

ANNOTATED AGENDA
CITY PLANNING COMMISSION
DECEMBER 9, 1982

MINUTES:

OCTOBER 14, 1982 and
OCTOBER 26, 1982

APPROVED - BUGBEE/AYES: Guthrie, Johnston, Bugbee,
Coleman, Kennedy
NOES: None
EXCUSED: Tracy

OLD BUSINESS:

1. Z-55-82

(Abeyance Item
from 11/23/82)

DENIED - COLEMAN/AYES: Guthrie, Tracy, Coleman, Kennedy
NOES: Johnston, Bugbee

PROTESTS: Donald Burroughs, 1603 Mayfair
Henry Abercrombie, 327 North 9th St.
Nelle Abercrombie, 327 North 9th St.

2. Z-100-64(127)

(Abeyance Item
from 11/23/82)

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the plot
plan and elevations.
2. Standard conditions 2 - 5.
3. Provision of fire hydrants
and water flow as required
by the Dept. of Fire Services
4. Pave the alley as required
by the Dept. of Public
Services.

NEW BUSINESS:

1. Z-61-82

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

SPECIAL CONDITIONS: 1. Resolution of Intent with
a twelve month time limit.
2. Application amended to R-PD16
with a maximum of 85 units.
3. Building elevations be
improved as required by
the Dept. of Community
Planning & Development.
4. Conformance to the plot plan
with shrubs and trees provide
in the front 10' planter
sufficiently high and mature
to screen this development.
5. Standard conditions 2-5.
6. Recording of final map.

PROTESTS: Willie Sanford, 900 N. Tonopah Drive
1 on record with staff

2. TENTATIVE MAP
TONOPAH VILLAGE
- APPROVED - KENNEDY/AYES: Guthrie, Tracy, Johnston,
Bugbee, Coleman, Kennedy
NOES: None
- SPECIAL CONDITIONS:
1. Approval of zoning request Z-61-82.
 2. Conformance to the conditions of approval for Z-61-82.
 3. Wall statement.
 4. Conformance to the Flood Hazard Reduction Ordinance.
 5. Drainage to meet the requirements of the Dept. of Public Services.
3. TENTATIVE MAP
SUNSHINE VILLAGE
- APPROVED - KENNEDY/AYES: Guthrie, Tracy, Johnston,
Bugbee, Coleman, Kennedy
NOES: None
- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-36-82.
 2. Wall statement.
 3. Conformance to the Flood Hazard Reduction Ordinance.
 4. Fire lane to meet the requirements of Fire Services
 5. Drainage to meet the requirements of Public Services.
 6. Improve building elevations as required by the Dept. of Community Planning & Development.
4. FINAL MAP
LEWIS HOMES -
STONEGATE NO. 1
- APPROVED - BUGBEE/AYES: Guthrie, Tracy, Johnston,
Bugbee, Coleman, Kennedy
NOES: None
- SPECIAL CONDITION: 1. Conformance to the conditions of approval for the tentative map.
5. FINAL MAP
SHADOW ACRES
UNIT 3
- APPROVED - COLEMAN/AYES: Guthrie, Tracy, Johnston,
Bugbee, Coleman, Kennedy
NOES: None
- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for the tentative map.
 2. Conformance to the Flood Hazard Reduction Ordinance.
 3. Information required by the Dept. of Public Services to be shown on final map prior to its submission to the City Commission.

6. VAC-22-82

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

- SPECIAL CONDITIONS:
1. Approve request except for west half of Roland Wiley Road.
 2. One year statement.

7. Z-57-82

APPROVED - BUGBEE/AYES: Guthrie, Tracy, Johnston,
Bugbee, Kennedy
NOES: Coleman

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1-5.
 3. Approval of the elevations by the Dept. of Community Planning & Development.
 4. Submission of the CC&R's at the time the subdivision map is filed for the maintenance of the private streets.
 5. The lots shall front the private street.
 6. Recording of the subdivision map.

PROTESTS: 13 persons in audience
John Watkins, 8050 Tioga Way North

8. Z-58-82

DENIED - BUGBEE MADE MOTION FOR APPROVAL/AYES: Bugbee, Johnston
NOES: Guthrie, Tracy,
Coleman, Kennedy

PROTESTS: Bertha Franklin, 1128 Pahor Drive
Edith Samph, 1121 Pahor Drive

FAVOR: 1 on record with staff

9. Z-59-82

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan
 3. Conformance to the elevation and building areas proposed for all six lots, i.e. residential character, one story and a maximum gross floor area of 4,000 sq. ft. per site.
 4. Standard conditions 2-5.

(SEE PAGE 4)

9. Z-59-82

5. Provision of fire hydrants and water flow as required by the Dept. of Fire Services.
6. Dedication of right-of-way and installation of off-site improvements as required by the Dept. of Public Services.
7. Recording of the subdivision map.
8. Approval of the parking and driveway plan by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Dept. of Public Services.

PROTESTS: 1 on record with staff

FAVOR: 2 on record with staff
Jo Patzer, 4501 Del Monte Ave.

10. Z-60-82

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1-5.
 3. Approval of the parking and driveway plan by the Traffic Engineer.

PROTESTS: Robert Feldman, owner of Auto Ins.

FAVOR: Jack Clark, 723 S. 3rd Street

11. Z-62-82

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan amended to provide a 5' landscaping strip along the Expressway with 15 gallon Arizona Cypress at 15' on center.
 3. Dedication of 15 feet of right-of-way for Bonanza Road as required by the Dept. of Public Services.
 4. Install sidewalks on Bonanza Rd. as required by the Dept. of Public Services.
 5. Repair any damage to the existing street improvements resulting from this develop-

(SEE PAGE 5)

11. Z-62-82

ment as required by the
Dept. of Public Services.

6. Provision of fire hydrants and water flow as required by the Dept. of Fire Services.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Six foot block wall around the property.

PROTESTS: 0

12. Z-63-82

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1-5.
 3. Provision of a 6' block wall along the rear property line of the lots backing up to Durango St. and Westcliff Dr.
 4. Vacation of streets and easements within Charleston Rainbow #19A tract.
 5. Reversion of Charleston Rainbow #19A to acreage and recording of a final map.
 6. Approval of the special intersection design by the Traffic Engineer.
 7. The City will assume no responsibility for the maintenance of the landscaping.
 8. Final layout determined during subdivision process.
 9. Abandonment of drainage easements as required by the Dept. of Public Services.

PROTESTS: 0

13. Z-64-82

APPROVED - BUGBEE/AYES: Guthrie, Johnston, Bugbee, Coleman
 NOES: Kennedy
 EXCUSED: Tracy

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1-5.
 3. Provision of a 6' block wall along the north, south, west property lines of the parcels which do not have access to the major streets with opaque crash gates and stepped down to give visual clearance at the intersection with the interior streets.
 4. Provision of CC&R's to provide for private maintenance of the parkway and special entryway landscaping areas.
 5. Approval of the special street design of entryways by the Traffic Engineer.
 6. Dedication of 10' of right-of-way for Alexander Road and the necessary radius corners at the intersections of Alexander Rd., Torrey Pines Dr. and Gowan Rd. and Lorenzi Blvd. and Alexander Rd. as required by the Dept. of Public Services.
 7. Install street improvements on Alexander Rd., Lorenzi Blvd., Gowan Rd. and Torrey Pines Dr. as required by the Dept. of Public Services.
 8. Provision of fire hydrants and water flow as required by Dept. of Fire Services.
 9. Deny R-3 and allow R-CL as amended.
 10. R-D required west of the existing R-E lots and along Torrey Pines.
 11. Provide one R-E lot north of the existing R-E lots.
 12. Final maps will be approved based on amount of paved access provided to the development sites.
 13. Develop entire street perimeter concurrent with the first phase of the development.

(SEE PAGE 7)

13. Z-64-82

PROTESTS: 330 on record with staff
Roy Jorgensen, 3700 N. Torrey Pines Dr.
467 protests on letters and petitions.
Approximately 100 persons in audience
Loren Torkelson, 6324 Lorille Lane
Robin Hawk, 3732 N. Torrey Pines Dr.
Dan Anderson, 6816 Waterhen Circle
Tony Engel, 4000 Roxanne Drive
Lois Adams, 3740 N. Torrey Pines Dr.

14. Z-65-82

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

NOES: None
EXCUSED: Tracy

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Approval of the plot plan and elevations by the Dept. of Community Planning & Development.
 3. Standard conditions 2-5.
 4. Conformance to the Flood Hazard Reduction Ordinance as required by the Dept. of Public Services.
 5. Installation of street improvements on Hazelnut Lane, Redberry Street, and the alley as required by the Dept. of Public Services.
 6. Land division will be allowed and off-site improvements installed at the time building permits are issued for the development.

PROTESTS: 0

15. Z-66-82

APPROVED - KENNEDY/AYES: Guthrie, Johnston, Bugbee,
Coleman, Kennedy

NOES: None
EXCUSED: Tracy

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan amended to provide 5' planters along Main Street and Washington Ave. except along the 20 unit motel site on Main Street.

(SEE PAGE 8)

15. Z-66-82

3. Standard conditions 2-5.
4. Provision of fire hydrants and water flow as required by Dept. of Fire Services.
5. Approval of the parking and driveway plan by the Traffic Engineer.
6. Install sidewalks on Main Street as required by the Dept. of Public Services.
7. Repair any damage to the existing street improvements resulting from this development as required by the Dept. of Public Services.

PROTESTS: 0

16. Z-41-81

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED - COLEMAN/AYES: Guthrie, Johnston, Bugbee,
Coleman, Kennedy

NOES: None
EXCUSED: Tracy

- SPECIAL CONDITIONS:
1. Resolution of Intent shall expire January 5, 1984.
 2. Conformance to all ordinance amendments enacted subsequent to the original approval.

17. Z-60-80

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED - KENNEDY/AYES: Guthrie, Johnston, Bugbee,
Coleman, Kennedy

NOES: None
EXCUSED: Tracy

- SPECIAL CONDITIONS:
1. Resolution of Intent shall expire January 5, 1984.
 2. Conformance to all ordinance amendments enacted subsequent to the original approval.

18. Z-53-78

PLOT PLAN REVIEW

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

NOES: None
EXCUSED: Tracy

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.

