

ANNOTATED AGENDA
CITY PLANNING COMMISSION
DECEMBER 28, 1982

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

ROLL CALL: PRESENT: GUTHRIE, MACK, JOHNSTON, BUGBEE
EXCUSED: COLEMAN, KENNEDY
ABSENT: TRACY

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the November 9, 1982 City Planning
Commission minutes.

ACTION: APPROVED
BUGBEE/UNANIMOUS

OLD BUSINESS:

1. AR-7-81 Request of A & P INVESTMENT CO. for an Aesthetic
Review and One-Year Review of Condition to deter-
mine if an underground sprinkler system shall be
required on property located at 523 S. 4th Street,
C-1 Zone (under Resolution of Intent to C-2).

(Abeyance Item
from 12/9/82)

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Allow artificial plants in planters and a review to be conducted in one
(1) year.

STAFF RECOMMENDATION: ARRANGEMENTS BE MADE TO WATER EXISTING LANDSCAPING
THIS ACTION BY THE CITY PLANNING COMMISSION IS FINAL

2. Z-57-78 Request of WEST COAST HOLDINGS, INC. for a Plot
Plan Review to construct a glass covered atrium
addition within 8' of the rear property line on
property located at 2316 Rancho Bel Air Drive,
R-PD4 Zone.

(Abeyance Item
from 12/9/82)

ACTION: WITHDRAWN
BY APPLICANT

NEW BUSINESS:

1. FINAL MAP Property generally located on the southeast corner
of Stewart Avenue and Sandhill Road, R-1 Zone
(under Resolution of Intent to R-CL).
Owner/Subdivider: R. A. Homes
No. of Acres: 4.6 No. of Lots: 31

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP

SUNSHINE
VILLAGE

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: Barbara Chrestman, Trustee

Subdivider: Goldstar Development

No. of Acres: 4.2 No. of Lots: 17

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. FINAL MAP

TONOPAH VILLAGE

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

Owner: Barbara Chrestman, Trustee

Subdivider: Goldstar Development

No. of Acres: 5.0 No. of Lots: 22

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

4. FINAL MAP

CEDAR CREEK
PARK UNIT 4

Property generally located south of Bonanza Road and east of Marion Drive, R-E Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Metropolitan Development Corp.

No. of Acres: 5.6 No. of Lots: 43

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval for the tentative map.
2. Provide temporary paved access to Marion Drive on the Diamond Head Drive alignment before occupancy is allowed in any of the dwellings in this unit.
3. Prescott Street in Unit One to be dedicated and improved prior to occupancy being allowed in any of the dwellings in Unit Four.

STAFF RECOMMENDATION: APPROVAL

5. FINAL MAP

RANCHO BONITO
UNIT 4

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

Owner/Subdivider: Villa Bonita Oeste & Durable Developers, Inc.

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

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

6. FINAL MAP
MARION VIEW
(REVISED)

Property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Plaster Development Co., Inc.
No. of Acres: 10.7 No. of Lots: 79

ACTION: APPROVED
BUGBEE/ UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

7. VAC-23-82

Petition of Vacation submitted by THE SOUTHLAND CORPORATION to vacate a portion of the north side of Craig Road, commencing at Rancho Drive and extending westerly approximately 530', excepting therefrom any portion that may be required for Torrey Pines Drive.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Torrey Pines Drive between Rancho Drive and Craig Road be removed from the Master Plan of Streets and Highways before the recording of this vacation.
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 the 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 PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: JANUARY 5, 1983 to set date for public hearing.

8. VAC-24-82

Petition of Vacation submitted by THE STATE INDUSTRIAL INSURANCE SYSTEMS to vacate a portion of Hastings Avenue, 60' in width, commencing at the easterly right-of-way line of Shadow Lane and extending easterly 638.5 feet.

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Approval of the site plan for Z-72-82 and conformance to the drainage requirements of 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 the 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 PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: JANUARY 5, 1983 to set date for public hearing

9. A-8-82(A) Petition of Annexation submitted by DAN AND JUDY GARDNER to annex property generally located on the northeast corner of Vegas Drive and Mountain Trail, containing approximately one-third acre.

ACTION: APPROVED
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

10. A-9-82 Petition of Annexation submitted by DAN AND JUDY GARDNER to annex property generally located on the north side of Vegas Drive, east of Mountain Trail, containing approximately one-half acre.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JANUARY 19, 1983

11. Z-67-82 Application of KEN TEMPLETON for reclassification of property generally located on the southwest corner of West Charleston Boulevard and Strong Drive, from C-D to P-R.
Proposed Use: Offices

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. Dedication of right-of-way and installation of off-site improvements as required on the other side streets adjoining C-D zoned properties, as required by the Department of Public Services.
4. Joint access agreement be developed with the property owner to the west as required by the Department of Community Planning & Development.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: JANUARY 19, 1983

12. Z-68-82 Application of WEST COAST HOLDINGS, INC. for reclassification of property generally located on the southeast corner of Charleston Boulevard and Monte Cristo Way, from N-U to R-3.
Proposed Use: Medium High Density Residential (Condominiums)

ACTION: DENIED
JOHNSTON/3-1
(BUGBEE - NO)

STAFF RECOMMENDATION: ABEYANCE UNTIL GENERAL PLAN IS UPDATED PROTESTS: 13
TO BE HEARD BY CITY COMMISSION: JANUARY 19, 1983

13. Z-69-82 Application of ROBERT R. BLACK for reclassification of property generally located on the north side of Westcliff Drive, 1000 feet west of Buffalo Drive, from N-U to R-PD12.

