIVE MAP

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 Zone (proposed R-PD3).

RANCHO BONITO
UNIT 4 (REVISED)

Owner/Subdivider: Durable Developers/Villa Bonita Oeste

No. of Acres: 7.7 No. of Lots: 16

ACTION: APPROVED

MACK/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year is not granted for the tentative map, a new tentative map must be filed.
2. Approval of zoning application Z-53-82.
3. Conformance to the conditions of approval for Z-53-82.
4. A waiver be permitted from the design requirements for the length of the cul-de-sac street.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

6. REVERSIONARY MAP

Property generally located on the southwest corner of Bromley Avenue and Orland Street, R-4 Zone.

PORTION OF
NORTHRIDGE
UNIT NO. 1-A

Owner: Marlene Michaels

Subdivider: Dr. B. T. Carroll

No. of Acres: 0.79 No. of Lots: 1

ACTION: APPROVED

BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

7. TENTATIVE MAP

ALMOND TREE
(CONDOMINIUMS)

Property generally located on the southwest corner of Bromley Avenue and Orland Street, R-4 Zone.

Owner: Marlene Michaels

Subdivider: Dr. B. T. Carroll

No. of Acres: 0.79 No. of Units: 38

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Record the reversionary map (portion of Northridge Unit No. 1-A) before the final map.
2. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year is not granted for the tentative map, a new tentative map must be filed.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

8. FINAL MAP

PARK VISTA
UNIT NO. 4

Property generally located on the east side of Lorenzi Boulevard, north of Vegas Drive, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Metropolitan Development Corp.

No. of Acres: 6.36 No. of Lots: 48

ACTION: APPROVED
BUGBEE/4-1
(JOHNSTON - NO)

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

9. FINAL MAP

LEWIS HOMES
RAINBOW PARK #2

Property generally located on the northeast corner of Carmen Boulevard and Tenaya Way, N-U Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 3.86 No. of Lots: 18

ACTION: APPROVED
BUGBEE/4-1
(JOHNSTON - NO)

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

10. VAC-20-82

ACTION: APPROVED
JOHNSTON/4-0-1
(BUGBEE ABSTAINED)

Petition of Vacation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, to vacate a portion of Gass Avenue between Las Vegas Boulevard and Charleston Boulevard.

CONDITIONS:

1. Installation of new concrete sidewalk, street lighting, and execution of a Special Improvement District Agreement for alley paving as required by the Department of Public Services.

2. If the Order of Vacation is not recorded within one (1) year after approval by the City Commission, or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL on the south 10' only PROTESTS: 0
 TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982 to set date for Public Hearing

11. VAC-21-82 Petition of Vacation submitted by BONANZA LAMB LTD., ET AL to vacate portions of Hubbard and Page Streets, generally located between Bonanza Road on the south and Harris Avenue on the north.

ACTION: APPROVED
 KENNEDY/UNANIMOUS

CONDITIONS:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Commission, or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
 TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982 to set date for Public Hearing

12. EXTENSION Request of BRADFORD INVESTMENT CO. for an
 OF TIME Extension of Time on property generally located
 on the north side of Vegas Drive, west of Park-
 FOX HILLS chester Drive, R-E Zone (under Resolution of
 TENTATIVE MAP Intent to R-CL).

ACTION: APPROVED
 BUGBEE/UNANIMOUS

CONDITION:

1. Extension of Time shall be limited to a period of one year.

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

13. MASTER PLAN OF Amendment to the Master Plan of Streets and High-
 STREETS AND ways to reduce the right-of-way for Craig Road
 HIGHWAYS from 150 ft. to 120 ft. between Rancho Drive and
 AMENDMENT - Jones Boulevard; and approval of Special Design
 No. 115-368.

CRAIG ROAD

ACTION: APPROVED
 JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982 to set date for Public Hearing

11. Satisfaction of City Code requirements and design standards of all City departments.

PROTESTS: 0

STAFF RECOMMENDATION: Application be amended to an R-PD8
TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

17. Z-55-82

Application of SHARON L. PARELMAN, ET AL for reclassification of property generally located on the west side of Ninth Street, between Stewart Avenue and Mesquite Avenue, from R-3 to R-4.

ACTION: ABEYANCE
BUGBEE/UNANIMOUS

Proposed Use: High Density Residential (Apartments)

STAFF RECOMMENDATION: DENIAL

PROTESTS: 42

TO BE HEARD AGAIN BY THE CITY PLANNING COMMISSION: DECEMBER 9, 1982

18. Z-100-64(127)

Request of HARDING AND DAWSON CHTD. for a Plot Plan Review on property located at 620 and 626 South 3rd Street, C-2 Zone.

PLOT PLAN
REVIEW

ACTION: ABEYANCE
KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD AGAIN BY THE CITY PLANNING COMMISSION: DECEMBER 9, 1982

19. AR-4-82

Request of PROFESSIONAL TOWER ASSOC., LTD. for an Aesthetic Review on property generally located north of Lewis Avenue, between Las Vegas Boulevard and 6th Street, C-1 and C-2 Zones.

AESTHETIC
REVIEW

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Recording of the alley vacation.
3. Recording of a final map.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. This approval does not constitute approval of a liquor license.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

20. Z-131-77

REINSTATEMENT,
EXTENSION OF
TIME, REVIEW
OF CONDITION &
PLOT PLAN REVIEW

Request of REALTY SYNDICATIONS GROUP, INC. for a Reinstatement and Extension of Time; Review of Condition which stated no further extensions shall be granted; and a Plot Plan Review on property generally located on the north side of Stewart Avenue between Lamb Boulevard and Century Drive, R-E Zone.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a period of one year (expires December 15, 1983).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

SUPPLEMENTAL AGENDA

1. Z-58-81

REINSTATEMENT
& EXTENSION
OF TIME

Request of VTN CONSOLIDATED, INC. for a Reinstatement and Extension of Time on property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a period of one year (expires December 15, 1983).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

2. ZC-203-78

EXTENSION
OF TIME

Request of GRACE LAND DEVELOPMENT CORPORATION for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a period of one year (expires December 15, 1983).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: DECEMBER 15, 1982

DIRECTOR'S BUSINESS:

1. Proposed ordinance amendment regarding garage and/or yard sale operations.

ACTION: APPROVED
MACK/UNANIMOUS

ANNOTATED AGENDA
 CITY PLANNING COMMISSION
 NOVEMBER 23, 1982

MINUTES:

September 28, 1982

APPROVED - MACK/AYES: Guthrie, Johnston, Mack, Bugbee, Kennedy
 NOES: None

OLD BUSINESS:

1. Z-57-78

PLOT PLAN
 REVIEW

APPROVED - BUGBEE/AYES: Guthrie, Johnston, Mack, Bugbee,
 Kennedy
 NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations amended for a 25' setback from wall to curb and wall to be a maximum of 6' high.
 2. Provision of a position letter from the Homeowners' Association for City Commission review prior to December 15, 1982.
 3. Record deed restriction restricting accessory structures from the north 60 feet. *78 -*

PROTESTS: 9 persons in audience
 54 signatures on petition
 Atty. Orin Grossman, 715 S. 4th St.,
 appeared on behalf of the homeowners
 on the petition.

NEW BUSINESS:

1. TENTATIVE MAP

PROFESSIONAL
 TOWER
 (COMMERCIAL
 CONDOMINIUM)

APPROVED - JOHNSTON/AYES: Guthrie, Johnston, Mack,
 Bugbee, Kennedy
 NOES: None

- SPECIAL CONDITIONS:
1. VAC-14-82 to be recorded before the final map.
 2. Parking and circulation plan is to be approved by the Traffic Engineering Division.
 3. Developer to provide the entire cost of the traffic signal at the intersection of Lewis Ave. & Las Vegas Blvd.