19. AR-7-81

AESTHETIC REVIEW
AND ONE-YEAR REVIEW
OF CONDITION

ABEYANCE - JOHNSTON/AYES: Guthrie, Johnston, Bugbee,
Coleman, Kennedy

NOES: None
EXCUSED: Tracy

November 29, 1982

NOTICE OF HEARING

DECEMBER 9, 1982

Notice is hereby given that on December 9, 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-22-82 . PETITION OF VACATION SUBMITTED BY SPROUL HOMES OF NEVADA TO VACATE JON BELGER DRIVE, MULCAHY AVENUE, LOMACK AVENUE, DUNPHY DRIVE, CHARLES TURK DRIVE, STAPLETON AVENUE, AND THE WEST HALF (W. 1/2) OF ROLAND WILEY ROAD WITHIN THE CHARLESTON RAINBOW 19A SUBDIVISION.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED

AS PORTIONS OF THE NORTHWEST QUARTER

(NW 1/4) OF THE NORTHWEST QUARTER

(NW 1/4) OF SECTION 33, TOWNSHIP 20

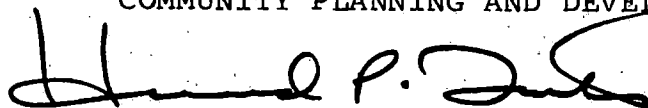
SOUTH, RANGE 60 EAST, M.D.M., LOCATED

WITHIN THE CHARLESTON RAINBOW NO. 19A

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 vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

DECEMBER 9, 1982

Notice is hereby given that on December 9, 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-57-82

F. WAYNE EDINGTON AND CHARLES WILLIAMS
FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE EAST SIDE OF LORENZI BOULEVARD
BETWEEN ROSADA AVENUE AND HAMMER LANE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: LOW DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 35,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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

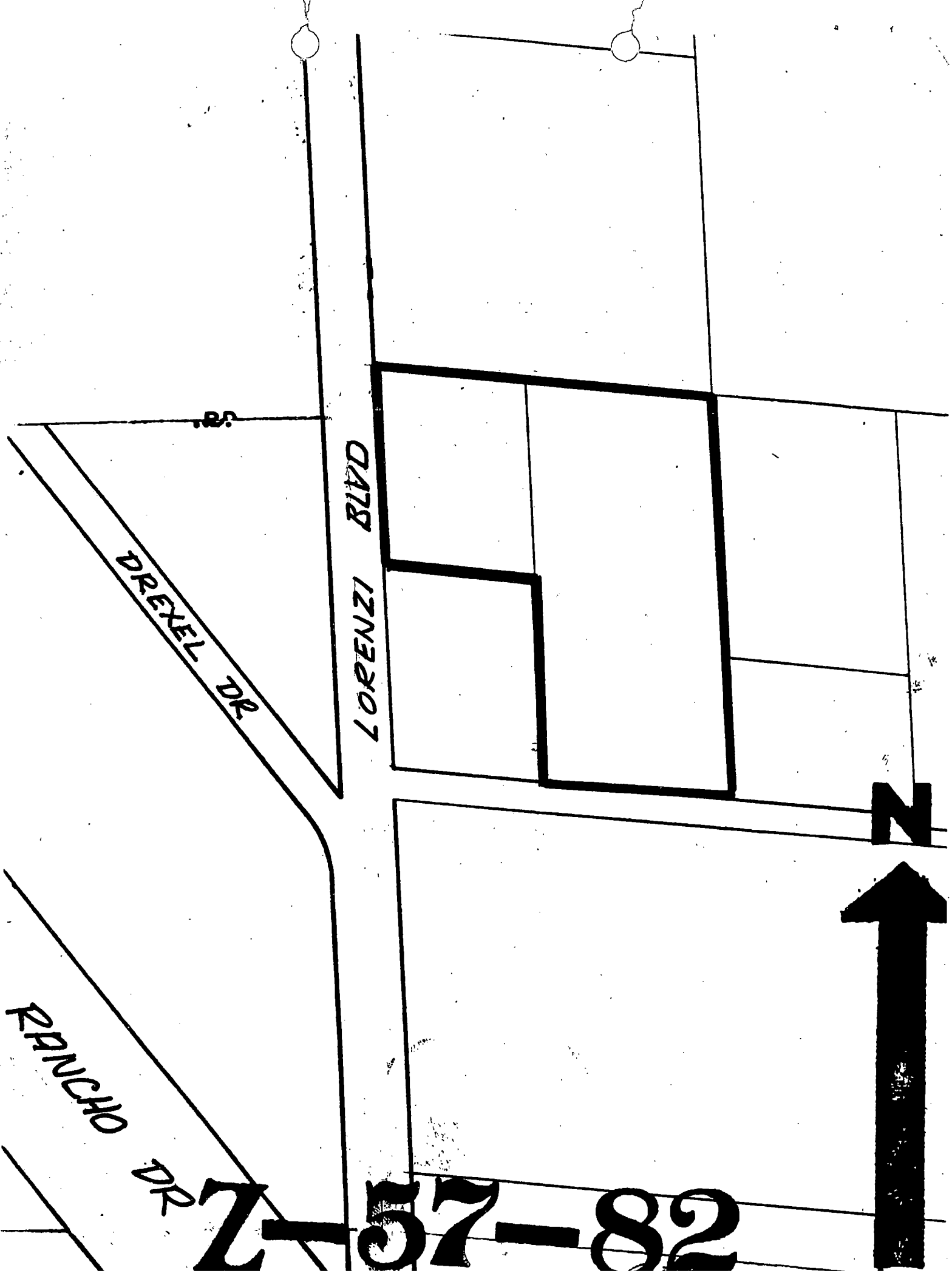
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



DREXEL DR

LORENZI BLVD

RANCHO DR

N

Z-57-82

NOTICE OF PUBLIC HEARING

DECEMBER 9, 1982

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Z-58-82

NICK PANDELIS FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE
SOUTH SIDE OF CHARLESTON BOULEVARD
BETWEEN WESTWOOD DRIVE AND PAHOR DRIVE.

FROM: C-1 (LIMITED COMMERCIAL) AND
R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: TWO-STORY OFFICE BUILDING

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 1 AND 2, BLOCK 1 OF WESTWOOD PARK
TRACT 1 AND LOTS 16 AND 17 IN PAHOR TRACT.

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

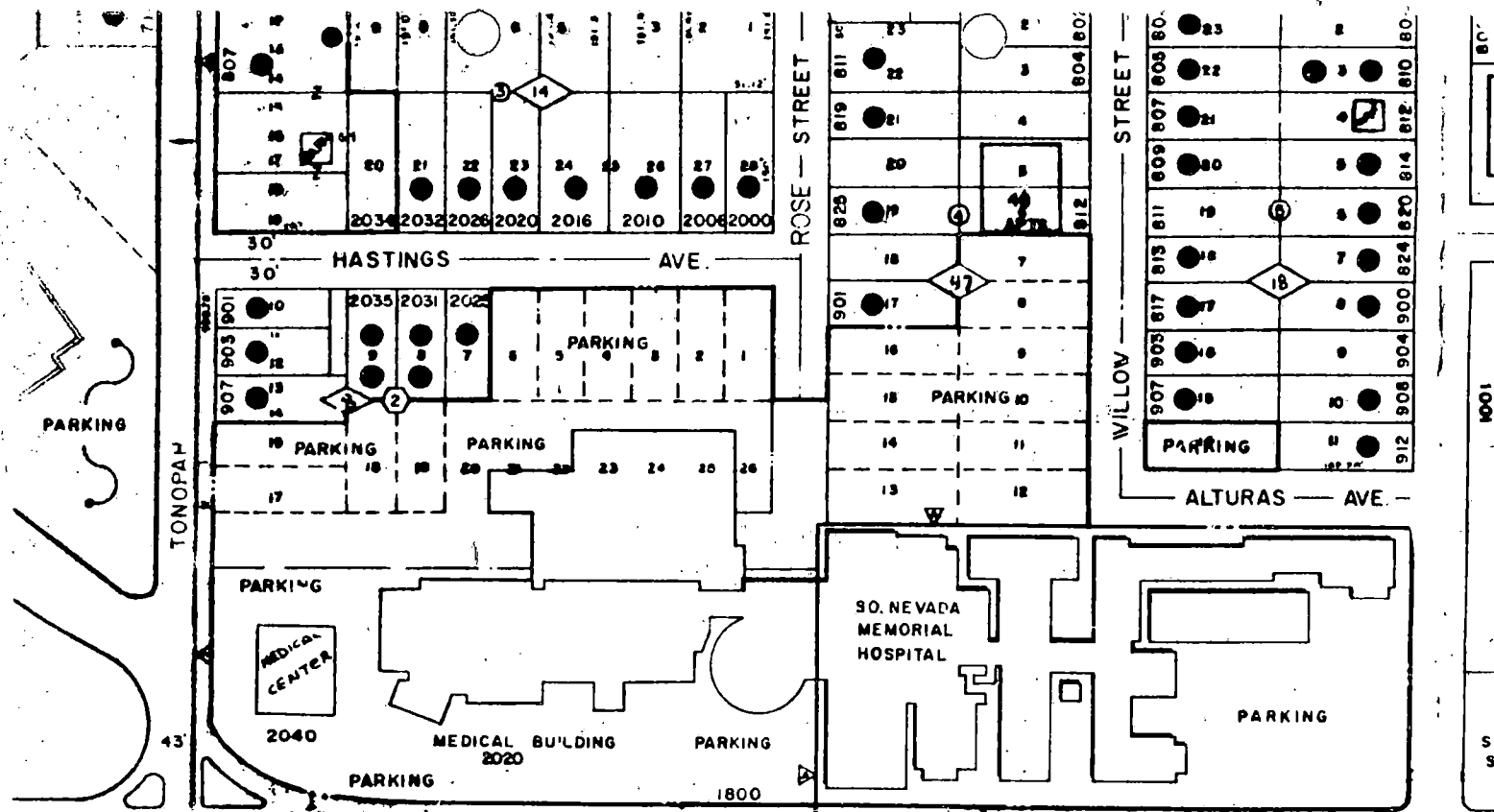


HAROLD P. FOSTER, DIRECTOR

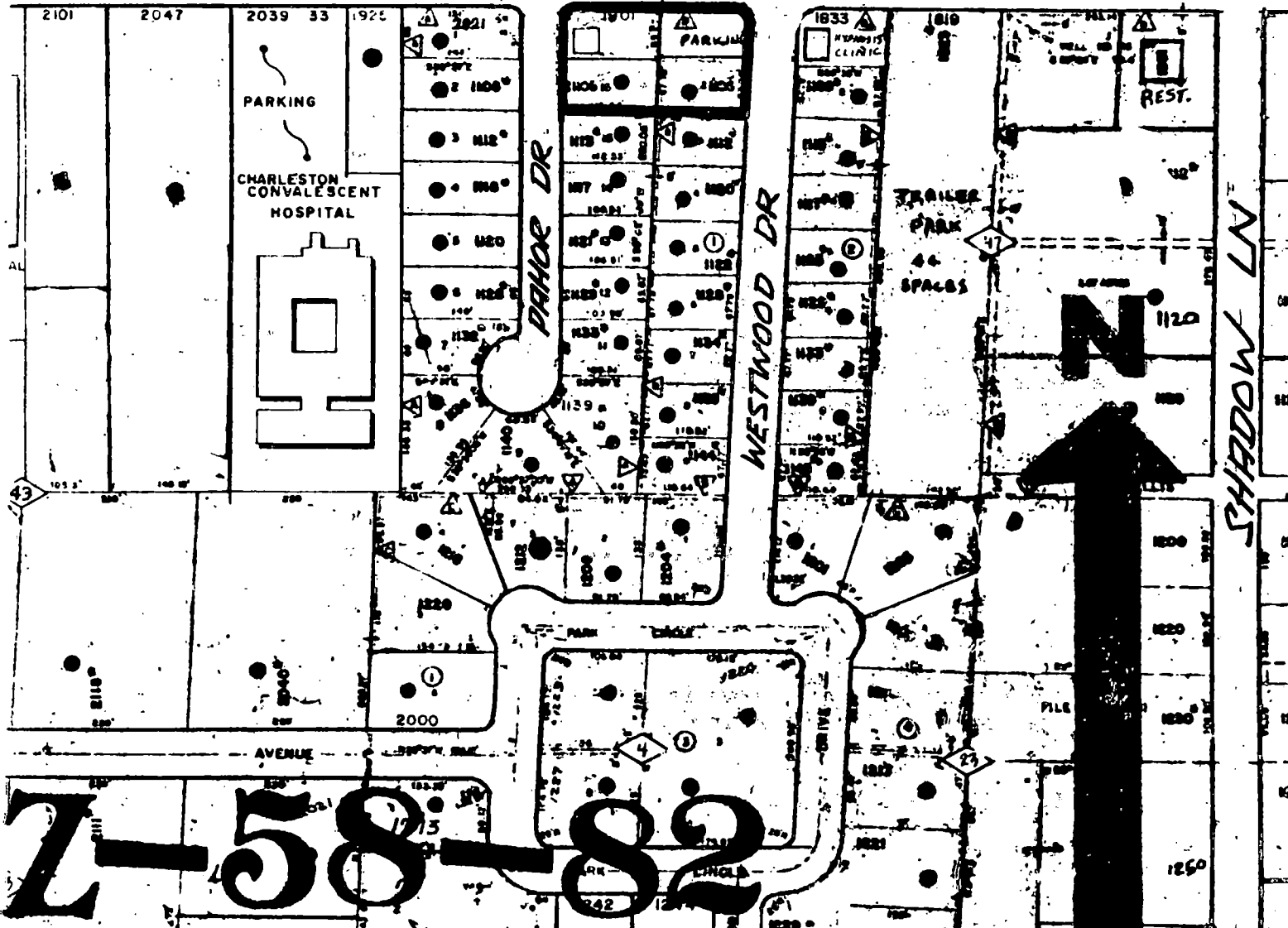
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(SEE LOCATION MAP ON REVERSE SIDE.)