ACTION: ABEYANCE Proposed Use: Medium Density Residential
BUGBEE for APPROVAL/2-2 Planned Unit Development
(GUTHRIE & MACK - NO) (Condominiums)

STAFF RECOMMENDATION: APPROVAL PROTESTS: 7
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JANUARY 13, 1983

14. Z-70-82 Application of RON AND SUE WAAGMEESTER for reclassification of property generally located on the northwest corner of Alturas Avenue and Shadow Lane, from R-E to C-1.

ACTION: APPROVED Proposed Use: Non-Emergency Medical Transportation Service
MACK/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a one (1) year time limit.
2. Vacation of Hastings Avenue.
3. Expunge the portions of Z-8-71 and Z-6-80 pertaining to these properties.
4. Conformance to the drainage and street improvement requirements of the Department of Public Services.
5. Conformance to the Plot Plan and elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: JANUARY 19, 1983

17. Z-73-82

Application of ERNEST A. BECKER, SR., ET AL on behalf of THE METROPOLITAN POLICE DEPARTMENT for reclassification of property generally located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, from R-1 and R-3 to C-V.

ACTION: ABEYANCE
JOHNSTON/UNANIMOUS

Proposed Use: Helicopter Landing Site and Parking Area for the Metropolitan Police Department Substation

STAFF RECOMMENDATION: ABEYANCE AT REQUEST OF APPLICANT PROTESTS: 1

TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JANUARY 13, 1983

18. Z-70-81

REINSTATEMENT
AND EXTENSION
OF TIME

Request of GENE BOTT for a Reinstatement and Extension of Time on property generally located on the east side of Twenty-Third Street between Searles Avenue and Hinkle Avenue, R-1 Zone (Resolution of Intent to R-3).

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a one (1) year time period and shall expire January 19, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: JANUARY 19, 1983

SUPPLEMENTAL AGENDA:

1. Z-100-64(128) Request of C. SOLARI & SONS, INC. for a Plot Plan Review on property generally located on the north-west corner of Clark Avenue and Casino Center Boulevard, R-4 Zone (under Resolution of Intent to C-2).
- PLOT PLAN REVIEW
- ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the storage plan.
2. The use shall cease January 19, 1984.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JANUARY 19, 1982

2. Z-66-64(32) Request of MOJAVE DEVELOPMENT GROUP for a Plot Plan Review on property generally located on the west side of Mojave Road between Contract Avenue and Builders Avenue, C-1 Zone (under Resolution of Intent to M).
- PLOT PLAN REVIEW
- ACTION: APPROVED
BUGBEE/UNANIMOUS

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

3. AV-8-82 Request of BECKER AND SONS for an Administrative Variance to allow minor deviations from the required minimum lot sizes on property generally located on the south side of Redberry Street, between Hazelnut Lane and Michael Way, R-E and C-2 Zones (under Resolution of Intent to R-3).
- ADMINISTRATIVE VARIANCE
- ACTION: APPROVED
MACK/UNANIMOUS

CONDITION:

1. Approval of the development plan by the Department of Community Planning and Development.

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

4. Z-45-75 Request of THE METROPOLITAN POLICE DEPARTMENT for a Plot Plan Review and Use Review for a proposed helicopter landing site and building expansion on property generally located on the north side of Hargrove Avenue, 1000' west of Jones Boulevard (West Charleston Metropolitan Police Department Substation), C-V Zone.
- PLOT PLAN REVIEW AND USE REVIEW
- ACTION: ABEYANCE
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE AT REQUEST OF APPLICANT
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JANUARY 13, 1983

RECEIVED

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CITY CLERK

NEW YORK
JAN 7 1982

NEW YORK

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CITY CLERK

ALVIN MAS
LEON COHEN
PAUL MITT

RECEIVED - BUREAU
JAN 7 8 19 AM '82
CITY CLERK

ANNOTATED AGENDA
CITY PLANNING COMMISSION
DECEMBER 28, 1982

MINUTES:

November 9, 1982

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

OLD BUSINESS:

1. AR-7-81

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

AESTHETIC REVIEW
AND ONE-YEAR
REVIEW OF CONDITION

Special Condition: 1) Retain existing landscaping
with a review after one year.

2. Z-57-78

WITHDRAWN BY APPLICANT

PLOT PLAN REVIEW

NEW BUSINESS:

1. FINAL MAP

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

BEDFORD VILLAGE
UNIT NO. 3

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

2. FINAL MAP

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

SUNSHINE
VILLAGE

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

3. FINAL MAP

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

TONOPAH VILLAGE

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

4. FINAL MAP

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

CEDAR CREEK
PARK UNIT 4

Special Conditions: 1) Provide temporary paved
access to Marion Drive
on the Diamond Head Drive
alignment before any
occupancy permits are issued
for dwellings in this unit.
2) Prescott St. in Unit 1 to
be dedicated and improved
prior to development.

(see page 2)

4. FINAL MAP
(Continued) 3) Conformance to the conditions of approval for the tentative map.
5. FINAL MAP
RANCHO BONITO
UNIT 4 APPROVED - JOHNSTON/AYES: Guthrie, Johnston, Mack, Bugbee
NOES: None
Special Condition: 1) Conformance to the conditions of approval for the tentative map.
6. FINAL MAP
MARION VIEW
(REVISED) APPROVED - BUGBEE/AYES: Guthrie, Johnston, Mack, Bugbee
NOES: None
Special Condition: 1) Conformance to the conditions of approval for the tentative map.
7. VAC-23-82 APPROVED - BUGBEE/AYES: Guthrie, Johnston, Mack, Bugbee
NOES: None
Special Conditions: 1) That portion of Torrey Pines Drive between Rancho Drive and Craig Road to be removed from the Master Plan of Streets and Highways before recording this vacation order.
2) One year recording statement.
Protests: 0
8. VAC-24-82 APPROVED - MACK/AYES: Guthrie, Johnston, Mack, Bugbee
NOES: None
Special Conditions: 1) Approval of the site plan for Z-72-82, particularly as it relates to drainage, as required by the Dept. of Public Services.
2) One year recording statement.
Protests: 0
9. A-8-82(A) APPROVED - BUGBEE/AYES: Guthrie, Johnston, Mack, Bugbee
NOES: None
10. A-9-82 APPROVED - JOHNSTON/AYES: Guthrie, Johnston, Mack, Bugbee
NOES: None

11. Z-67-82

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

- Special Conditions:
- 1) Resolution of Intent with a twelve month time limit.
 - 2) Conformance to the plot plan and elevations.
 - 3) Dedication of right-of-way and installation of off-site improvements as required on the other side streets adjoining C-D zoned properties as required by the Dept. of Public Services.