16. Z-54-82 (Continued)

7. Resolution of Intent with a twelve month time limit.

8. Amend application to R-PD12.

PROTESTS: 0

17. Z-55-82

ABEYANCE - BUGBEE/AYES: Guthrie, Johnston, Mack,
Bugbee, Kennedy

12/9/82 NOES: None
P.C.Meeting

PROTESTS: Carolyn Carstursen, 324 N. 9th St.
Nelle Abercrombie, 327 N. 9th St.
Don Burroughs, 315 N. 9th St.
Henry Abercrombie, 327 N. 9th St.
31 signatures on petition
2 on record with staff
5 persons in audience

18. Z-100-64(127)

ABEYANCE-KENNEDY/AYES:: Guthrie, Johnston, Mack,
Bugbee, Kennedy

PLOT PLAN 12/9/82 NOES: None
REVIEW P.C.Meeting

19. AR-4-82

APPROVED - BUGBEE/AYES: Guthrie, Johnston, Mack,
Bugbee, Kennedy

AESTHETIC NOES: None
REVIEW

SPECIAL CONDITIONS: 1. Conformance to the plot
plan and elevations as
submitted.
2. Standard conditions 2-5.
3. Recording of the alley
Vacation.
4. Recording of a Final Map.
5. Provision for fire hydrants
and water flow as required
by Fire Services.
6. This approval does not
constitute approval of a
liquor license.

20. Z-131-77

APPROVED - BUGBEE/AYES: Guthrie, Johnston, Mack,
Bugbee, Kennedy

REINSTATEMENT, 12/9/82 NOES: None
EXTENSION OF
TIME, REVIEW
OF CONDITION &
PLOT PLAN REVIEW

SPECIAL CONDITIONS: 1. Resolution of Intent
to expire Dec. 15, 1983.
2. Conformance to all
ordinance amendments
enacted subsequent
to original approval.

SUPPLEMENTAL AGENDA:

1. Z-58-81

REINSTATEMENT
& EXTENSION
OF TIME

APPROVED - JOHNSTON/AYES: Guthrie, Johnston, Mack,
Bugbee, Kennedy

NOES: None

SPECIAL CONDITIONS: 1. One year extension.

2. Conformance to all
ordinance amendments
enacted subsequent to
the original approval.

2. ZC-203-78

EXTENSION
OF TIME

APPROVED - JOHNSTON/AYES: Guthrie, Johnston, Mack,
Bugbee, Kennedy

NOES: None

SPECIAL CONDITIONS: 1. One year extension.

2. Conformance to all
ordinance amendments
enacted subsequent to
the original approval.

DIRECTOR'S BUSINESS:

1. Proposed ordinance amendment regarding garage and/or yard sale operations.

APPROVED - MACK/AYES: Guthrie, Johnston, Mack,
Bugbee, Kennedy

NOES: None

November 12, 1982

NOTICE OF HEARING

NOVEMBER 23, 1982

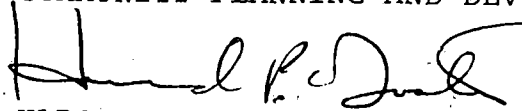
Notice is hereby given that on November 23, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-20-82 PETITION OF VACATION SUBMITTED BY THE CITY OF LAS VEGAS,
A MUNICIPAL CORPORATION TO VACATE A PORTION OF GASS
AVENUE BETWEEN LAS VEGAS BOULEVARD AND CHARLESTON
BOULEVARD.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE NORTH AND SOUTH 10' OF GASS AVENUE
BETWEEN LAS VEGAS BOULEVARD ON THE WEST
AND CHARLESTON BOULEVARD ON THE EAST,
EXCEPTING THEREFROM THE 10 FEET WEST OF
EIGHTH STREET ON THE SOUTH SIDE OF GASS
AVENUE WHICH WAS VACATED PREVIOUSLY BY
ACTION VAC-5-82.

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

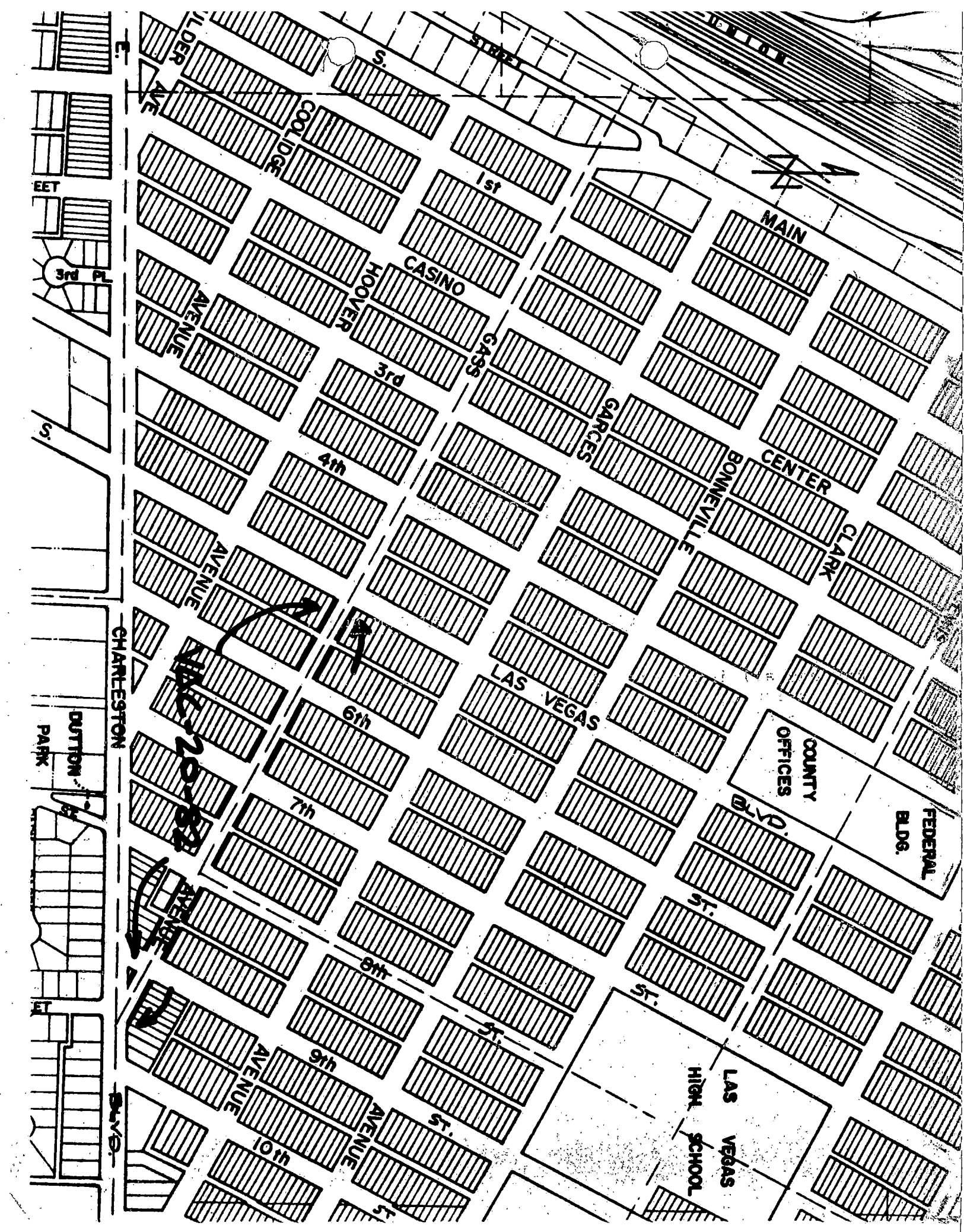
COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)