CHARLESTON BLVD



7-58-82

NOTICE OF PUBLIC HEARING

DECEMBER 9, 1982

Notice is hereby given that on December 9, 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-59-82

WEST OAKY BAPTIST CHURCH FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE
OF OAKY BOULEVARD, BETWEEN ARVILLE STREET AND
DECATUR BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST,
M.D.B. & M.

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

(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

DECEMBER 9, 1982

Notice is hereby given that on December 9, 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-60-82

GORDON L. HARDY FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE NORTH
SIDE OF SAHARA AVENUE BETWEEN MARIPOSA
AVENUE AND MONTEREY AVENUE.

FROM: R-2 (TWO-FAMILY RESIDENCE)

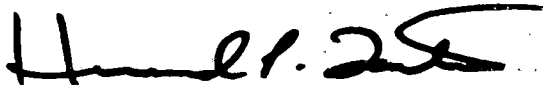
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RETAIL STORE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOTS 23 AND 24 IN BLOCK 8 OF AMENDED
PLAT IN METROPOLITAN 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

DECEMBER 9, 1982

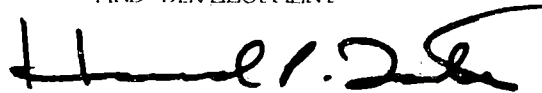
Notice is hereby given that on December 9, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

7-61-82 ROBERT L. CONN, ET AL, FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF
TONOPAH DRIVE, BETWEEN WASHINGTON AVENUE AND
WEST BONANZA ROAD.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-PD17 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(CONDOMINIUMS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 29,
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

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(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

DECEMBER 9, 1982

Notice is hereby given that on December 9, 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-62-82 OTTO GEISERT, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTH
SIDE OF BONANZA ROAD, BETWEEN RANCHO ROAD
AND HIGHLAND AVENUE.

FROM: C-1 (LIMITED COMMERCIAL),
C-2 (GENERAL COMMERCIAL) AND
C-M (COMMERCIAL INDUSTRIAL)

TO: R-PD46 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: HIGH DENSITY RESIDENTIAL (CONDOMINIUMS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTH
HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 29, 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

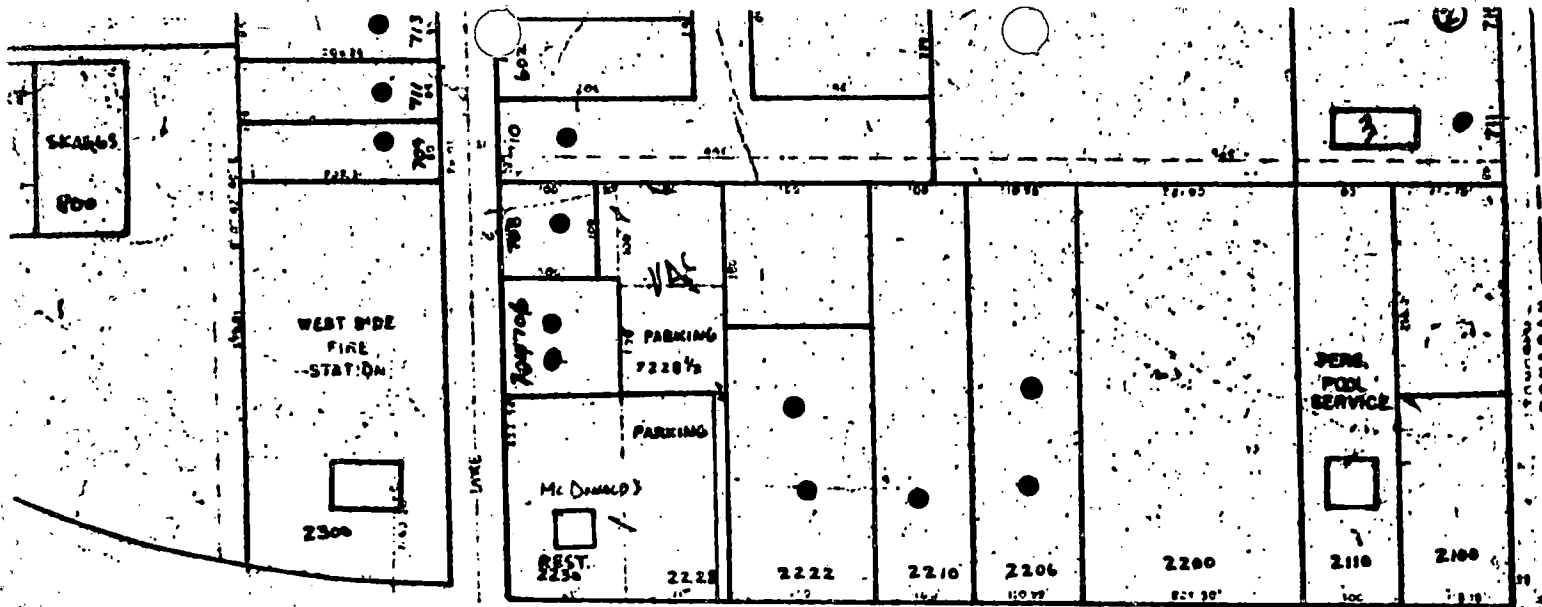


HAROLD P. FOSTER, DIRECTOR

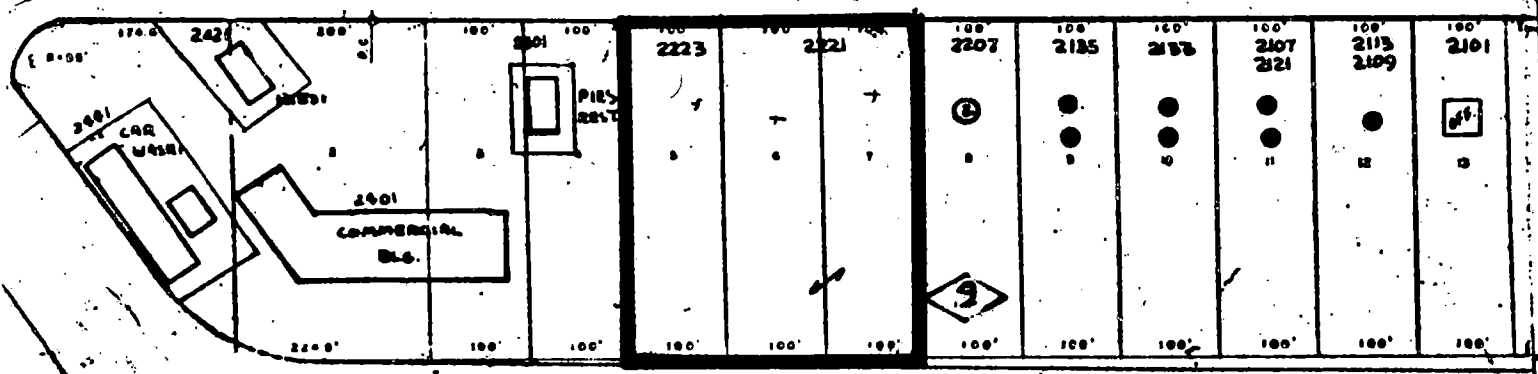
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(SEE LOCATION MAP ON REVERSE SIDE.)

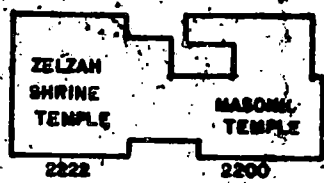
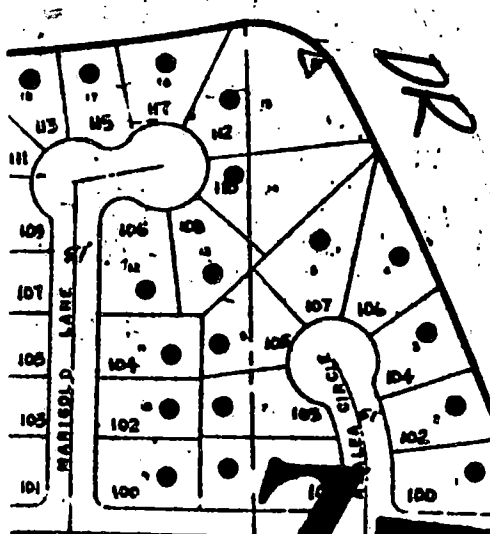


BONANZA RD



ORAN K GRAGSON HIGHWAY

PANCHO DR



7-62-82

AVENUE

NOTICE OF PUBLIC HEARING

DECEMBER 9, 1982

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Z-63-82 SPROUL HOMES OF NEVADA ON BEHALF OF COLLINS BROTHERS
CONSTRUCTION FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTH SIDE OF WESTCLIFF DRIVE BETWEEN
RONALD WILEY ROAD AND DURANGO DRIVE.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-CL (RESIDENTIAL COMPACT LOT)
PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 33,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

WESTCLIFF DR

STAPLETON AVE

CHARLES TURK DR

DUNPHY DR

LOMACK AVE

MULCANY AVE

DUCHARME AVE

DURANGO DR

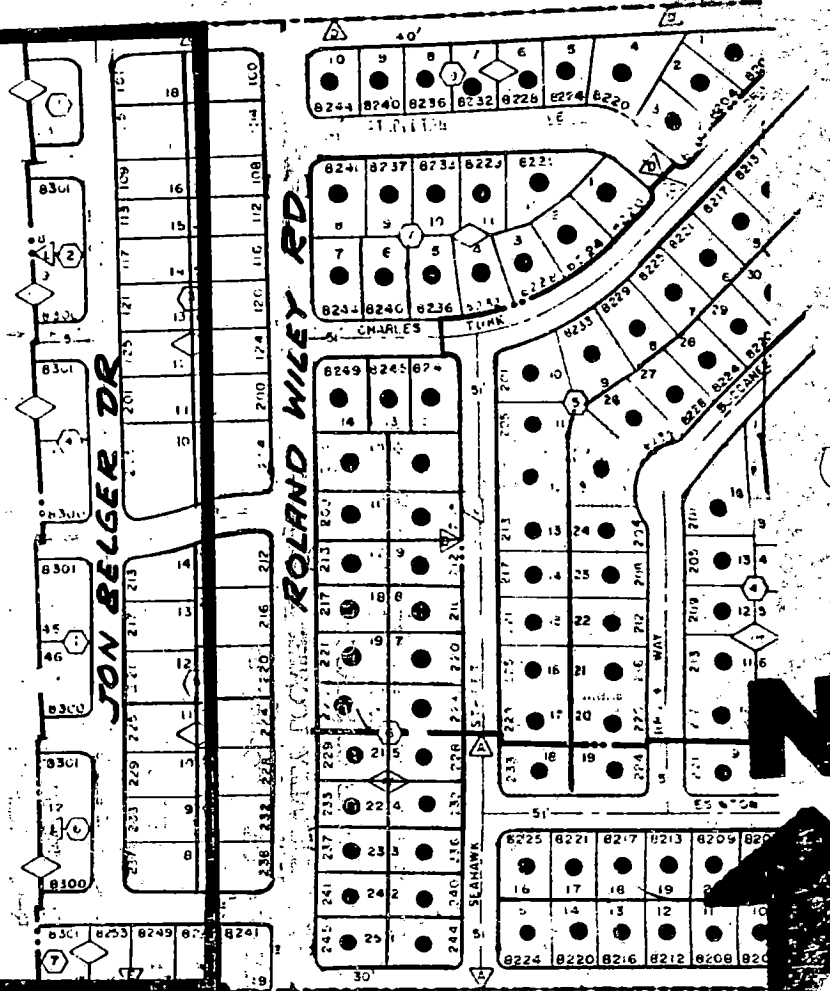
JON BELGER DR

ROLAND WILEY RD

COUNTY

Z-63-82

N



NOTICE OF PUBLIC HEARING

DECEMBER 9, 1982

Notice is hereby given that on December 9, 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-64-82

NEVADA SAVINGS AND LOAN ASSOCIATION ON BEHALF
OF COLLINS BROTHERS CONSTRUCTION FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON PROPERTY BOUNDED
BY ALEXANDER ROAD, TORREY PINES DRIVE, GOWAN ROAD
AND LORENZI BOULEVARD.