Protests: 0

12. Z-68-82

DENIED - JOHNSTON/AYES: Guthrie, Johnston, Mack
NOES: Bugbee

Protests: 10 persons in audience
Tom Leen, 1310 S. Tenaya Way
Florence Meynarczyk, 7475 W. Charleston Blvd.
Percy Giles, 7205 William Anders Ave.

13. Z-69-82

TIE VOTE - BUGBEE MADE MOTION FOR APPROVAL/AYES: Johnston, Bugbee
NOES: Guthrie, Mack

1/13/83 P.C.Meeting

Protests: Sid Farber
Bruce Gates, 7804 Genzer Drive
5 persons in audience

14. Z-70-82

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

- Special Conditions:
- 1) Application amended to P-R.
 - 2) Conformance to the plot plan as amended to provide a paved parking area and landscaping along Alturas Avenue.
 - 3) Dedicate the required radius corner at the intersection of Shadow Lane and Alturas Ave.
 - 4) Install improvements on Alturas Avenue as required by the Dept. of Public Services.
 - 5) Approval of the parking and driveway plan by the Traffic Engineer.

Protests: 0

15. Z-71-82

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

- Special Conditions:
- 1) Resolution of Intent with a twelve month time limit.
 - 2) Conformance to the plot plan amended to provide a 5 foot planter along Kenyon Place.
 - 3) Approval of the parking and driveway plan by the Traffic Engineer.
 - 4) Install sidewalks along Kenyon Place as required by Dept. of Public Services.
 5. Repair any damage to the existing street improvements resulting from this development as required by Dept. of Public Services.

Protests: 0

16. Z-72-82

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

- Special Conditions:
- 1) Resolution of Intent with a one year time limit.
 - 2) Vacation of Hastings Avenue.
 - 3) Expunge the portions of Z-8-71 and Z-6-80 pertaining to these properties.
 - 4) Conformance to the requirement of Dept. of Public Services relative to street improvement drainage requirements, etc..

Protests: 0

17. Z-73-82

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

1/13/83 P.C.Meeting

Protests: Len Becht, 6244 Garwood Avenue

18. Z-70-81

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

REINSTATEMENT
AND EXTENSION
OF TIME

- Special Conditions:
- 1) One year extension.
 - 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

SUPPLEMENTAL AGENDA:

1. Z-100-64(128)
PLOT PLAN REVIEW

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

Special Conditions: 1) Conformance to the plot plan
that has been submitted.

2) Use shall cease on 1/19/84.

2. Z-66-64(32)
PLOT PLAN REVIEW

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

3. AV-8-82
ADMINISTRATIVE
VARIANCE

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

Special Condition: 1) Approval of the development
plan by the Dept. of
Community Planning & Develop.

4. Z-45-75
PLOT PLAN REVIEW
AND USE REVIEW

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

NOTICE OF PUBLIC HEARING

DECEMBER 28, 1982

Notice is hereby given that on December 28, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-67-82

KEN TEMPLETON FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE
SOUTHWEST CORNER OF WEST CHARLESTON
BOULEVARD AND STRONG DRIVE.

FROM: C-D (DESIGNED COMMERCIAL)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT EIGHT (8) IN BLOCK THREE (3) OF
MCNEIL 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

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 28, 1982

Notice is hereby given that on December 28, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-68-82

WEST COAST HOLDINGS, INC. FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTHEAST
CORNER OF CHARLESTON BOULEVARD AND MONTE CRISTO
WAY.

FROM: N-U (NON-URBAN)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(CONDOMINIUMS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED

AS GOVERNMENT LOT 14, SECTION 3, TOWNSHIP 21,

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.

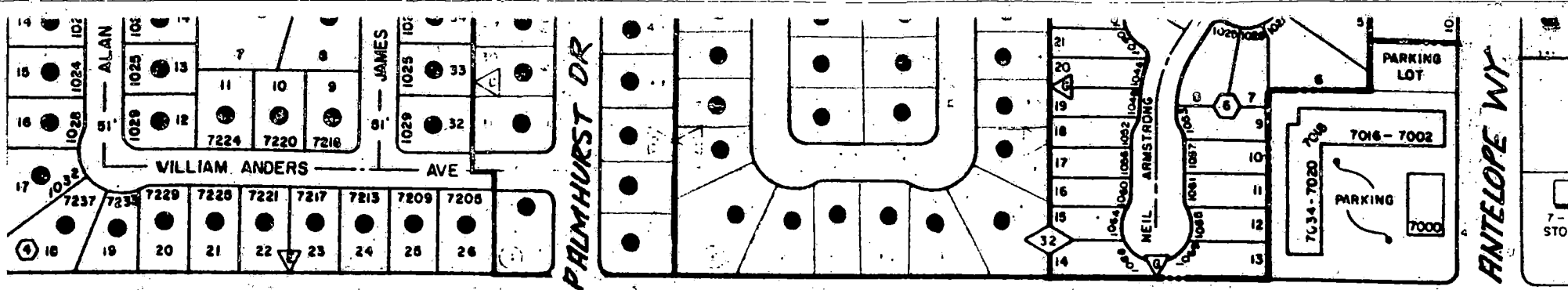
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