November 12, 1982

NOTICE OF HEARING

NOVEMBER 23, 1982

Notice is hereby given that on November 23, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-21-82

PETITION OF VACATION SUBMITTED BY BONANZA LAMB LTD.,
ET AL TO VACATE A PORTION OF HUBBARD AND PAGE STREETS,
GENERALLY LOCATED BETWEEN BONANZA ROAD ON THE SOUTH AND
HARRIS AVENUE ON THE NORTH.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE WEST AND EAST 4.5 FEET OF HUBBARD STREET,
GENERALLY LOCATED BETWEEN BONANZA ROAD ON THE
SOUTH AND HARRIS AVENUE ON THE NORTH, AND THE
WEST 4.5 FEET OF PAGE STREET, LOCATED WITHIN
BOULDER HEIGHTS ADDITION NO. 1.

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

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

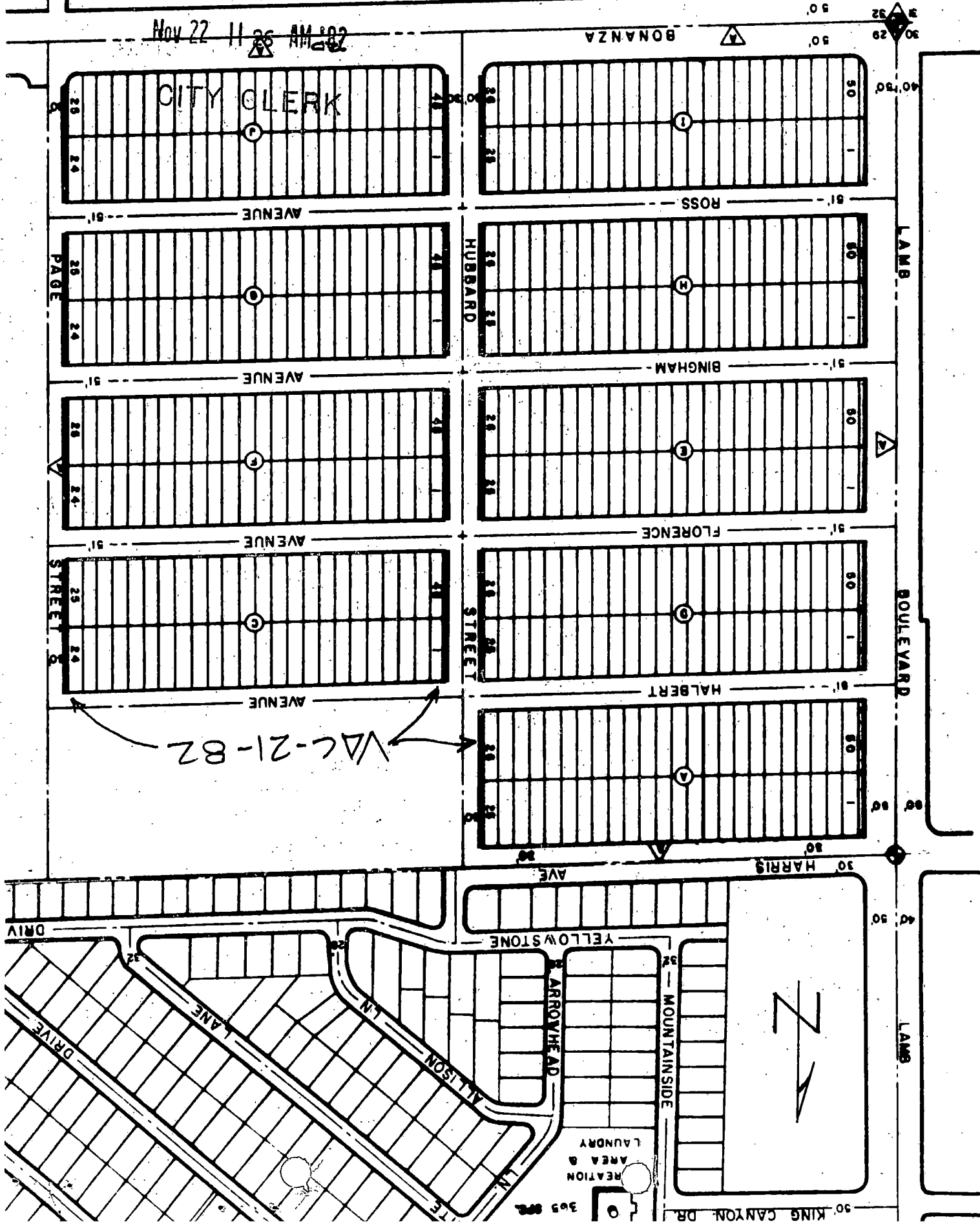
NOV 11 11 50 AM '82

RECEIVED

RECEIVED

A BOULDER HEIGHTS TRACT NO. 1
B SUNWOOD UNIT NO. 1

Nov 22 11 26 AM '82



NOTICE OF PUBLIC HEARING

NOVEMBER 23, 1982

Notice is hereby given that on November 23, 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-53-82

DURABLE DEVELOPERS, INC. AND VILLA BONITA OESTE
FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED SOUTH OF OAKLEY BOULEVARD, BETWEEN VALLEY
VIEW BOULEVARD AND RANCHO DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: LOW DENSITY DETACHED SINGLE
FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61
EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

NOVEMBER 23, 1982

Notice is hereby given that on November 23, 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-54-82

CITY OF LAS VEGAS HOUSING AUTHORITY FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE NORTH SIDE OF VEGAS DRIVE,
BETWEEN TONOPAH DRIVE AND LUDWIG DRIVE.

FROM: N-U (NON-URBAN)

TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY SENIOR CITIZENS
HOUSING COMPLEX

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 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.