FROM: R-E (RESIDENCE ESTATES) (UNDER RESOLUTION
OF INTENT TO R-D - SINGLE FAMILY RESIDENCE-
RESTRICTED)

TO: R-1 (SINGLE FAMILY RESIDENCE),
R-CL (RESIDENTIAL COMPACT LOT) AND
R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL AND
MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

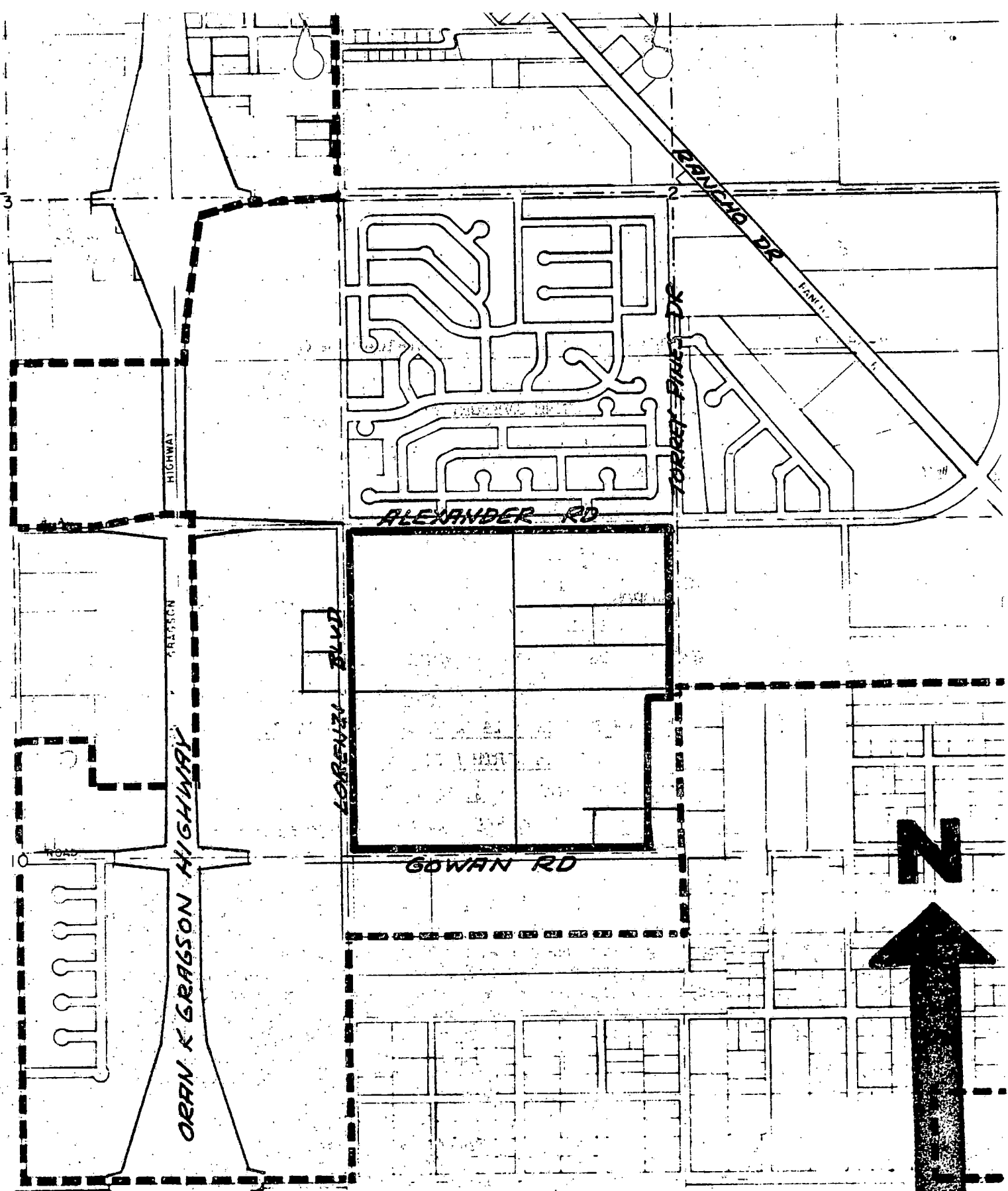


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



Z-64-82

NOTICE OF PUBLIC HEARING

DECEMBER 9, 1982

Notice is hereby given that on December 9, 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-65-82

BECKER AND SONS FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH
SIDE OF CHEYENNE AVENUE, 500' WEST OF
RANCHO DRIVE.

FROM: C-2 (GENERAL COMMERCIAL) AND
R-E (RESIDENCE ESTATES) (A PORTION
UNDER RESOLUTION OF INTENT TO R-3 - LIMITED
MULTIPLE RESIDENCE AND C-1 - LIMITED COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE
NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 13,
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 reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

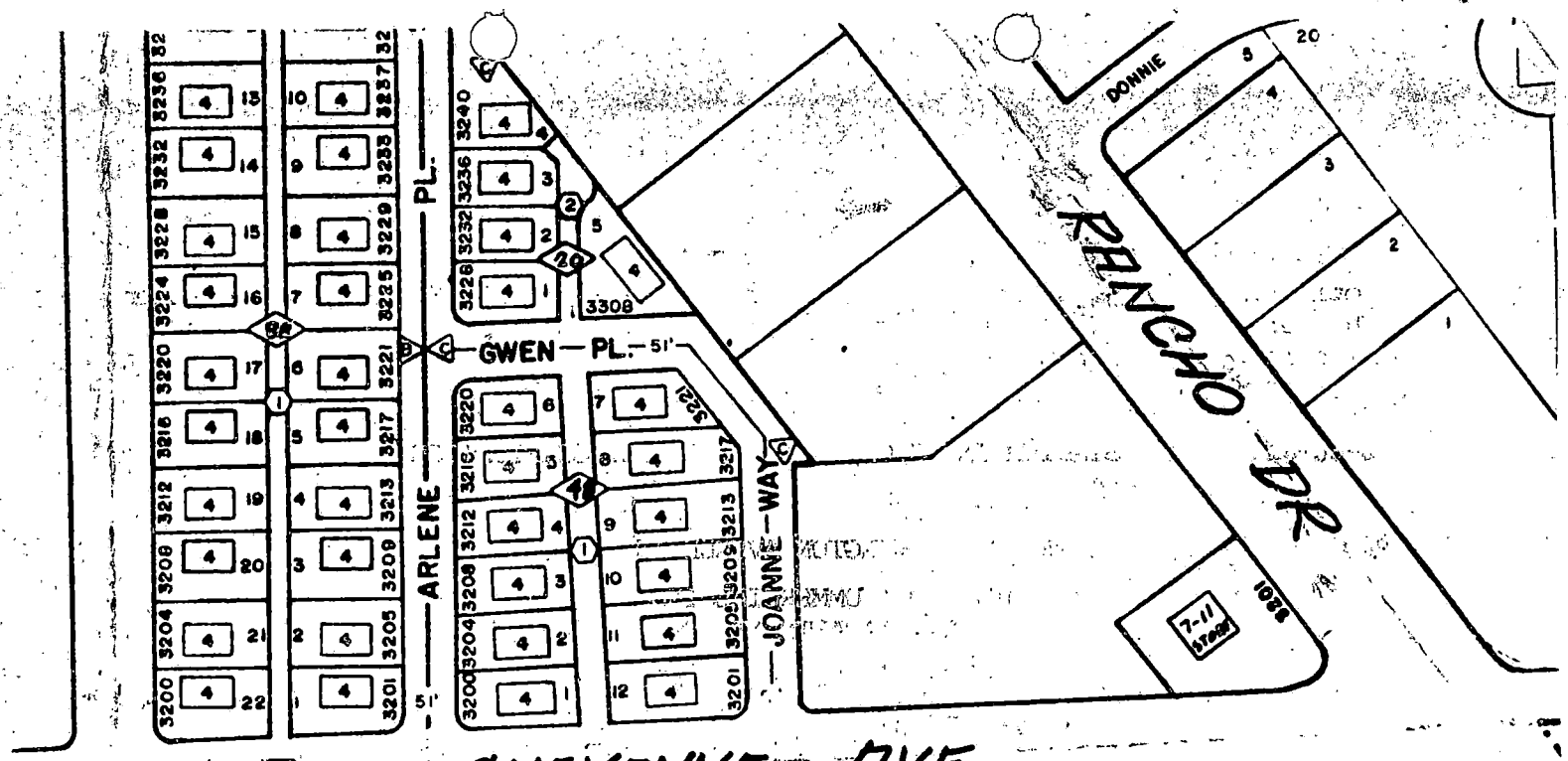
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

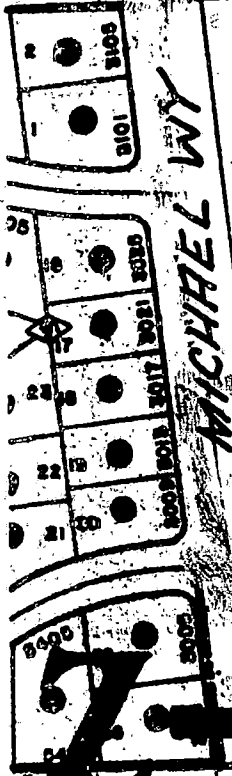
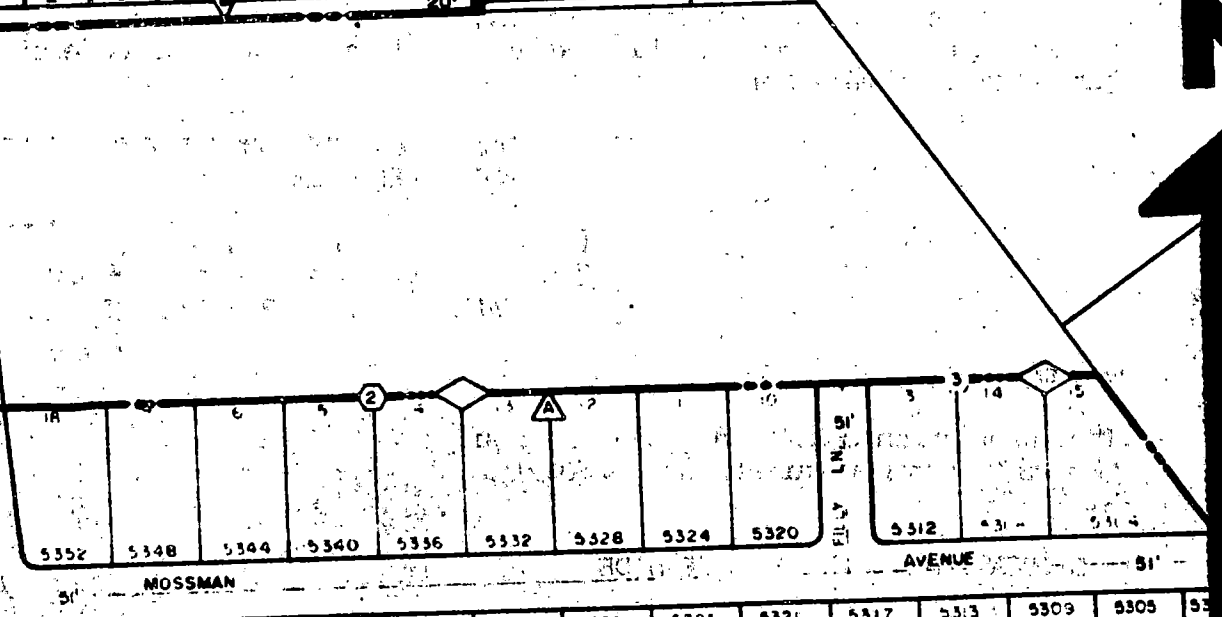
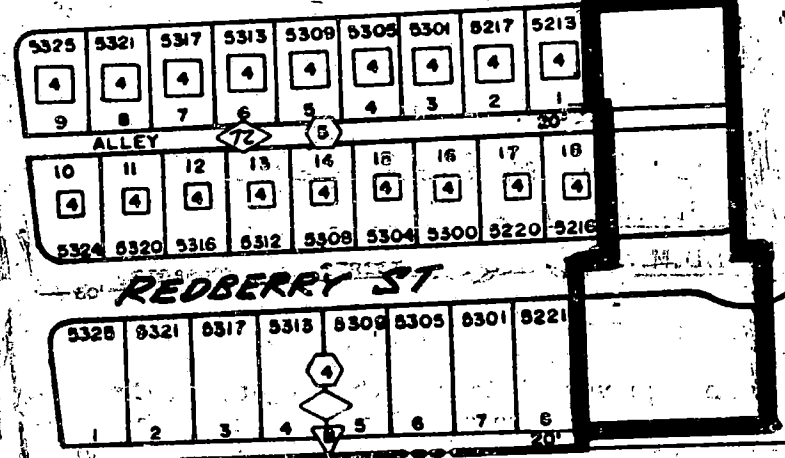
HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