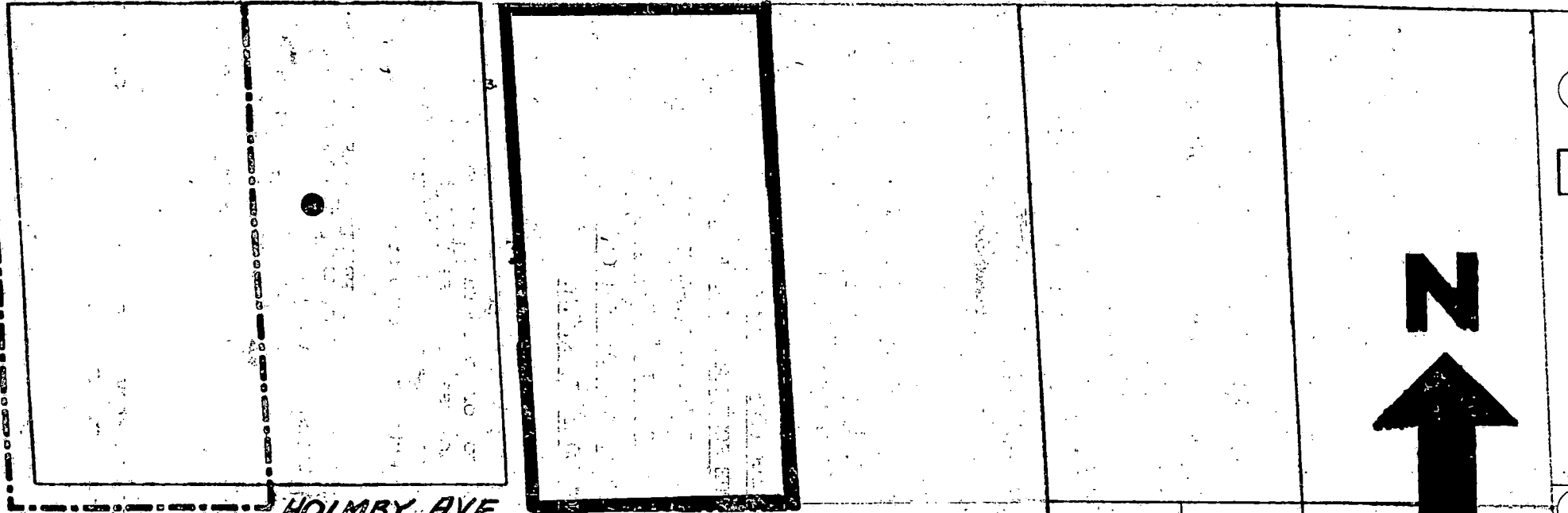
HPF:cme

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

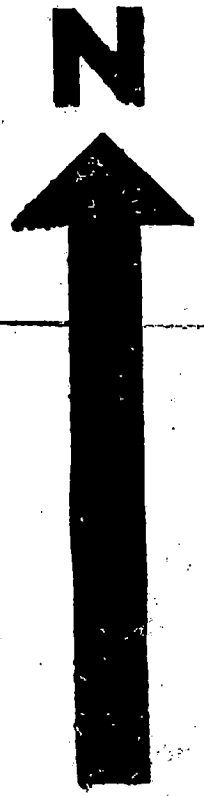
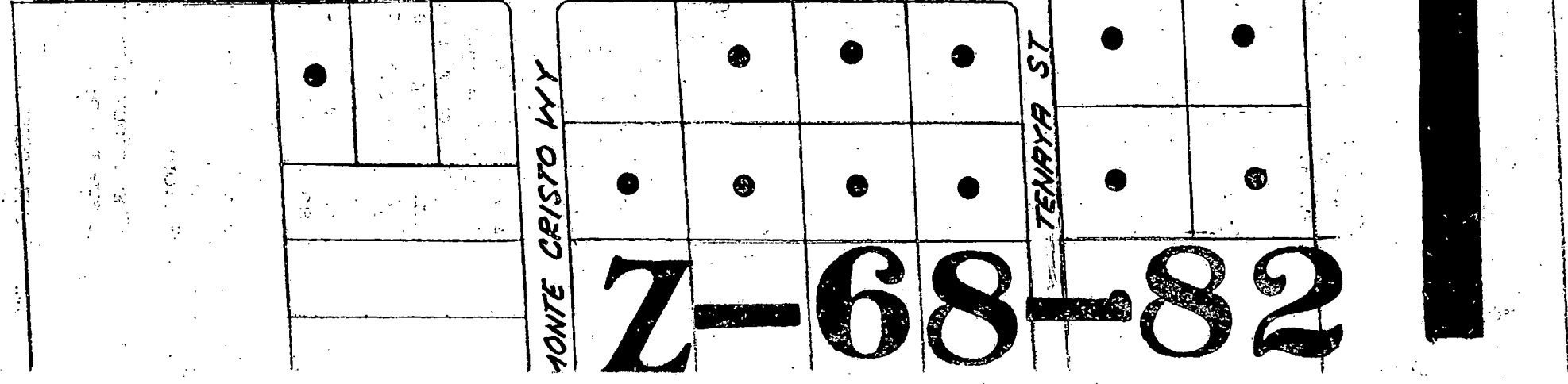
(SEE LOCATION MAP ON REVERSE SIDE.)



CHARLESTON BLVD



HOLMBY AVE



NOTICE OF PUBLIC HEARING

DECEMBER 28, 1982

Notice is hereby given that on December 28, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-69-82

ROBERT R. BLACK FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
NORTH SIDE OF WESTCLIFF DRIVE, 1,000
FEET WEST OF BUFFALO DRIVE.