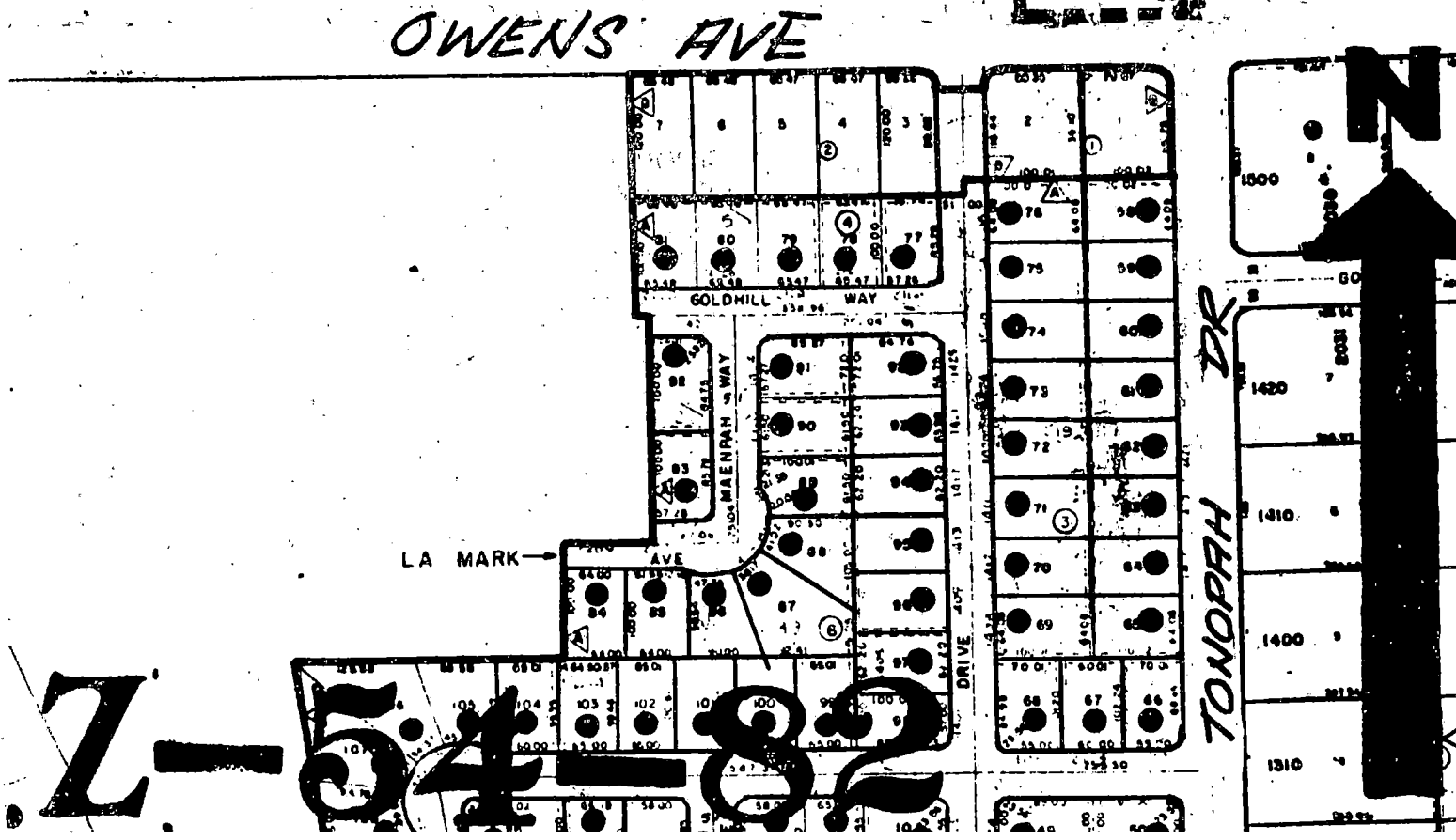
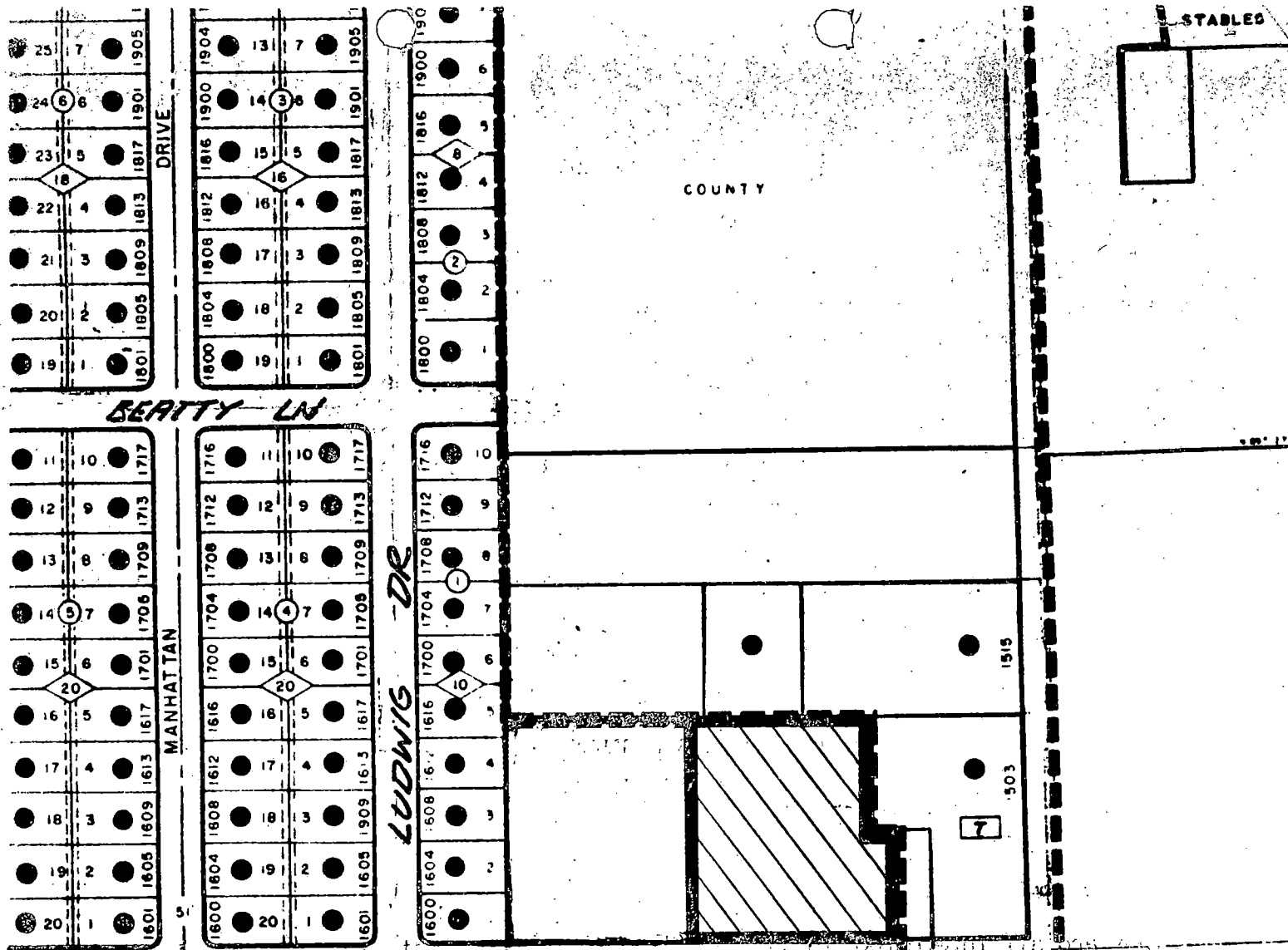
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF: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

NOVEMBER 23, 1982

Notice is hereby given that on November 23, 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:

7-55-82 SHARON L. PARELMAN, ET AL, FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE
OF NINTH STREET, BETWEEN STEWART AVENUE AND
MESQUITE AVENUE.
FROM: R-3 (LIMITED MULTIPLE RESIDENCE)
TO: R-4 (APARTMENT RESIDENCE)
PROPOSED USE: HIGH DENSITY RESIDENTIAL (APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 13, AND 14, BLOCK 17, BUCKS SUBDIVISION.