CHEYENNE AVE



7-65-82

NOTICE OF PUBLIC HEARING

DECEMBER 9, 1982

Notice is hereby given that on December 9, 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-66-82

STADIUM INVESTORS, LTD. FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST
CORNER OF WASHINGTON AVENUE AND MAIN STREET.

FROM: C-M (COMMERCIAL-INDUSTRIAL) AND
R-4 (APARTMENT RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: MOTEL EXPANSION AND RESTAURANT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 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:cmc

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

(SEE LOCATION MAP ON REVERSE SIDE.)

RAILROAD

RECEIVED

DEC 7 11 23 AM '82

CITY CLERK

SHADY ACRES
TRAILER COURT
200 SPACES

200

MAIN ST

VAC.
HEAVY EQU
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NEVADA STATE
HIGHWAY
DEPARTMENT

STORAGE YARD

SERV. STA.

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POOL

VAC.

WASHINGTON AVE

WARE
HOUSE
HENRY
PENNY
PRODUCE

RADIATORS
AUTO BODY

AUTO
PARTS

PARKING

VAC.
CAR-
PET

MOTEL

MOTEL

SYCAMORE

MELROSE DRIVE

LANE

HELEN
STEWART
SCHOOL

C.L.V.
DUNKER



66-82

MINUTES

CITY PLANNING COMMISSION

DECEMBER 9, 1982

- CALL TO ORDER: A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Guthrie in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
- PRESENT: Chairman Guthrie
Mrs. Tracy
Mr. Johnston
Mr. Bugbee
Mrs. Coleman
Mr. Kennedy
- EXCUSED: Mr. Mack
- STAFF PRESENT: Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Rick Williams, Senior Planner
Silviu Nemeth, Planning Assistant
John Roethel, Deputy City Attorney
Linda Owens, Recording Secretary
- ANNOUNCEMENT: MR. CLEMMER 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. CLEMMER read the normal conditions that would apply to any approved rezoning items heard at this meeting.
- MINUTES: MR. BUGBEE made a motion for APPROVAL of the minutes for the October 14, 1982 and October 26, 1982 City Planning Commission meetings. Motion for APPROVAL carried unanimously.
- OLD BUSINESS:
1. Z-55-82
(Abeyance Item from 11/23/82)
DENIED
- 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. CLEMMER stated this property is currently zoned R-3. The property to the east of this site is zoned R-4. To the south is an R-4 lot and there is C-2 zoning at the corner of Stewart Avenue and 9th Street. Several months ago there was a study of this whole area called the Mesquite Avenue Study. At that time it was recommended that R-3 zoning be retained east of 8th Street. This proposed project is for R-4 zoning comprising 16 units. They have the required number of parking spaces, except the spaces in front are on a 72° angle and are not accessible. It could be redesigned to provide the eight spaces shown by having additional curb cuts or relocation of the curb cuts as proposed. Staff recommends denial as is contrary to the results of the study.

1. Z-55-82

(Continued)

RENE BLANCHARD, 3131 Meade Avenue, contractor purchasing the property, appeared for the application. He is trying to rezone the property because at the current zoning he would only be able to build eight units, which would not be economically feasible. Across the street on 9th Street is R-4 zoning and anywhere east of 8th Street and west of 9th Street is R-4. Only ten lots south of Mesquite between 8th and 9th are R-3.

MARTIN PARELMAN, 2926 Firethorn Lane, appeared for the application. This is a quality development that would provide reasonable housing for persons employed in the area. If this property is not developed it will remain an eyesore in the neighborhood. The Mesquite Avenue Study did not make any decision as to the zoning for this area.

There were four persons in the audience in protest.

DONALD BURROUGHS, 315 North 9th Street, appeared in protest. He did not feel there is enough parking area.

MR. AND MRS. HENRY ABERCROMBIE, 327 North 9th Street, appeared in protest. They felt this project would bring undesirable persons into the neighborhood.

CHAIRMAN GUTHRIE asked staff if the City Commission established a Resolution for this area.

MR. CLEMMER said there was a public hearing on the Mesquite Avenue Study which included this property. At that time the Planning Commission took the position that they did not wish to see high-density zoning go east of 8th Street.

RENE BLANCHARD asked why there is R-4 zoning across the street on 9th, 10th and 11th Streets.

MR. CLEMMER answered that that had been R-4 zoning before the study.

MRS. COLEMAN made a Motion for DENIAL of Z-55-82 as being too dense for the area.

Voting was as follows:

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

"NOES" Mr. Johnston, Mr. Bugbee

Motion for DENIAL carried by a 4/2 vote.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983.

2. Z-100-64(127)

(Abeyance Item
From 11/23/82)

PLOT PLAN REVIEW

APPROVED

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

MR. CLEMMER said this item was held in abeyance because there was no representative present. This property is in the area under Resolution of Intent to C-2 in the downtown area. It is a one-story office building with about 7,500 square feet, 18 parking spaces, adequate landscaping, and nicely designed. Staff would recommend approval, subject to: 1) Conformance to the plot plan

2. Z-100-64(127)

(Continued)

and elevations, 2) Standard conditions 2 through 5, 3) Provision of fire hydrants and water flow as required by the Department of Fire Services, and 4) Pave the alley as required by the Department of Public Services. Staff does not have any protests on record.

KENT DAWSON, 515 South 3rd Street, appeared for the applicant.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

NEW BUSINESS:

1. Z-61-82

APPROVED

Application of ROBERT L. CONN, ET AL, for reclassification of property generally located on the west side of Tonopah Drive, between Washington Avenue and West Bonanza Road, from R-1 (Single-Family Residence) to R-PD17 (Residential Planned Development).

Proposed Use: Medium High Density Residential
(Condominiums)

MR. CLEMMER stated this property is currently zoned R-1. It had been zoned R-2 and a Variance granted to allow construction of 85 units. Just to the north there are four-plex apartment developments. The project consists of 22 four-plex buildings with one unit for laundry and storage and one unit for an apartment, making a total of 85 units. Staff would request this project be limited to 85 units. There is adequate parking. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Application amended to R-PD16 for a maximum of 85 units, 3) Building elevations be improved as required by the Department of Community Planning and Development, 4) Conformance to the plot plan with shrubs and trees provided in the front 10 foot planter sufficiently high and mature to screen this development, 5) Standard conditions two through five, and 6) Recording of the final map. The proposed roof is relatively flat and staff feels it should be upgraded.

ROBERT L. CONN, 2228 West Bonanza Road, appeared for the application. They concur with staff's recommendations. They feel they will be able to market these units more readily as four-plexes rather than condominiums. One of the units would be a duplex unit, instead of a four-plex, and one would have three living units combined with an office and laundry room, for a total of 85 units.

WILLIE SANFORD, 900 North Tonopah Drive, appeared in protest.

MR. JOHNSTON made a Motion for APPROVAL of Z-61-82, subject to staff's conditions.

1. Z-61-82

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983 at 2:00 P.M.

2. TENTATIVE MAP
TONOPAH VILLAGE
APPROVED

Property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (proposed R-PD17).

Owner: Robert L. Conn, Et Al
Subdivider: Goldstar Development Company
No. of Acres: 5.0 No. of Lots: 22

MR. NULL stated this tentative map is for the previous zoning action, Z-61-82. Staff would recommend approval with the normal conditions and the following conditions: 1) Approval of zoning request Z-61-82, 2) Conformance to the conditions of approval for Z-61-82, 3) Wall statement, 4) Conformance to the Flood Hazard Reduction Ordinance, and 5) Drainage to meet the requirements of the Department of Public Services.

ROBERT L. CONN, 2228 W. Bonanza Road, appeared for the application. They are in agreement with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Tonopah Village.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983 at 2:00 P.M.

3. TENTATIVE MAP
SUNSHINE VILLAGE
APPROVED

Property generally located on the east side of Dyke Lane, north of Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD16).

Owner: Robert L. Conn, Et Al
Subdivider: Goldstar Development Company
No. of Acres: 4.2 No. of Lots: 17

MR. NULL stated the Fire Department is concerned that this particular parking area is too long without another exit. Therefore, a fire lane that will connect the two parking areas will be required. Staff would recommend approval with the normal conditions and the following special conditions: 1) Conformance to the conditions of approval for Z-36-82, 2) Wall statement, 3) Conformance to the Flood Hazard Reduction Ordinance, 4) Fire Lane to meet the requirements of the Department of Fire Services, 5) Drainage to meet the requirements of the Department of Public Services, and 6) Improve the building elevations as required by the Department of Community Planning and Development.

3. TENTATIVE MAP

(Continued)

ROBERT L. CONN, 2228 West Bonanza Road, appeared for the application. He was not completely informed of the fire lane requirement.

MR. NULL advised him to have his engineer meet with the Department of Fire Services to work out the details of the fire lane.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Sunshine Village, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983 at 2 P.M.

4. FINAL MAP

LEWIS HOMES
STONEGATE NO. 1

APPROVED

Property generally located on the west side of Lorenzi Street, North of Alta Drive, R-1 Zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.8 No. of Lots: 32

MR. NULL stated 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.

DIANA KOVACH, Wallace Engineering, 1100 East Sahara Avenue, appeared for the applicants. They understand staff's conditions.

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Lewis Homes, Stonegate No. 1, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. FINAL MAP

SHADOW ACRES
UNIT 3

APPROVED

Property generally located on the east side of Thom Boulevard, south of Alexander Road, R-E Zone (under Resolution of Intent to R-PD2).

Owner/Subdivider: C & H Enterprises, Inc.
No. of Acres: 4.7 No. of Lots: 9

MR. NULL stated that some of the information that is needed on this map in order for the Department of Public Services to make their final determination is not shown, but staff would prefer to place a condition on this item rather than hold it up. Therefore, staff would recommend the following conditions: 1) Conformance to the conditions of approval for the tentative map, 2) Conformance to the Flood Hazard Reduction Ordinance, and 3) Information required by the Department of Public Services to be shown on the final map prior to its submission to the City Commission.