FROM: N-U (NON-URBAN)

TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
PLANNED UNIT DEVELOPMENT (CONDOMINIUMS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$), AND THE
EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF SECTION 28, 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.)

NOTICE OF PUBLIC HEARING

DECEMBER 28, 1982

Notice is hereby given that on December 28, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-70-82

RON AND SUE WAAGMEESTER FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST
CORNER OF ALTURAS AVENUE AND SHADOW LANE.

FROM: R-E (RESIDENCE ESTATES)


TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: NON-EMERGENCY MEDICAL,
TRANSPORTATION SERVICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
BEING LOT ELEVEN (11) OF BLOCK FIVE (5) OF
WOODLAND PARK.

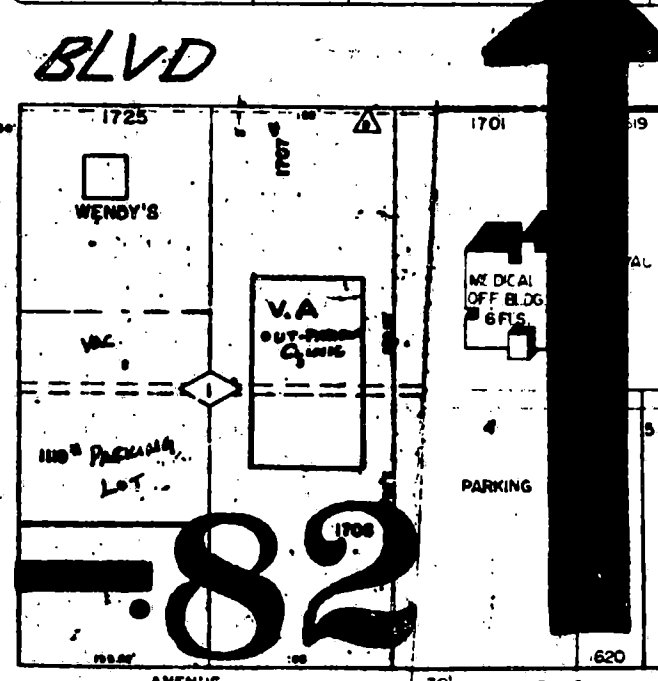
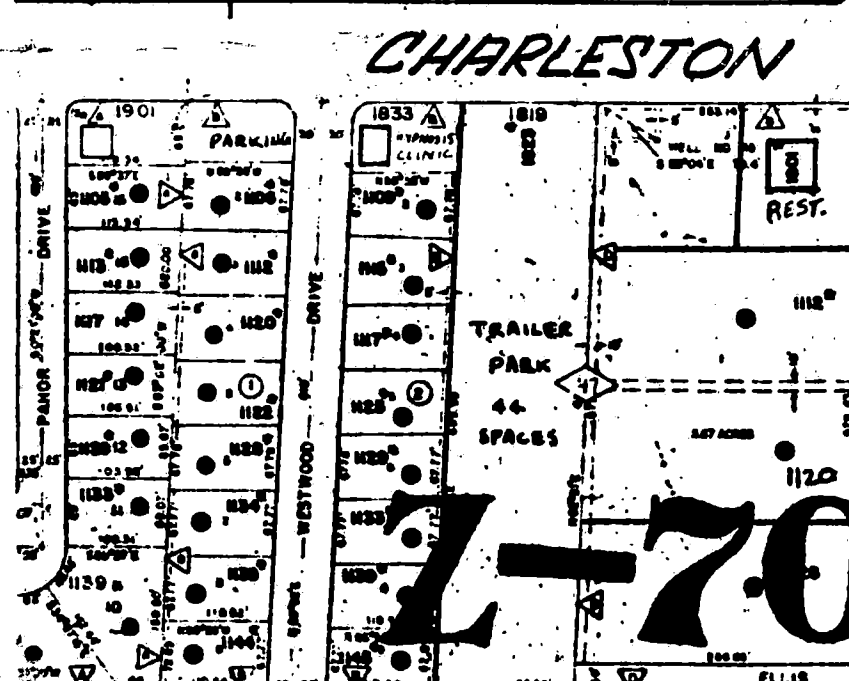
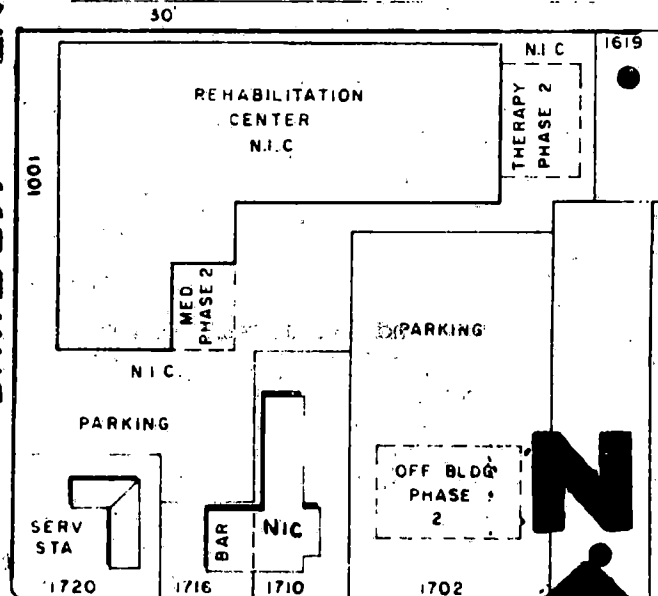
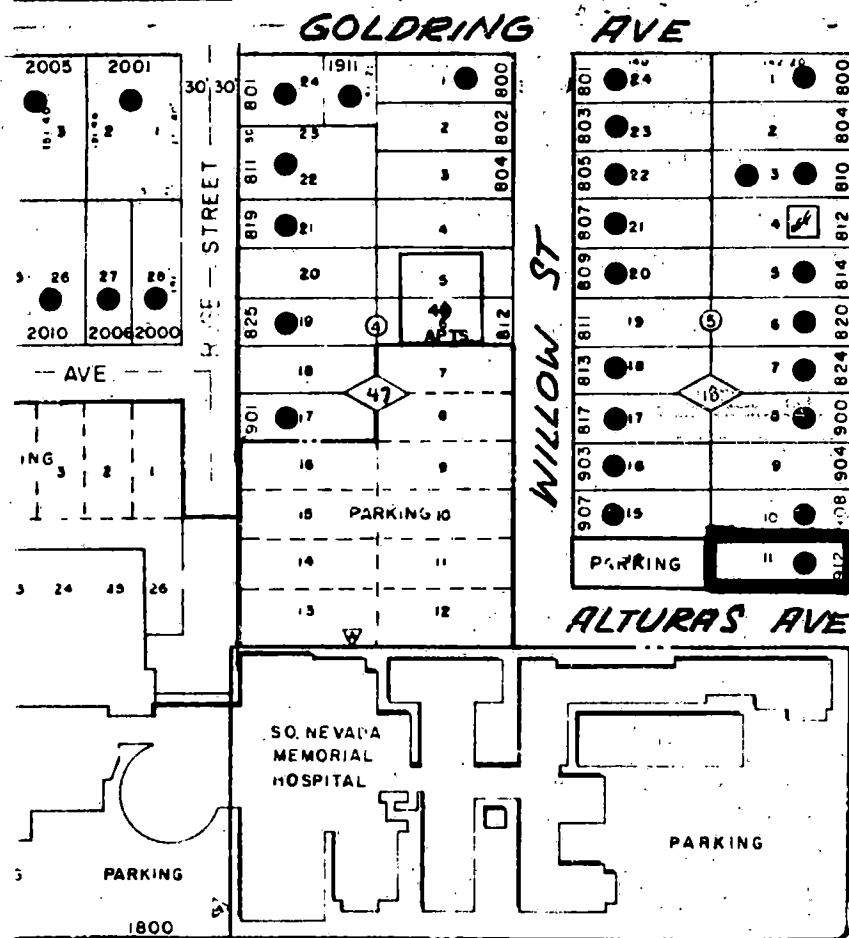
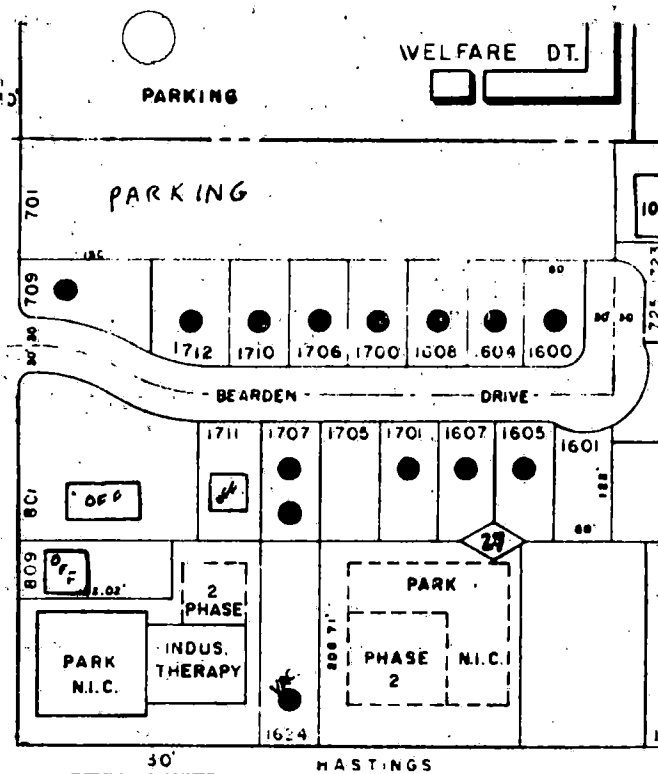
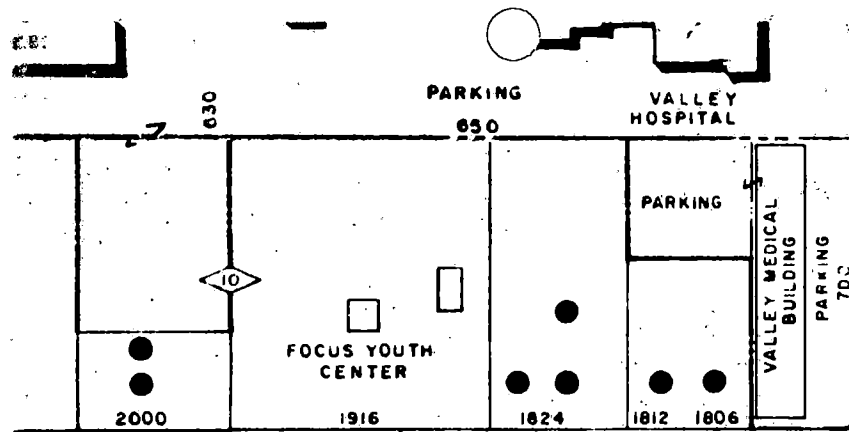
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

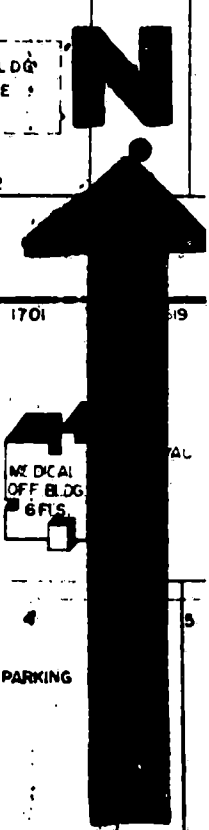

HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE.)