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

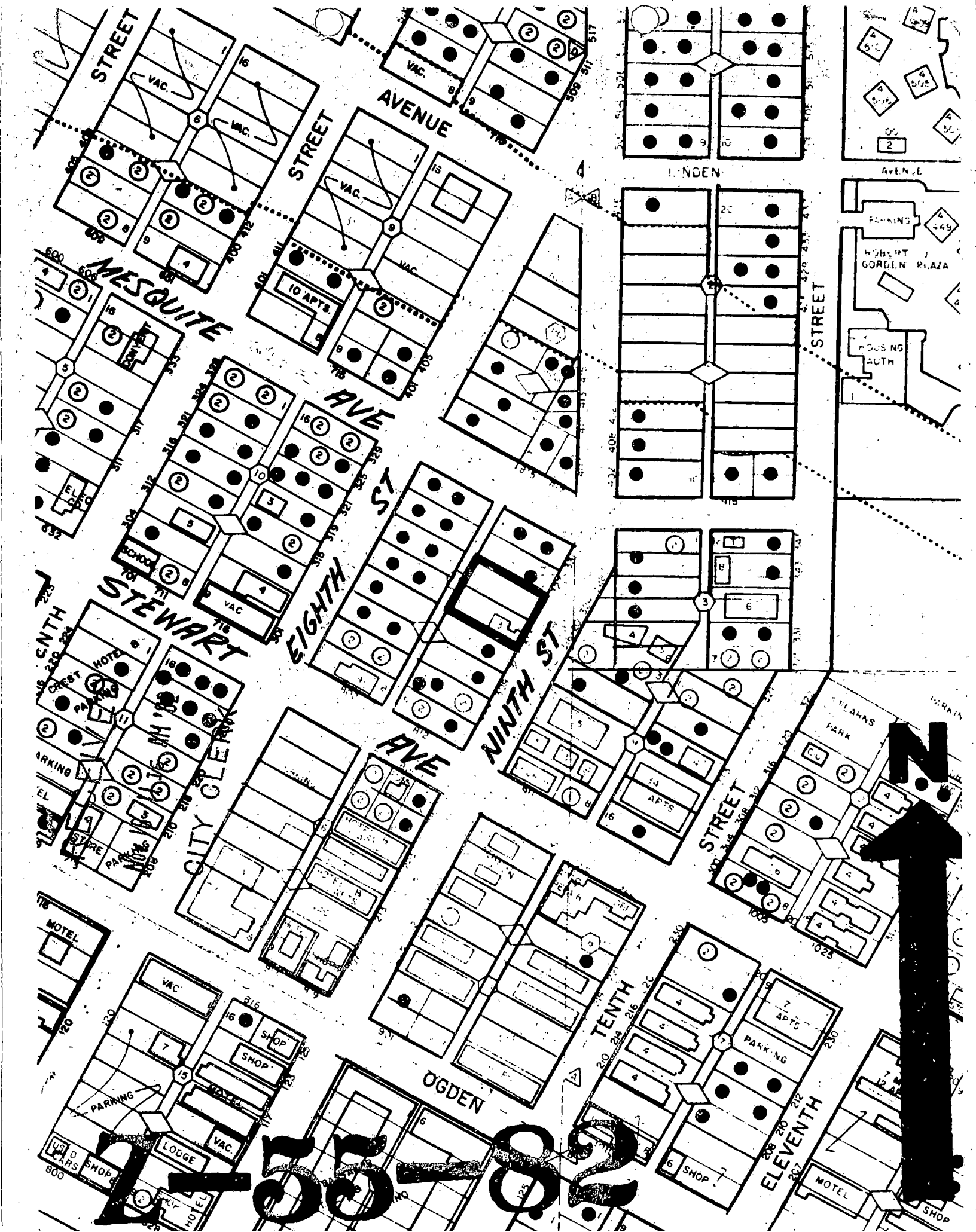
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



MINUTES

CITY PLANNING COMMISSION

NOVEMBER 23, 1982

CALL TO ORDER:

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

PRESENT:

Chairman Guthrie
Mr. Johnston
Mr. Mack
Mr. Bugbee
Mr. Kennedy

EXCUSED:

Mrs. Coleman
Mrs. Tracy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community
Planning and 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. MACK made a Motion for APPROVAL of the Minutes for the September 28, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-57-78

PLOT PLAN
REVIEW

(Abeyance Item
from 11/9/82)

APPROVED

Request of WEST COAST HOLDINGS, INC. for a Plot Plan Review to allow a 6 foot block wall in the front yard area on property located at 2404 Rancho Bel Air, R-PD4 Zone.

MR. FOSTER stated this item was held in abeyance from the last meeting for the homeowners and applicant to get together to see if they could work something out in regard to the 6 foot block wall that is on the north end of a through lot, which means there is double frontage on the parcel. The property fronts on Rancho Bel Air Drive and takes up two lots which extend to Wimbledon Drive along the north. The issue is the wall along the north portion near Wimbledon Drive. The wall is proposed to be 15 feet from the north property line. Because Wimbledon is a private drive, there is a provision for a 5 foot sidewalk and then the curb. Staff feels that there should be the same type of setback as a front yard because there are lots fronting on either side and across the street, which would be a 20 foot setback where they are proposing 15 feet. In essence,

1. Z-57-78

(Continued)

the wall would be 25 feet from the curb. Staff is recommending that the wall be moved back an additional 5 feet from the way it is proposed on the site plan. Staff recommends approval, subject to: 1) Conformance to the plot plan and elevations amended for a 25 foot setback from the wall to the curb and the wall to be a maximum of 6 feet high, 2) Letter provided stating the position of the Homeowners' Association for City Commission review for their December 15, 1982 meeting, and 3) Record deed restriction restricting accessory structures from the north 60 feet of the property.

JAY DOWNEY, West Coast Holdings, Inc., 637 East Sahara Avenue, appeared for the application. They met with the homeowners, but have not come to a total agreement with them. They have followed all the requirements of the CC&R's and have approval from the architectural committee. There is a portion of the wall that is set back 15 feet and the remainder is set back 20 and 25 feet.

BARRY BECKER, 50 South Jones Boulevard, Chairman of the Architectural Control Committee, appeared for the application. They reviewed many sets of plans before this one was approved. The Architectural Control Committee was trying to create an appearance that would look similar to the front of a home with the wall being used bricks with planters and varying setbacks.

ATTORNEY ORIN GROSSMAN, 715 South 4th Street, appeared in protest on behalf of Mark and Pat Rosenzweig and approximately 50 homeowners in that area. He presented a petition signed by 58 homeowners in Rancho Bel Air in protest to this application. Judge Guy has issued a temporary restraining order on the project which is effective November 24, 1982. The homeowners are objecting to the structure, placement of the structure, violation of the setback provisions, violation of the CC&R's, that this project was forced upon them, and the rear of the home coming onto Wimbledon Drive.

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

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

PROFESSIONAL TOWER

(COMMERCIAL
CONDOMINIUM)

APPROVED

Property generally located on the north side of Lewis Avenue between Las Vegas Boulevard and 6th Street, C-1 and C-2 Zones.

Owner: Carl Volkmar, Trustee, Et Al

Subdivider: Professional Tower Associates

No. of Acres: 1.75 No. of Units: 217

MR. NULL said this will be a commercial condominium. Staff would recommend approval subject to the normal conditions and the following conditions: 1) VAC-14-82

1. TENTATIVE MAP
(Continued)

to be recorded before the final map, 2) Parking and circulation plans to be approved by the Traffic Engineering Division, and 3) Developer to provide the entire cost of the traffic signal at the intersection of Lewis Avenue and Las Vegas Boulevard.

KEVIN BUCKLEY appeared to represent Professional Tower Associates. They are in agreement with staff's recommendations.

CARL VOLKMAR, 332 South 6th Street, was also present.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Professional Tower (Commercial Condominium), subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

2. FINAL MAP
PROFESSIONAL TOWER
(COMMERCIAL CONDO-
MINIUM)
APPROVED

Property generally located on the north side of Lewis Avenue, between Las Vegas Boulevard and 6th Street, C-1 and C-2 Zones.