5. FINAL MAP
(Continued)

RICHARD HIX, 5009 Gowan Road, appeared for the applicant. They are in agreement with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Shadow Acres, Unit 3, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. VAC-22-82
APPROVED

Petition of Vacation submitted by SPROUL HOMES OF NEVADA to vacate Jon Belger Drive, Mulcahy Avenue, Lomack Avenue, Dunphy Drive, Charles Turk Drive, Stapleton Avenue, and the west half (W 1/2) of Roland Wiley Road within the Charleston Rainbow 19A Subdivision.

MR. NULL said Roland Wiley Road is the connecting link between the existing subdivisions to the east and an area to the west which the developer wishes to improve. Staff would recommend that the Vacation be approved, except for the west half of Roland Wiley Drive because that street is going to be needed to carry the traffic through the existing subdivision. Staff would recommend the following conditions: 1) One year to record statement, and 2) Normal conditions. Staff has received a protest petition with 14 signatures.

ALLEN COLLINS, Collins Brothers Corporation, P. O. Box 42427, appeared for the application. They have met with staff and are in agreement with exempting the 60 feet on Roland Wiley Drive.

There were no protestants in the audience.

MR. BUGBEE made a Motion for APPROVAL of VAC-22-82, with the exception of Roland Wiley Road, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Bugbee, Mrs. Coleman, 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 Board of City Commissioners meeting on December 15, 1982.

7. Z-57-82
APPROVED

Application of F. WAYNE EDINGTON AND CHARLES WILLIAMS for reclassification of property generally located on the east side of Lorenzi Boulevard between Rosada Avenue and Hammer Lane, from R-E (Residence Estates) to R-PD2 (Residential Planned Development).

Proposed Use: Low Density Detached Single-Family
Residential

MR. CLEMMER stated this property is currently zoned R-E, which permits half-acre lots. It is about one-quarter mile north of Rancho Drive on the east side of Lorenzi Boulevard. The reason for this R-PD2 request is to allow the private street and the 30 foot front setback on the interior private

7. Z-57-82

(Continued)

street. Staff feels this is in accord with the existing zoning in the area and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions one through five, 3) Approval of the elevations by the Department of Community Planning and Development, 4) Submission of CC&R's at the time the subdivision map is filed for the maintenance of the private streets, 5) The lots shall front the private street, and 6) Recording of the subdivision map.

DENNIS PULSIPHER, Moapa, Nevada, appeared to represent the owners. This project will be served by a community well and septic tanks.

JOHN WATKINS, 8050 Tioga Way North, appeared to represent Sheep Mountain Homeowners Association. How deep do they plan to go for their community well?

DENNIS PULSIPHER replied that the well will meet the requirements of the State.

JOHN WATKINS said they are concerned about contamination when the well is very deep. He asked why there is a necessity for rezoning from R-E.

MR. BUGBEE replied that the applicant is requesting a 30-foot setback off the private road rather than the 50 feet.

There were 13 persons in the audience in protest.

MR. BUGBEE made a Motion for APPROVAL of Z-57-82, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Bugbee, Mr. Kennedy

"NOES" Mrs. Coleman

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983.

8. Z-58-82

DENIED

Application of NICK PANDELIS for reclassification of property generally located on the south side of Charleston Boulevard between Westwood Drive and Pahor Drive, from C-1 (Limited Commercial) and R-1 (Single-Family Residence) to C-1 (Limited Commercial).

Proposed Use: Two-Story Office Building

MR. CLEMMER said that since 1970 this property has been the subject of about 8 or 9 rezoning cases varying from an 11-story office building to a building that has been completely underground. The front two lots in this case are zoned C-1. This application involves two lots immediately south that are zoned R-1. There are R-1 houses on the east side of Westwood and west side of Pahor. Staff has been opposed to bringing C-1 zoning south along these two streets any farther than it is currently. This proposal is for a 24,600 square foot building. Staff would recommend denial. There is one letter of approval and no protests.

RON YALSH, 1876 Golden Arrow, appeared to represent the applicant. They are requesting zoning for a two-story stucco residential-appearing medical office building with a Spanish motif. There will be enclosed parking on the first floor. The area is surrounded by several pieces

8. Z-58-82

(Continued)

of property that extend deeper. This property is only 65 feet deep. There are no openings in the back wall. All the windows that are visible from the residential property will be of obscure glass.

There were 4 persons in protest in the audience.

BERTHA FRANKLIN, 1128 Pahor Drive, appeared in protest. This is a quiet residential area with restricted parking. She asked for a stipulation that no business could encroach into Pahor Drive for the next 20 years.

EDITH SAMPH, 1121 Pahor Drive, appeared in protest. The traffic on Charleston Boulevard makes it difficult for cars to ingress and egress from Pahor Drive.

NICK PANDELIS, 4730 South Pecos Road, appeared for the applicants. They are willing to install a traffic light at Pahor Drive and Charleston Boulevard.

MR. BUGBEE made a Motion for APPROVAL of Z-58-82, subject to staff's recommendation.

MR. CLEMMER said that if this item is approved, it would be subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations, 3) Standard conditions 2 through 5, 4) Vacation of the utility easement, 5) Provision of fire hydrants and water flow as required by the Department of Fire Services, and 6) Approval of the parking and driveway plan by the Traffic Engineer. The applicant has indicated there will be an 8 foot block wall along the south property line, which is not indicated on the plans, and should be made part of the conditions.

Voting was as follows:

"AYES" Mr. Bugbee, Mr. Johnston

"NOES" Chairman Guthrie, Mrs. Tracy, Mrs. Coleman, Mr. Kennedy

Motion for APPROVAL did not carry by a 4/2 vote.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983.

9. Z-59-82

APPROVED

Application of WEST OAKEY BAPTIST CHURCH for reclassification of property generally located on the north side of Oakey Boulevard, between Arville Street and Decatur Boulevard, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Offices

MR. CLEMMER stated this property has been the subject of several rezoning applications since 1977. The West Oakey Baptist Church is just to the east. There are R-1 homes to the north backing up to this site, a Water District facility immediately west and to the south a single-family development. This proposal is for a 4,000 square foot office building with ample parking in the front and rear. Staff would recommend denial because of the residential nature of the area. There is one protest and two indications of approval.

HOWARD VANDERMEER, 6993 Eldora Street, appeared for the application. He thought there were three letters in favor, rather than the two that were stated. The church had to

9. Z-59-82

(Continued)

purchase the entire piece of property and now they are selling the westerly three acres.

There were no protestants in the audience.

JO PATZER, 4501 DeI Monte Avenue, appeared in favor. This plan is suitable for the area.

MR. BUGBEE made a Motion for APPROVAL of Z-59-82, subject to staff's conditions.

MR. CLEMMER said that if this item is approved, it would be subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan, 3) Conformance to the elevations and building areas proposed for all six lots, i.e., residential in character, one story and a maximum gross floor area of 4,000 square feet per site, 4) Standard conditions 2 through 5, 5) Provision of fire hydrants and water flow as required by the Department of Fire Services, 6) Dedication of right-of-way and installation of off-site improvements as required by the Department of Public Services, 7) Recording of a subdivision map, 8) Approval of the parking and driveway plan by the Traffic Engineer, 9) Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

10. Z-60-82

APPROVED

Application of GORDON L. HARDY for reclassification of property generally located on the north side of Sahara Avenue between Mariposa Avenue and Monterey Avenue, from R-2 (Two-Family Residence) to C-1 (Limited Commercial).

Proposed Use: Retail Store

MR. CLEMMER said this is an area on the north side of Sahara between Burnham and Eastern that has been transitioning to C-1 over the years. Staff recommends approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, and 3) Approval of the parking and driveway plan by the Traffic Engineer. This building is approximately 1,250 square feet. There will be 5 off-street parking spaces which meet the code. There are no protests.

JOSEPH CONNER, 1600 Becke Circle, appeared to represent the applicant. They are in agreement with staff's conditions.

ROBERT FELDMAN, owner of Auto Insurance, appeared in protest. If this is approved, he feels the building should be set back to provide for a driveway. However, he feels there is enough traffic congestion in the area at the present time.

JACK CLARK, 723 South 3rd Street, appeared to represent the owners of the northwest corner of Monterey and East Sahara. They would like to recommend approval.

MR. BUGBEE made a Motion for APPROVAL of Z-60-82, subject to staff's conditions.

10. Z-60-82

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983 at 2:00 P.M.

11. Z-62-82

APPROVED

Application of OTTO GEISERT, ET AL, for reclassification of property generally located on the south side of Bonanza Road, between Rancho Road and Highland Avenue, from C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial Industrial), to R-PD46 (Residential Planned Development).

Proposed Use: High Density Residential (Condominiums)

MR. CLEMMER stated this is about 700 feet east of Rancho Drive on the south side of Bonanza Road. This was the subject of several rezoning cases in the past. This will be a three-story condominium for single-family ownership containing 132 units. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan amended to provide a 5 foot landscaping strip along the Expressway with 15 gallon Arizona Cypress at 15 feet on centers, 3) Dedication of 15 feet of right-of-way for Bonanza Road as required by the Department of Public Services, 4) Install sidewalks on Bonanza Road as required by the Department of Public Services, 5) Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services, 6) Provision of fire hydrants and water flow as required by the Department of Fire Services, and 7) Approval of the parking and driveway plans by the Traffic Engineer. Staff does not have any protests on record.

RICHARD CARTER appeared to represent the owners. The units are all studio condominiums. There will be four buildings.

JAMES CALHOUN, 2207 West Bonanza Road, appeared to ask if there will be a block wall around this project.

RICHARD CARTER said they propose a 6 foot block wall around the property.

MR. JOHNSTON made a Motion for APPROVAL of Z-62-82, subject to staff's conditions and the 6 foot block wall around the project.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983 at 2:00 P.M.

12. Z-63-82

APPROVED

Application of SPROUL HOMES OF NEVADA ON BEHALF OF COLLINS BROTHERS CONSTRUCTION for reclassification of property generally located on the south side of Westcliff Drive between Ronald Wiley Road and Durango Drive, from R-1 (Single-Family Residence) to R-CL (Residential Compact Lot).
Proposed Use: Medium Low Density Detached Single-Family Residences

MR. CLEMMER stated there is no development in this neighborhood. Staff feels that this proposal of R-CL on the western portion with the R-1 lots fronting Roland Wiley Road is in keeping with the General Plan and would recommend approval. The lots would be 40' x 100'. The applicant is proposing one-story single-family residences with two and three bedrooms ranging from 1100 to 1300 square feet. If approved, this application would be subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, 3) Provision of a 6 foot block wall along the rear property line of the lots backing up to Durango Drive and Westcliff Drive, 4) Vacation of streets and easements within Charleston Rainbow #19A tract, 5) Reversion of Charleston Rainbow #19A to acreage and recording of a final map, 6) Approval of the special intersection design by the Traffic Engineer, 7) The City will assume no responsibility for the maintenance of the landscaping, 8) Final layout to be determined during the subdivision process, and 9) Abandonment of drainage easements as required by the Department of Public Services. There are special entryway designs which staff feels should be maintained by the owners of the property within the tract. Staff does not have any protests on record.

ALLEN COLLINS, Collins Brothers, P. O. Box 42427, appeared for the application. There will be 271 units.

There were no protestants in the audience.

MR. JOHNSTON made a Motion for APPROVAL of Z-63-82.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983 at 2:00 P.M.

13. Z-64-82

APPROVED

Application of NEVADA SAVINGS AND LOAN ASSOCIATION ON BEHALF OF COLLINS BROTHERS CONSTRUCTION for reclassification of property generally located on property bounded by Alexander Road, Torrey Pines Drive, Gowan Road and Lorenzi Boulevard, from R-E (Residence Estates) (under Resolution of Intent to R-D, Single-Family Residence-Restricted) to R-1 (Single-Family Residence), R-CL (Residential Compact Lot) and R-3 (Limited Multiple Residence).