Z-70-82



NOTICE OF PUBLIC HEARING

DECEMBER 28, 1982

Notice is hereby given that on December 28, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-71-82

RODNEY KUIAVA, ET AL FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 1601 AND 1605
KENYON PLACE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 33,
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.

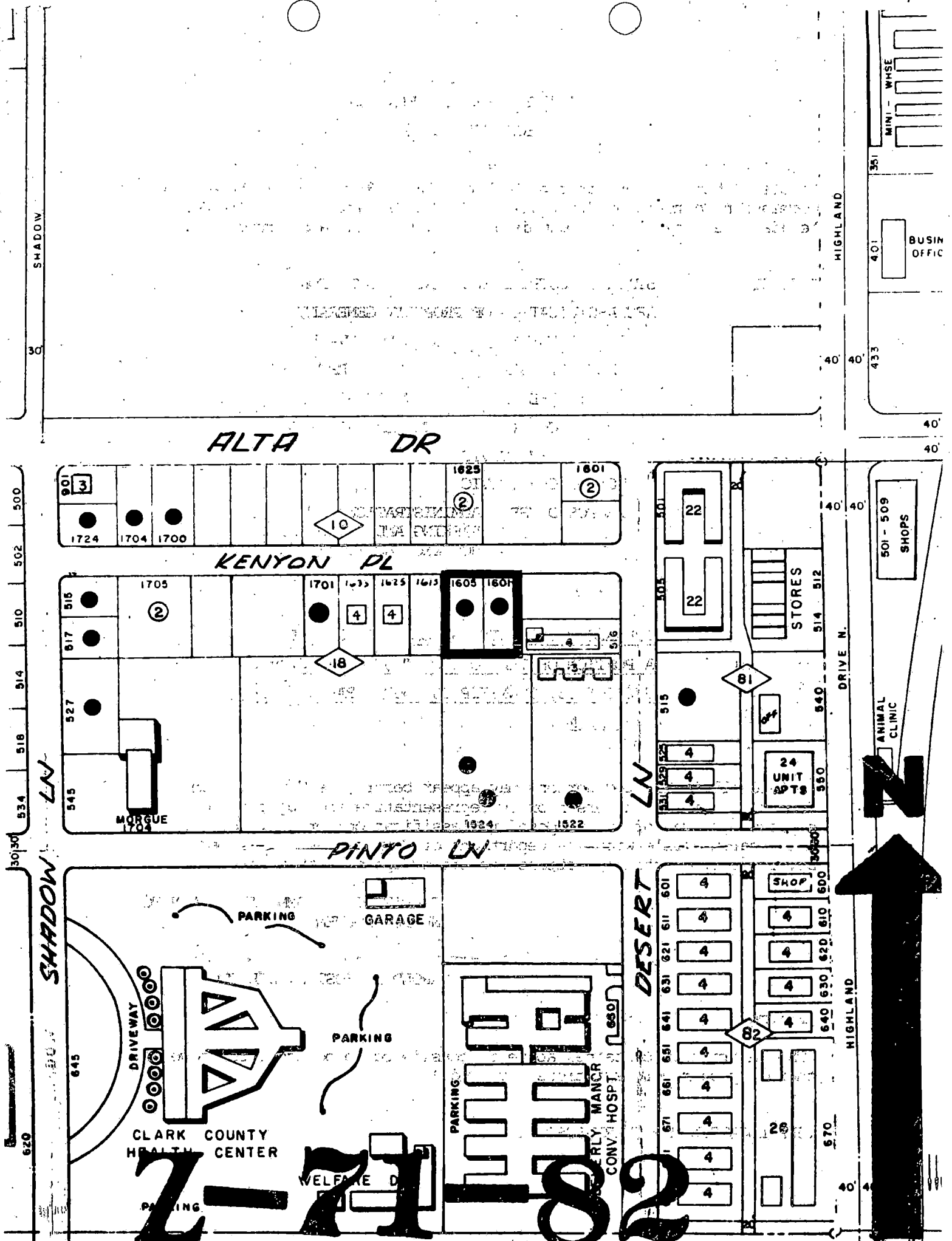
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

DECEMBER 28, 1982

Notice is hereby given that on December 28, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-72-82

STATE INDUSTRIAL INSURANCE SYSTEM FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED BETWEEN CHARLESTON BOULEVARD,
BEARDEN WAY, SHADOW LANE AND DESERT LANE.

FROM: R-E (RESIDENCE ESTATES),
C-1 (LIMITED COMMERCIAL) AND
C-V (CIVIC)

TO: C-V (CIVIC)

PROPOSED USE: ADMINISTRATION OFFICE COMPLEX,
PARKING AND FUTURE RELATED
HOUSING FACILITIES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 33, 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

DECEMBER 28, 1982

Notice is hereby given that on December 28, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-73-82

ERNEST A. BECKER, SR., ET AL ON BEHALF OF
THE METROPOLITAN POLICE DEPARTMENT, FOR
RECLASSIFICATION OF PROPERTY GENERALLY

LOCATED SOUTHWEST OF HARGROVE AVENUE AND
GARWOOD AVENUE AT 6208 HARGROVE AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE) AND
R-3 (LIMITED MULTIPLE RESIDENCE)

TO: G-V (CIVIC)

PROPOSED USE: HELICOPTER LANDING SITE AND
PARKING AREA FOR THE METROPOLITAN
POLICE DEPARTMENT SUBSTATION

THE ABOVE PROPERTY IS LEGALLY DESCRIBED

AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)

OF SECTION 35, 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
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.)