Owner: Carl Volkmar, Trustee, Et Al
Subdivider: Professional Tower Associates
No. of Acres: 1.75 No. of Units: 217

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

KEVIN BUCKLEY and CARL VOLKMAR appeared on behalf of the application.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Professional Tower (Commercial Condominium), subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP
TORREY PINES
VILLAGE
APPROVED

Property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).

Owner/Subdivider: Torrey Pines Village
No. of Acres: 6.16 No. of Lots: 84

MR. NULL said the tentative map expired after completion of the first section so this is a resubmission. Staff recommends approval with the normal conditions and the

3. TENTATIVE MAP
(Continued)

following conditions: 1) Conformance to the conditions of approval for Z-39-80, and 2) Conformance to the "Flood Hazard Reduction Ordinance."

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicant. They are in agreement with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Torrey Pines Village.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Mack, Mr. Bugbee, Mr. Kennedy
"NOES" None
"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

4. Z-53-82
APPROVED

Application of DURABLE DEVELOPERS, INC. AND VILLA BONITA OESTE for reclassification of property generally located south of Oakey Boulevard, between Valley View Boulevard and Rancho Drive, from R-1 (Single-Family Residence) to R-PD3 (Residential Planned Development).

Proposed Use: Low Density Detached Single-Family Residences

MR. FOSTER said this area has been developed except for this site. They are asking for three units per acre. This is in accordance with the pattern in the area. Staff recommends approval, subject to: 1) Conformance to the plot and typical site plan showing a 20 foot front setback, 15 foot rear setback and 14 foot side setback, which is the same as in the R-1 developments), 2) Approval of the custom home elevations by the Department of Community Planning & Development, and 3) Resolution of Intent with a twelve-month time limit. Staff does not have any protests on record.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant.

There were no persons present in protest.

MR. BUGBEE made a Motion for APPROVAL of Z-53-82, subject to staff's recommendations.

"AYES" Chairman Guthrie, Mr. Mack, Mr. Bugbee, Mr. Kennedy
"NOES" None
"ABSTAINED" Mr. Johnston

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

5. TENTATIVE MAP

RANCHO BONITO
UNIT 4 (REVISED)

APPROVED

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 Zone (proposed R-PD3).
Owner/Subdivider: Durable Developers/Villa Bonita Oeste
No. of Acres: 7.7 No. of Lots: 16

MR. NULL said this is the tentative map that goes with the previous zoning, Z-53-82. Staff recommends approval with the normal conditions and subject to: 1) Approval of zoning request Z-53-82, and 2) Conformance to the conditions of approval for Z-53-82. Further, a waiver should be permitted from the design requirements for the length of the cul-de-sac street.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicant. They are in agreement with staff's conditions. However, they do plan to build rolled curbs and gutters and eliminate the sidewalks.

MR. MACK made a Motion for APPROVAL of the Tentative Map for Rancho Bonito Unit 4 (Revised), but striking everything regarding rolled curbs.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

6. REVERSIONARY MAP

PORTION OF
NORTHRIDGE
UNIT NO. 1-A

APPROVED

Property generally located on the southwest corner of Bromley Avenue and Orland Street, R-4 Zone.

Owner: Marlene Michaels
Subdivider: Dr. B. T. Carroll
No. of Acres: 0.79 No. of Lots: 1

MR. NULL said this item consists of four lots to be converted to acreage for condominium purposes in connection with Almond Tree, which is the next item on this agenda. Staff would recommend approval.

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

MR. BUGBEE made a Motion for APPROVAL of the Reversionary Map for a portion of Northridge Unit No. 1-A.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

7. TENTATIVE MAP

ALMOND TREE
(CONDOMINIUMS)

APPROVED

Property generally located on the southwest corner of Bromley Avenue and Orland Street, R-4 Zone.

Owner: Marlene Michaels
Subdivider: Dr. B. T. Carroll
No. of Acres: 0.79 No. of Units: 38

MR. NULL said these will be airspace condominiums in existing units. Staff would recommend the following

7. TENTATIVE MAP

(Continued)

condition: 1) Record the reversionary map (portion of Northridge Unit No. 1-A) before the final map. With that condition, and the normal conditions, staff would recommend approval.

KIRK ANDERSON, Alca Engineering, 2765 South Highland Drive, appeared to represent the developer. They are in agreement with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Almond Tree (Condominiums), subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

8. FINAL MAP

PARK VISTA
UNIT NO. 4

APPROVED

Property generally located on the east side of Lorenzi Boulevard, north of Vegas Drive, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 6.36 No. of Lots: 48

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

The applicant was not present.

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Park Vista Unit No. 4, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Mack, Mr. Bugbee, Mr. Kennedy
"NOES" Mr. Johnston

Motion for APPROVAL carried by a 4/1 vote.

9. FINAL MAP

LEWIS HOMES
RAINBOW PARK NO. 2

APPROVED

Property generally located on the northeast corner of Carmen Boulevard and Tenaya Way, N-U Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 3.86 No. of Lots: 18

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

The applicant was not present.

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Lewis Homes, Rainbow Park No. 2.

Voting was as follows:

9. FINAL MAP

(Continued)

"AYES" Chairman Guthrie, Mr. Mack, Mr. Bugbee, Mr. Kennedy
"NOES" Mr. Johnston

Motion for APPROVAL carried by a 4/1 vote.

10. VAC-20-82

APPROVED VACATION
ON SOUTH SIDE OF
GASS AVENUE AND
DENIED VACATION
ON NORTH SIDE OF
GASS AVENUE

Petition of Vacation submitted by the CITY OF LAS VEGAS,
A MUNICIPAL CORPORATION, to vacate a portion of Gass
Avenue between Las Vegas Boulevard and Charleston Boulevard.

MR. NULL said the City Commission is concerned about the
piece by piece vacation actions on Gass Avenue between
Las Vegas Boulevard and Charleston Boulevard and has
initiated this particular vacation in order to handle the
whole area at one time. They want to consider a 10 foot
vacation on each side of Gass Avenue between Las Vegas
and Charleston Boulevards. Staff's position would be to
support the Planning Commission's recommendation that the
vacation only take place on the south 10 feet of Gass
Avenue. Staff would recommend approval, subject to the
normal conditions and the following conditions: 1)
Installation of new concrete sidewalks, street lighting,
and institution of a Special Improvement Agreement for
alley paving as required by the Department of Public
Services, 2) If the Order of Vacation is not recorded
within one year after approval by the City Commission
or an extension is not granted by the Planning Commission,
approval will terminate and a new petition will have to be
submitted, and 3) Vacation only take place on the south
side of Gass Avenue.

EMILY LEE, 801 South 6th Street, appeared in favor. She
was under the impression the vacation had been approved
in front of her home.

MR. FOSTER explained that all the previous vacation requests
on Gass Avenue have been held in abeyance.

MR. JOHNSTON made a Motion for APPROVAL of VAC-20-82, subject
to staff's conditions, noting that approval would only be
on the south side of Gass Avenue.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy
"NOES" None
"ABSTAINED" Mr. Bugbee

Motion for APPROVAL carried unanimously.

MR. JOHNSTON made a Motion for DENIAL of vacating the north
side of Gass Avenue between Las Vegas Boulevard and
Charleston Boulevard.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Guthrie,
Mr. Kennedy
"NOES" None
"ABSTAINED" Mr. Bugbee

Motion for DENIAL carried unanimously.

CHAIRMAN GUTHRIE announced a date will be set for a public
hearing on this item at the December 1, 1982 Board of City
Commissioners meeting.