Proposed Use: Medium Low Density Detached Single-Family Residential and Medium High Density Apartments

13. Z-64-82

(Continued)

MR. CLEMMER stated this is a suburban density neighborhood. To the south and east there is a proposed rural neighborhood and an existing pattern of R-E lots to the south and east. The fire station on Lone Mountain has a response time of about 4 1/2 minutes to this tract. There is a school about 1/8 of a mile to the south. They are proposing 110' x 140' lots along Torrey Pines and three R-E lots farther south along Torrey Pines to Gowan Road. In addition, they will back up to existing R-E lots that face Torrey Pines and 8 R-D lots. Farther west they are proposing 169 R-1 lots and the balance will be R-CL. They propose a special street design like a parkway as an interior collector street with about 65 feet of landscaping through the development. Staff would request that the maintenance of the street be the responsibility of the owners within the tract. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, 3) Provision of a 6 foot block wall along the north, south and west property lines of the parcels which do not have access to the major streets with opaque crash gates and stepped down to give visual clearance at the intersection of the interior street, 4) Provision of CC&R's to provide for private maintenance of the parkway and special entryway landscaping areas, 5) Approval of the special street design of entryways by the Traffic Engineer, 6) Dedication of 10 feet of right-of-way for Alexander Road and the necessary radius corners at the intersections of Alexander Road, Torrey Pines Drive, and Gowan Road and Torrey Pines Drive, Gowan Road and Lorenzi and Lorenzi and Alexander Road as required by the Department of Public Services, 7) Install street improvements on Alexander Road, Lorenzi, Gowan and Torrey Pines as required by the Department of Public Services, 8) Provision of fire hydrants and water flow as required by the Department of Fire Services, 9) Deny R-3 and allow the R-CL as amended, 10) R-D be required west of the existing R-E lots and along Torrey Pines, 11) Provide one R-E lot north of the existing R-E lots, 12) Final maps will be approved based on the amount of paved access provided to the development sites, and 13) Develop the entire street perimeter concurrent with the first phase of the development. Staff has 330 protests on record.

ALLEN COLLINS, Collins Brothers, P. O. Box 42427, appeared for the application. They have tried to design this project to conform to the area. They will develop the entire perimeter street first, put the fences up, put in the center street and landscape it and then do the individual parcels. They will pave Alexander over to the Expressway and then if the City permits they will pave Alexander out to the Tonopah Highway (Rancho Drive).

There were approximately 100 persons present in protest.

ROY JORGENSEN, 3700 North Torrey Pines Drive, appeared in protest. He presented letters and petitions containing 467 signatures in protest. However, a majority of the petitioners did not know they had revised their plan.

Approximately 100 persons stood in protest to the revised plan.

MR. BUGBEE commented that there could be a water shortage in the years to come.

LOREN TORKELSON, 6324 Lorille Lane, appeared in protest. They do not feel it is compatible to that area.

13. Z-64-82

(Continued)

ROBIN HAWK, 3732 North Torrey Pines, appeared in protest on behalf of the community. They do not want to change the quality of their life.

DAN ANDERSON, 6816 Waterhen Circle, appeared in protest. The fire station is one of the smallest in town and they had to construct relocatable classrooms on the school grounds before they opened the school due to overcrowding.

TONY ENGEL, 4000 Roxanne Drive, appeared in protest. He feels the only benefits of this project are that it is going to be pretty and make a lot of money for the developers.

LOIS ADAMS, 3740 North Torrey Pines Drive, appeared in protest. She felt this will create a lot of traffic. Some of the students in that area are already being bussed out of the area due to the fact the school will not accommodate them.

MR. BUGBEE made a Motion for APPROVAL of Z-64-82 of the revised plan with staff's stipulations.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Bugbee,
Mrs. Coleman

"NOES" Mr. Kennedy

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983 at 2:00 P.M.

14. Z-65-82

APPROVED

Application of BECKER AND SONS for reclassification of property generally located on the south side of Cheyenne Avenue, 500 feet west of Rancho Drive, from C-2 (General Commercial) and R-E (Residence Estates) (A portion under Resolution of Intent to R-3, Limited Multiple Residence and C-1, Limited Commercial), to R-3 (Limited Multiple Residence).

Proposed Use: Medium High Density Apartments

MR. CLEMMER said this request is immediately east of the R-3 site. It is a continuation of Redberry Street knuckling north to Hazelnut Lane to complete this street pattern. Staff recommends approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of the plot plan and elevations by the Department of Community Planning and Development, 3) Standard conditions 2 through 5, 4) Conformance to the Flood Hazard Reduction Ordinance as required by the Department of Public Services, 5) Installation of off-site improvements on Hazelnut Lane, Redberry Street, and the alley as required by the Department of Public Services, and 6) Land division will be allowed and off-site improvements installed at the time Building Permits are issued for the development. Staff does not have any protests on record.

DENNIS KRUM, 5412 Avenida Vaquero, appeared to represent Becker and Sons. There is a 10 foot addition with an easement adjacent to the parcel on the south side which will be consolidated to allow for R-3 lots.

MR. JOHNSTON made a Motion for APPROVAL of Z-65-82.

14. Z-65-82

(Continued)

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983.

15. Z-66-82

APPROVED

Application of STADIUM INVESTORS, LTD. for reclassification of property generally located on the northeast corner of Washington Avenue and Main Street, from C-M (Commercial Industrial) and R-4 (Apartment Residence) to C-2 (General Commercial).

Proposed Use: Motel Expansion and Restaurant

MR. CLEMMER said this proposal is on the northeast corner of Washington and Main Streets. There is a proposed restaurant on the immediate corner and a proposed three-story motel on the property. There is an existing twenty-unit motel in the area. The rear portion of the existing motel is currently in an R-4 zone. Under the old law motels were permitted in an R-4 zone by means of a Use Permit. Staff feels the reduction from C-M to C-2 is in accordance with the General Plan and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan amended to provide 5 foot planters along Main Street and Washington Avenue, except along the twenty-unit motel site on Main Street, 3) Standard conditions 2 through 5, 4) Provision of fire hydrants and water flow as required by the Department of Fire Services, 5) Approval of the parking and driveway plan by the Traffic Engineer, 6) Install sidewalks on Main Street as required by the Department of Public Services, 7) Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services. Staff does not have any protests on record.

KEN PILKINGTON, 905 Las Vegas Boulevard North, appeared to represent the owners.

There were no persons present in opposition.

MR. KENNEDY made a Motion for APPROVAL of Z-66-82, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983.

16. Z-41-81

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of G. C. WALLACE CONSULTING ENGINEERS, INC. ON BEHALF OF TANDEM DEVELOPMENTS, INC. for a Reinstatement and Extension of Time on property generally located on the north side of Balzar Avenue, 600 feet west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD10).

MR. CLEMMER said this was approved for 10 units per acre and the zoning expired on July 1, 1982. However, it is within the reinstatement period. Staff would recommend it be approved, subject to: 1) Resolution of Intent expiring January 5, 1984, 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DIANA KOVACH, 1100 East Sahara Avenue, appeared to represent Wallace Engineering.

MRS. COLEMAN made a Motion for APPROVAL of Z-41-81, Reinstatement and Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983 at 2:00 P.M.

17. Z-60-80

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of G. C. WALLACE CONSULTING ENGINEERS, INC. ON BEHALF OF TANDEM DEVELOPMENTS, INC. for a Reinstatement and Extension of Time on property generally located on the west side of Torrey Pines Drive, 1300 feet south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).

MR. CLEMMER said this is the same type of application as Z-41-81, but it is for the property immediately to the south. It is 15 acres and has been approved for an R-PD14 development. The zoning expired on September 3, 1982 and is within the reinstatement period. Staff recommends approval, subject to: 1) Resolution of Intent shall expire January 5, 1984, 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DIANA KOVACH, 1100 East Sahara Avenue, appeared for Wallace Engineering.

MR. KENNEDY made a Motion for APPROVAL of Z-60-80, Reinstatement and Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 5, 1983.

18. Z-53-78

PLOT PLAN REVIEW

APPROVED

Request of FAMILY SAVINGS AND LOAN ASSOCIATION for a Plot Plan Review to construct 32 covered parking stalls and a cabana in the pool area on property generally located on the northeast corner of Arville Street and Tara Avenue, R-PD14 Zone.

MR. CLEMMER said they were required to install car covers and a pool cabana. The car covers are heavy beams. Staff recommends approval, subject to: 1) Conformance to the plot plan and elevations.

PRESTON CLARK, 1208 Oaktree Lane, appeared to represent Family Savings and Loan Association.

MR. JOHNSTON made a Motion for APPROVAL of Z-53-78, Plot Plan Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

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

19. AR-7-81

AESTHETIC REVIEW
AND ONE-YEAR
REVIEW OF CONDITION

ABEYANCE

Request of A&P INVESTMENT COMPANY for an Aesthetic Review and one-year review of condition to determine if an underground sprinkler system shall be required on property located at 523 South 4th Street, C-1 Zone (under Resolution of Intent to C-2).

MR. CLEMMER said this came up about one year ago. The applicant requested artificial landscaping, but the Board allowed Yucca Pendula. The applicant used the neighbor's hose, but that property is now being sold so the applicant will not be able to use the hose any longer. However, the applicant is requesting this item be held in abeyance until the next Planning Commission meeting.

MR. JOHNSTON made a Motion for ABEYANCE of AR-7-81, Aesthetic Review and One-Year Review of Condition.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for ABEYANCE carried unanimously.

20. Z-57-78

PLOT PLAN REVIEW

ABEYANCE

Request of WEST COAST HOLDINGS, INC. for a Plot Plan Review to construct a glass covered atrium addition within 8 feet of the rear property line on property located at 2316 Rancho Bel Air Drive, R-PD4 Zone.

MR. CLEMMER said the applicant has requested this item be held in abeyance. It is staff's understanding that the applicant is not proposing the atrium and bathroom facility and will keep the 15 foot rear yard setback.

20. Z-57-78

(Continued)

NORMAN POWELL appeared in protest of the structure coming within 8 feet of his property line. The Architectural Control Board has refused approval of the 8 foot setback.

MRS. COLEMAN made a Motion for ABEYANCE of Z-57-78, Plot Plan Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for ABEYANCE carried unanimously.

DIRECTOR'S BUSINESS:

1. Resolution to allow a crematory as an accessory use with cemetery or mortuary operations.

MR. CLEMMER read the Resolution as follows: "Whereas, the provisions of Title 11, Chapter 1, Section 6 stipulate that uses be not more detrimental to the welfare of the particular district than those specifically mentioned as permitted uses may be permitted by a Resolution approved and adopted by the Planning Commission. Whereas, the Planning Commission is of the opinion that a crematory is subject to the following limitations: All phases of the operation of the crematory shall be within a completely enclosed building; there should be no audible or noticeable indication of the use outside the building; the use be allowed only when operated as an accessory use to an established cemetery or mortuary operation and is not more detrimental to the welfare of those."

MR. JOHNSTON made a Motion for APPROVAL of the Resolution.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. A-7-82(A)

APPROVED

Petition of Annexation submitted by JAMES C. SMITH AND KAYOLA SMITH, TRUST R-501, ET AL, to annex property generally located on the southwest corner of Buckskin Avenue and Tenaya Way.

MR. NULL stated Tenaya Way and Cheyenne Avenue are to the west and south respectively, and Buckskin Avenue is on the north side. This site is approximately 18 acres. The County zoning is R-E and the City equivalent would be N-U. Staff would recommend approval.

MR. BUGBEE made a Motion for APPROVAL of A-7-82(A).

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

2. AR-5-82

AESTHETIC
REVIEW

APPROVED

Request of RICHARDSON CONSTRUCTION COMPANY for an Aesthetic Review to construct a warehouse building on property located at 1400 "A" Street, M Zone.

MR. CLEMMER stated this property is immediately south of another warehouse complex. There is a lot of landscaping along the freeway which screens this use from view. This applicant is proposing a split-face block wall. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

DON GEDDIE, owner of Richardson Construction Company, appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of AR-5-82, Aesthetic Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

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

3. Z-18-68(31)

PLOT PLAN REVIEW

APPROVED

Request of ROBERT MARASCO for a Plot Plan Review on property generally located on the northeast corner of Campbell Drive and Charleston Boulevard, C-D Zone.

MR. CLEMMER stated this building is on the northeast corner of Charleston and Campbell. It is approximately 5,000 square feet and comprises two medical offices. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

RAYMOND FOX, 8945 Lombard Place, appeared to represent the applicant.

MRS. TRACY made a Motion for APPROVAL of Z-18-68(31), Plot Plan Review.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Bugbee,
Mrs. Coleman, 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 January 5, 1983 at 2:00 P.M.

4. Z-66-66

PLOT PLAN
REVIEW

APPROVED

Request of TEXACO, INC. for a Plot Plan Review to build gasoline pumps on two islands along with a convenience store and self-service car wash on property generally located on the northwest corner of Decatur Boulevard and Meadows Lane, C-2 Zone.

MR. CLEMMER stated this is a C-2 parcel. In 1966 there

4. Z-66-66

(Continued)

was a service station constructed at this location. This application is now coming back for review because the service station is proposed to be removed to put in a car wash, convenience market and gas pump. Staff feels the buildings are aesthetically pleasing and would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) Approval of the driveways by the Traffic Engineer.

MARK MURPHY appeared to represent Texaco, U.S.A.

MR. BUGBEE made a Motion for APPROVAL of Z-66-66, Plot Plan Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

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

5. AV-7-82

ADMINISTRATIVE
VARIANCE

APPROVED

Request of ROY HOLT for an Administrative Variance to construct a patio cover 10 feet from the rear property line on property located at 4001 Del Norte Circle, R-1 Zone.

MR. CLEMMER stated this is an irregularly-shaped lot with one side being much larger than the other. One corner of the house is allowed to be as close as 10 feet to the rear property line. In this case, the post of the patio cover would be set back 15 feet. The overhang distance could be 3 feet farther. In essence, the only encroachment in the rear yard is 39" x 8". Staff would recommend approval, subject to: 1) Conformance to the plot plan.

BRUCE CHANEY appeared for the applicant.

MRS. COLEMAN made a Motion for APPROVAL of AV-7-82, Administrative Variance.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

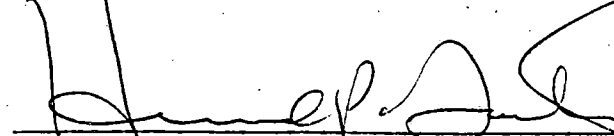
Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

NAME

PRINT

ADDRESS

RENE BLANCHARD

3131 Merse Av, L.V.

MARTIN PARERMAN

2926 FIRETHORN L.V.

Kent Dawson

515 S 3rd L.V.

RAY FOX

8945 COMBAND PL. S.P. ER.

ROBT CONN

2228 W-BONANZA RD

Diana Kovach

1100 E Sahara

Richard Hix

5009 Gowen Rd.

Charley B Johnson

2800 W Schena Ave

DENNIS PULSIFER

MOAPA NEVADA

Glenn Sampk

1121 Pahar Dr.

KOREN TORKELSON

6324 Lorille Lane

KEN PICKINGTON

905 L. W. Bl. NO.

Gustav Clark

1208 Optree Lane

CHAIRMAN GUTHRIE:

Item 9, Z-59-82, application of West Oakey Baptist Church for reclassification of property generally located on the north side of Oakey Boulevard between Arville Street and Decatur Boulevard from R-1 to P-R, proposed use: offices.

ACTING ZONING CHIEF
ROBERT C. CLEMMER

This property has also been the subject of several rezoning applications since 1977. The West Oakey Baptist Church is just to the east. There are R-1 homes to the north backing up to this site, a Water District facility immediately west and to the south a single-family home development of R-1 type backing up to Oakey. One of the previous requests was an R-PD16, which was reduced to an R-PD, 6.5 units per acre density, and that was denied. Later, there was an R-PD5 proposal with one-story buildings to the back and two-story buildings on the front, which is five units per acre, and that was denied. Actually, those cases involved about 755 feet of frontage. This involves only the west 533 feet. The other 261 feet is just vacant in here. Staff feels that this area is more or less residential in character. This proposal, however, proposes a 4,000 square foot office building, professional office building, with ample parking in front and in the rear. This is shown as a typical -- that each lot would contain one of these units of 4,000 square feet of office, plus the parking. Staff, because of the residential nature of this area, would recommend denial. There are no protests of record. Pardon me, there is one protest of record and two indications of approval.

CHAIRMAN GUTHRIE:

Is the applicant present?

HOWARD VANDERMEER:

Yes. I'm Howard Vandermeer, 6993 Eldora Street. I would like to make this very brief, but in view of the fact that staff has recommended for denial, I feel I should make a couple points noted to the Commission. Number one, I believe there were three letters in favor of this application, rather than the two that you stated. This area has been an area of greater concern to the local neighbors and to West Oakey Baptist Church. We considered the sale of this property long and hard and we had several offers for commercial or multi-family residential development and we felt that was not in the best interest of the adjoining neighborhood. Although the properties directly east and directly west of the proposed office building are zoned R-1, I think you would agree that both the Las Vegas Valley Water District pumping station and the church are not really residential in nature. What we have proposed is P-R zoning, which, as you are aware, has very strict requirements, the main one being that the building be residential appearing in nature, and I think you can see from a sketch there that that is indeed what we are trying to accomplish. Previous

HOWARD VANDERMEER:

protests in this area were based mainly on the fact that they felt multi-family development would bring crime into the area and would lower property values. It is our opinion that P-R zoning would do neither of those; in fact, it would, in our opinion, increase the property values. As you can see from the plot plan, there is a very significant setback from the rear property line. There are residential houses to the north that face interior streets and we feel this would give the property owners more privacy than if it was developed into an R-1 nature where they could have a two-story building 15 feet from the block wall. If you have any questions, I would be happy to answer them.

CHAIRMAN GUTHRIE:

Is the church going to sell this property to a developer and --

HOWARD VANDERMEER:

Yes. We have found a developer. They are a registered professional engineering group who is anxious to build the first building and then the others would be built subsequent to that. The church has a Master Plan in which we had to obtain additional property and the only way we could get it was to buy the entire piece, so we bought the entire piece and now we are selling the westerly three acres.

COMMISSIONER JOHNSTON:

The letters of approval that were sent on behalf of your project, are those to the property owners to the north of the property or --

HOWARD VANDERMEER:

Yes, I believe they are. I have not seen the letters, but I believe they are.

COMMISSIONER JOHNSTON:

Do you know where they're from, Bob?

COMMISSIONER KENNEDY:

The residential area to the south does not face Oakey, does it?

HOWARD VANDERMEER:

No, it does not. It's got a block wall on Oakey.

COMMISSIONER COLEMAN:

As I understand it, the church is kind of subdividing this into parcels that will be developed in P-R in a uniform way.

HOWARD VANDERMEER:

We are selling the entire three acres. The buyer of the three acres is intending to subdivide the property. The first lot is how they intend to develop that. The others may or may not conform exactly to this layout, but it would be in accordance to P-R restrictions.

COMMISSIONER COLEMAN: We could limit it to single story though.

ACTING ZONING CHIEF
ROBERT C. CLEMMER: The letters were from the property owners on the first
street to the north.

COMMISSIONER JOHNSTON: From the north were for approval.

COMMISSIONER COLEMAN: And then the church intends to use the rest of its other
property.

HOWARD VANDERMEER: Yes.

COMMISSIONER COLEMAN: Gee, that's a good solution.

CHAIRMAN GUTHRIE: How many protestors are here this evening on this item?
That's encouraging.

HOWARD VANDERMEER: I believe we may have people in the audience who wish to
speak in favor of the project. We had an open house at
the church and the property owners were very much pleased
with what we were proposing.

CHAIRMAN GUTHRIE: Is there anybody that would like to speak in behalf of
this project -- just hold your hands up?

COMMISSIONER BUGBEE: No hands.

JO PATZER: My name is Jo Patzer and I live at 4501 Del Monte Avenue,
just directly behind where the church property is in
question. I've lived in the area for fourteen years and
we led the fight against high-density condominiums and
apartments that were planned for that area at various
times in the past years. This plan is very suitable to
the area. It's single story. I've seen the plans for the
office building and my friends and neighbors are in favor
of this. The single-family residence is limited in that
area because it's only three acres and I don't think it's
feasible in the present economic times that someone will
buy that just to put in a couple of single homes. I think
this is the best answer to the problem.

COMMISSIONER BUGBEE: Well, most of the homes there too don't open onto Oaky.
They face another street -- it's a through street, so it's
designed for business.

JO PATZER: That's right, it's either cul-de-sacs or facing south.

COMMISSIONER COLEMAN: I think this was a case of where a developer had the whole
piece and he cut off that piece in front where Oaky was
thinking that's going to be commercial some day and
developed a tract and left that in limbo.

JO PATZER: Right. Before the Water District put the pumping station in, they tried to put condominiums and apartments all along there, but that has been changed.

COMMISSIONER COLEMAN: Your people, though, in saying they are happy with this, particularly mentioned that it's the single story aspect of it.

JO PATZER: Right, to keep privacy, and so forth.

CHAIRMAN GUTHRIE: Thank you. I'm going to close the hearing, unless the Commissioners have any more questions.

COMMISSIONER BUGBEE: I'll make a motion for APPROVAL, but I would like to limit the P-R to single-story construction and with staff's recommendations.

ACTING ZONING CHIEF
ROBERT C. CLEMMER: Mr. Chairman, staff would recommend that it be by a Resolution of Intent with a twelve-month time limit, conformance to the plot plan, conformance to the elevations and building areas proposed for all six lots, that is, residential character, one story and a maximum gross floor area of 4,000 square feet per site, standard conditions two through five, provision of fire hydrants and water flow as required by the Department of Fire Services, dedication of right-of-way and installation of off-site improvements as required by the Department of Public Services, recording of a subdivision map, approval of the parking and driveway plan by the Traffic Engineer, and repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

COMMISSIONER BUGBEE: Can they do the repair of the street just as good as the Water District did? The only thing that I find a little problem, if the developer or the purchasers of this are planning on moving this up, I think I would like to give them a year on the construction of the first site and maybe three years on the balance of it -- it can't be done overnight.

ACTING ZONING CHIEF
ROBERT C. CLEMMER: That works that way in any case. The attorney has ruled that with a time limit that in the initial phase there is one year from the date of completion of the first phase that extends automatically.

COMMISSIONER BUGBEE: Into four separate lots, or five separate additional lots.

ACTING ZONING CHIEF
ROBERT C. CLEMMER: Yes. If this one starts and finishes, say in about six months, then there is a year period for this next one to get off the ground.

EXCERPT - CITY PLANNING COMMISSION MEETING - DECEMBER 9, 1982 - PAGE 5
NEW BUSINESS, ITEM NO. 9, Z-59-82, APPLICATION OF WEST OAKEY BAPTIST CHURCH FOR RECLASSIFI-
CATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF OAKEY BOULEVARD, BETWEEN ARVILLE
STREET AND DECATUR BOULEVARD, FROM R-1 TO P-R, PROPOSED USE: OFFICES.

COMMISSIONER BUGBEE: Okay, that's fair enough.

COMMISSIONER COLEMAN: And I'd like to compliment West Oakey Baptist Church, you
really saved some gray hairs.

CHAIRMAN GUTHRIE: Yes, you really made our job easy. Incidentally, that has
been APPROVED. It will be heard by the City Commission on
the 5th of January at 2 P.M.

END OF EXCERPT