11. VAC-21-82

APPROVED

Petition of Vacation submitted by BONANZA LAMB LTD., ET AL, to vacate portions of Hubbard and Page Streets, generally located between Bonanza Road on the south and Harris Avenue on the north.

MR. NULL said the width of Hubbard and Page Streets would be reduced. Hubbard Street would be reduced to a 51 foot wide street by removing 4.5 feet from each side. Page Street would be reduced from 60 feet by vacating 4.5 feet on the west side. Since these streets are zoned for R-1 they do not generate very much traffic. Staff would recommend approval with the normal conditions, and the following condition: 1) If the Order of Vacation is not recorded within one year after approval by the City Commission, or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

A. R. BRONDER, 1725 South 16th Street, appeared for the applicant.

There were no persons present in protest.

MR. KENNEDY made a Motion for APPROVAL of VAC-21-82, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

12. EXTENSION
OF TIME

FOX HILLS
TENTATIVE MAP

APPROVED

Request of BRADFORD INVESTMENT COMPANY for an Extension of Time on property generally located on the north side of Vegas Drive, west of Parkchester Drive, R-E Zone (under Resolution of Intent to R-CL).

MR. NULL said staff would recommend approval. However, the zoning will expire in a few months so staff would have the following condition: 1) Approval of Extension of Time for zoning Z-62-81.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicant.

MR. BUGBEE made a Motion for APPROVAL of the Extension of Time for Fox Hills Tentative Map with staff's condition.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

13. MASTER PLAN OF
STREETS AND
HIGHWAYS
AMENDMENT -

CRAIG ROAD

APPROVED

Amendment to the Master Plan of Streets and Highways to reduce the right-of-way for Craig Road from 150 feet to 120 feet between Rancho Drive and Jones Boulevard; and approval of Special Design No. 115-368.

MR. NULL said Public Services is indicating they have no use for a full 150 foot width to the east of Rancho Drive on Craig Road. Staff is suggesting this be reduced to 120 feet east of Rancho over to Jones. Craig Road from Jones over to Decatur is now 120 feet and all the way through the City of North Las Vegas. Special Design 115-368

13. MASTER PLAN
OF STREETS
AND HIGHWAYS
AMENDMENT -

CRAIG ROAD

(Continued)

is the transitioning on Craig Road west of Rancho Drive from 150 feet to 120 feet. The purpose of the road width reduction at Rancho is to provide for improved traffic control. Staff would recommend approval.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared to ask a question. Have the survey problems been worked out between Rancho and Jones?

MR. NULL answered that staff had not been informed as to whether the survey problems have been worked out.

MR. JOHNSTON made a Motion for APPROVAL of the Master Plan of Streets and Highways Amendment for Craig Road.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the December 1, 1982 Board of City Commissioners meeting.

14. REVERSIONARY MAP
BLOCK 5, UNIT 1
VALLEY WEST 8

APPROVED

Property generally located on the west side of Merialdo Lane, south of Charleston Boulevard, R-1 Zone.

Owner/Subdivider: Bailey & McGah

No. of Acres: 1.15 No. of Lots: 1

MR. NULL said this reversion consists of 8 lots which are being turned into acreage. The purpose of this request is to remove the lots from Unit 1 of Valley West 8 and incorporate them into Unit 2 in Valley West 8. Staff would recommend approval.

CLYDE SPITZE, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant.

MR. JOHNSTON made a Motion for APPROVAL of the Reversionary Map for Block 5, Unit 1, Valley West 8.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

15. FINAL MAP
VALLEY WEST 8
UNIT 2

APPROVED

Property generally located on the east side of Odette Lane, south of Charleston Boulevard, R-1 Zone.

Owner/Subdivider: Bailey & McGah

No. of Acres: 6.03 No. of Lots: 26

MR. NULL said this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Record Reversionary Map of Valley West 8, Block 5, Unit 1 before this final map, and 2) Conformance to the conditions of approval for the tentative map.

15. FINAL MAP
(Continued)

CLYDE SPITZE, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicant. They are in agreement with staff's conditions.

MR. MACK made a Motion for APPROVAL of the Final Map for Valley West 8, Unit 2.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

16. Z-54-82
APPROVED

Application of the CITY OF LAS VEGAS HOUSING AUTHORITY for reclassification of property generally located on the north side of Vegas Drive, between Tonopah Drive and Ludwig Drive, from N-U (Non-Urban) to R-PD14 (Residential Planned Development).

Proposed Use: Medium Density Senior Citizens
Housing Complex

MR. FOSTER said this involves a parcel of land that was annexed into the City recently. To the south is R-1, to the southeast is R-E, immediately to the east is a parcel in the County that has a house on it, and east of that is R-E. There is an approved Resolution of Intent for a 630 condominium development along with a provision for some larger single-family homes along the Vegas Drive frontage. This will be a one-story building with parking on the southeast portion coming off Vegas Drive. There is adequate landscaping. Staff recognizes that this is a senior citizens development that generates little traffic, but is concerned about the density of R-PD14. This is essentially on a net basis and the planned developments are figured on a gross basis, which means this is only 12 units per gross acre. Staff feels the R-PD8 is the highest density it would like to see in this area and the application should be amended to 7 or 8 units per acre. If this is approved, staff would recommend the following conditions: 1) Conformance to the plot plan and elevations; 2) Construct a 6 foot block wall along the north and east property lines stepped down to 4 feet with the top 2 feet fifty percent open at Vegas Drive, 3) Standard conditions 2 through 5, 4) Provision of fire hydrants and water flow as required by Fire Services, 5) Dedication of right-of-way and installation of off-site improvements as required by Public Services on Vegas Drive, 6) Conformance to the Flood Hazard Reduction Ordinance, and 7) Resolution of Intent with a twelve-month time limit. Staff does not have any protests on record.

ART SARTINI, Director of Housing Authority for the City of Las Vegas, and HARRIS SHARP, architect for the project, appeared for the application. They are in agreement with staff's conditions, except for the decrease in the number of units per acre because this project has been approved by HUD for 24 units. If this project would be cut back it would have to be discontinued because they would have to find another site, which would probably mean approving it before they could go ahead with the project. Due to the fact there will probably only be one person living in each unit, they do not feel the density is a problem.

16. Z-54-82

(Continued)

MR. JOHNSTON made a Motion for APPROVAL of Z-54-82, subject to staff's conditions and amending the application to R-PD12.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

17. Z-55-82

ABEYANCE

Application of SHARON L. PARELMAN, ET AL, for reclassification of property generally located on the west side of Ninth Street, between Stewart Avenue and Mesquite Avenue, from R-3 (Limited Multiple Residence) to R-4 (Apartment Residence).

Proposed Use: High Density Residential (Apartments)

MR. FOSTER said this is located on the west side of 9th Street between Stewart Avenue and Mesquite Avenue. There is C-2 zoning on both sides of Stewart Avenue extending approximately two lots north of Stewart Avenue and then one lot of R-4, with the balance of the block to Mesquite R-3 zoning. There is R-4 zoning in the block on the east side of 9th Street. There is some R-3 zoning to the west and also on the north side of Mesquite. The applicant is proposing a two-story apartment building with 16 units. The parking along the 9th Street side of the property does not work because the driveway is not of a sufficient width, but it can be revised. Also, they do not have the normal landscaping along the street frontage. Earlier this year the City Commission asked for a study in this area to determine what the land use pattern should be in this area. The recommendation from the Planning Commission was that the high density should not extend east of 8th Street. Based on that, staff feels this request would be contrary to what was recommended and would recommend denial. Staff has two protests on record.

DEAN STONE, Blanchard Construction Company, appeared for the applicants. Mr. Blanchard has been handling this and he is presently in Costa Rica, so they would like to have this item held in abeyance.

There were five persons in the audience in protest.

CAROLYN CARSTENSEN, 324 North 9th Street, appeared in protest. She presented a petition with 31 signatures in protest.

NELLE ABERCROMBIE, 327 North 9th Street, appeared in protest. She felt this project could bring undesirable persons into the neighborhood.

DON BURROUGH, 315 North 9th Street, appeared in protest.

HENRY ABERCROMBIE, 327 North 9th Street, appeared in protest.

MR. BUGBEE made a Motion for ABEYANCE of Z-55-82.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard again by the City Planning Commission on December 9, 1982.

18. Z-100-64(127)

PLOT PLAN
REVIEW

ABEYANCE

Request of HARDING AND DAWSON CHARTERED for a Plot Plan Review on property located at 620 and 626 South 3rd Street, C-2 Zone.

MR. FOSTER said this is north of the northwest corner of 3rd and Garces. It involves a 100 foot parcel of land. They are proposing a one-story office building comprising 7,500 square feet. There will be 18 parking spaces provided. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) Standard conditions 2 through 5, 3) Provision of fire hydrants and water flow as required by Fire Services, and 4) Pave the alley as required by the Department of Public Services.

The applicant was not present.

MR. KENNEDY made a Motion for ABEYANCE of Z-100-64(127), Plot Plan Review.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard again by the City Planning Commission on December 9, 1982.

19. AR-4-82

AESTHETIC REVIEW

APPROVED

Request of PROFESSIONAL TOWER ASSOC., LTD. for an Aesthetic Review on property generally located north of Lewis Avenue, between Las Vegas Boulevard and 6th Street, C-1 and C-2 Zones.

MR. FOSTER said this is just east of the Federal building and the County Annex building. In the south two-thirds of the block there is an existing alley that has been approved for a Vacation, but has not been recorded yet. The applicant is proposing a 25-story commercial condominium office building on the site. There will be a garage facility connected to it. The building will contain approximately 233,000 square feet of office area. The site is within the area that is exempt from the normal parking requirements in the downtown area. Off-street parking is not required under the zoning ordinance; however, they have more parking than satisfies the code if it would apply. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations which have been submitted, 2) Standard conditions 2 through 5, 3) Recording of the alley Vacation, 4) Recording of a final map on the commercial condominium, 5) Provision for fire hydrants and water flow as required by Fire Services, and 6) This approval does not constitute approval of any liquor licenses.

KEVIN BUCKLEY appeared to represent Professional Tower Associates. They are in agreement with staff's conditions.

MR. BUGBEE made a Motion for APPROVAL of AR-4-82, Aesthetic Review, subject to staff's recommendations.

Voting was as follows:

19. AR-4-82
(Continued)

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

20. Z-131-77

REINSTATEMENT,
EXTENSION OF
TIME, REVIEW OF
CONDITION AND
PLOT PLAN REVIEW

APPROVED

Request of REALTY SYNDICATIONS GROUP, INC. for a Reinstatement and Extension of Time; Review of Condition which stated no further extensions shall be granted; and a Plot Plan Review on property generally located on the north side of Stewart Avenue between Lamb Boulevard and Century Drive, R-E Zone.

MR. FOSTER said this has been a piecemeal development. More than a year has taken place since the completion of the last phase of the development. The applicant is ready to proceed with 2 four-plexes and parking in the middle. Staff feels that because this parcel is between the R-3 and C-1 they would rather see it extended than for it to expire and then have to come back for R-3. Staff would recommend approval, subject to: 1) Resolution of Intent to expire on December 15, 1983, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

JACK SCHWARTZ, Realty Syndications, 1041 Griffith, appeared for the application. This is the last lot in the development to be developed, other than the commercial corner.

MR. BUGBEE made a Motion for APPROVAL OF Z-131-77, Reinstatement, Extension of Time, Review of Condition and Plot Plan Review, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982 at 2:00 P.M.

SUPPLEMENTAL AGENDA:

1. Z-58-81

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of VTN CONSOLIDATED, INC. for a Reinstatement and Extension of Time on property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).

MR. FOSTER said this is for a compact lot development. They have indicated they are making progress. Staff would recommend a one-year extension and conformance to all ordinance amendments enacted subsequent to the original approval.

MR. JOHNSTON made a Motion for APPROVAL of Z-58-81, Reinstatement and Extension of Time.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982.

2. ZC-203-78

EXTENSION
OF TIME

APPROVED

Request of GRACELAND DEVELOPMENT CORPORATION for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E Zone (under Resolution of Intent to C-1).

MR. FOSTER said this is located on the southwest corner of Charleston and Rainbow. It was zoning that was approved in the County and annexed on the basis of a shopping center. Staff feels this is a logical site for commercial because of the major intersection. This is their third request for an extension of time. Staff would recommend a one-year extension.

PHYLLIS SILVESTRI, 610 Canosa Avenue, appeared to represent the applicant.

MR. FOSTER said that if this is approved it would also be subject to conformance to all ordinance amendments enacted subsequent to the original approval.

MR. JOHNSTON made a Motion for APPROVAL of ZC-203-78, Extension of Time, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 15, 1982.

DIRECTOR'S BUSINESS:

1. Proposed ordinance amendment regarding garage and/or yard sale operations.

MR. FOSTER said staff would like to initiate an amendment to the Zoning Ordinance relative to garage sales. There have been problems in the past where owners are conducting daily operations throughout the week and buying merchandise from other locations and bringing it to the property and selling it. Staff is recommending a definition be placed on the zoning ordinance as follows: "The sale conducted on the premises within a residential district upon which is located a dwelling by the occupant of such dwelling of any personal property which is owned and has been used by the occupant." Also, staff would like the stipulation as follows: "Garage sales providing no more than four garage sales shall be conducted on the premises in any calendar year, no garage sales shall be conducted for longer than three days duration and garage sales shall be conducted during the daylight hours only."

ERNIE BECKER, 4401 West Washington Avenue, appeared and stated he felt there could be a problem for a person only being able to hold a garage sale for three days and there should not be a fee required to hold a garage sale.

MR. MACK made a Motion for APPROVAL of the proposed ordinance as written by staff.

1. PROPOSED ORDINANCE
AMENDMENT

(Continued)

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

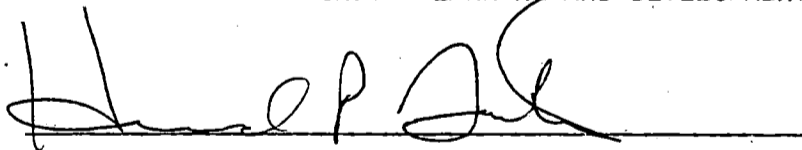
Motion for APPROVAL carried unanimously.

MR. FOSTER said an ordinance would be initiated
and a public hearing held.

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

NAME

ADDRESS

E. Jay Darnley

Carl Volkman

K. A. Weir

Kirk S Anderson

Louise Lee

Elyde Spitz

Harris Sharp

Don Stone

John Selman

637 E. SAVANA -

332 So. 6th St.

VTM New 2800 W Sahara

2765 South Highland

801 So. 6th - Las Vegas

VTM New 2800 W Sahara

2915 W Chas. Blvd.

Blanchard Court

Realty Syndications

NAME

~~Barry W Buckley~~
~~1000 S. 1st St~~

Kevin Buckley
Box Burlington

ADDRESS

50 S Jones
715 S. 6th

3305 W. Spring Mt. Rd. # 52, 89102