ORAN K. GRAGSON HWY

METRO - WEST
SUBSTATION

MIRABELLI
PARK

HARGROVE AVE

MIRABELLI
COMMUNITY
CENTER

GARWOOD AVE

6200

ELTON AVE

6 2 6 25 6 27 6 7 6 113 6 109 6 105

34 35 36 37 38 39 40

ALLEY

47 20 88 84 83 82 81 80

6 124 6 120 6 112 6 108 6 104

FAIRBANKS AVE

6 13 6 109 6 105

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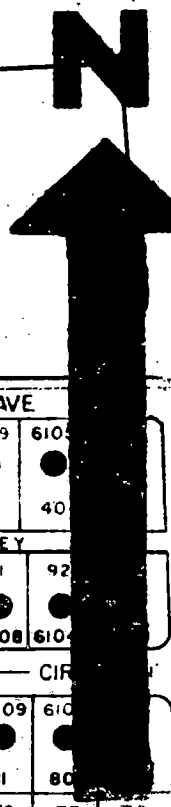
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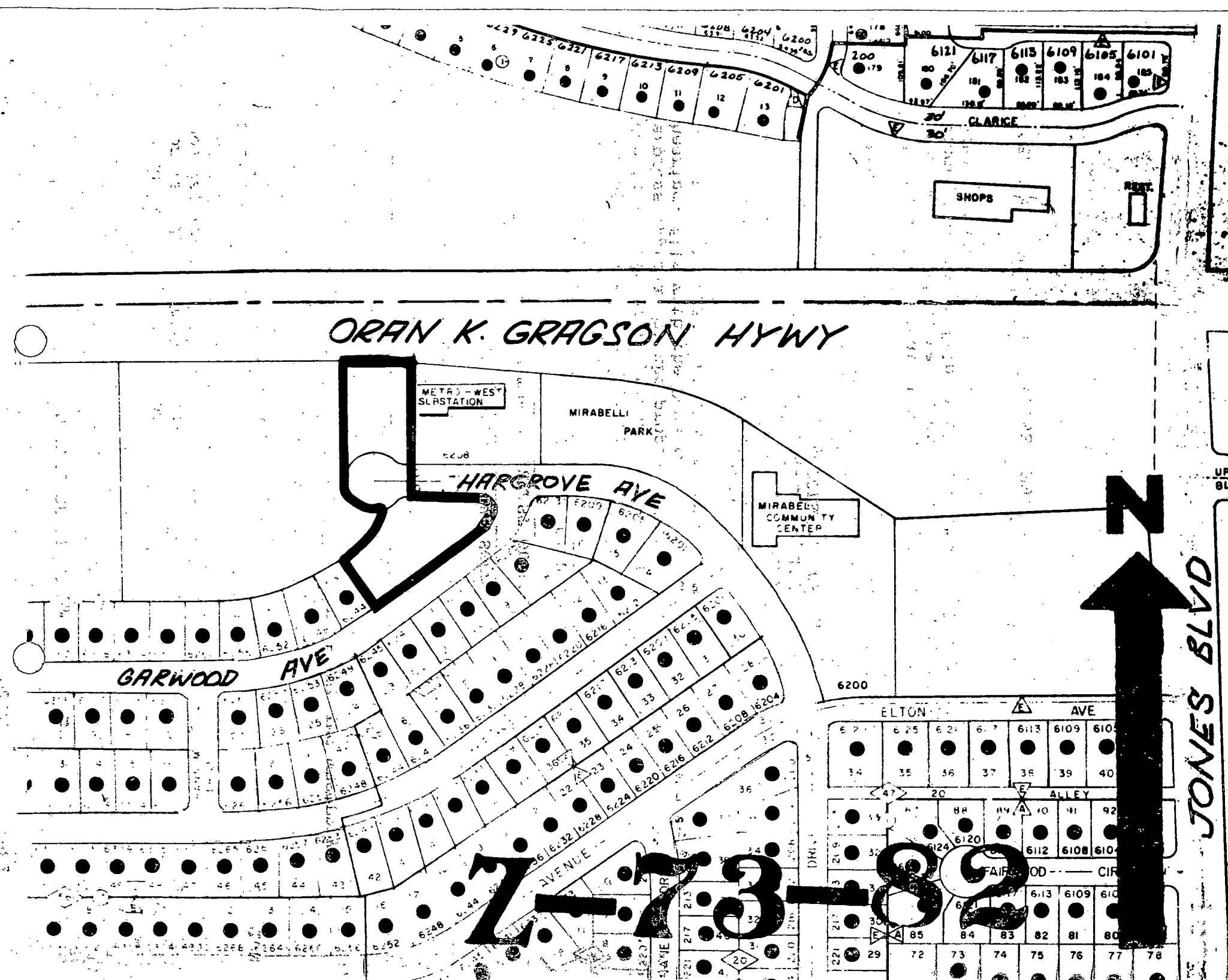
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7-73-82



JONES BLVD

UPLA
BLVD



December 13, 1982

NOTICE OF HEARING

DECEMBER 28, 1982

Notice is hereby given that on December 28, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-23-82 PETITION OF VACATION SUBMITTED BY THE SOUTHLAND CORPORATION
TO VACATE A PORTION OF THE NORTH SIDE OF CRAIG ROAD,
COMMENCING AT RANCHO DRIVE AND EXTENDING WESTERLY
APPROXIMATELY 530', EXCEPTING THEREFROM ANY PORTION
THAT MAY BE REQUIRED FOR TORREY PINES DRIVE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION
2, 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 vacation; or may, prior to this hearing, file with the Department of Community Planning and Development written objections thereto or approval thereof.

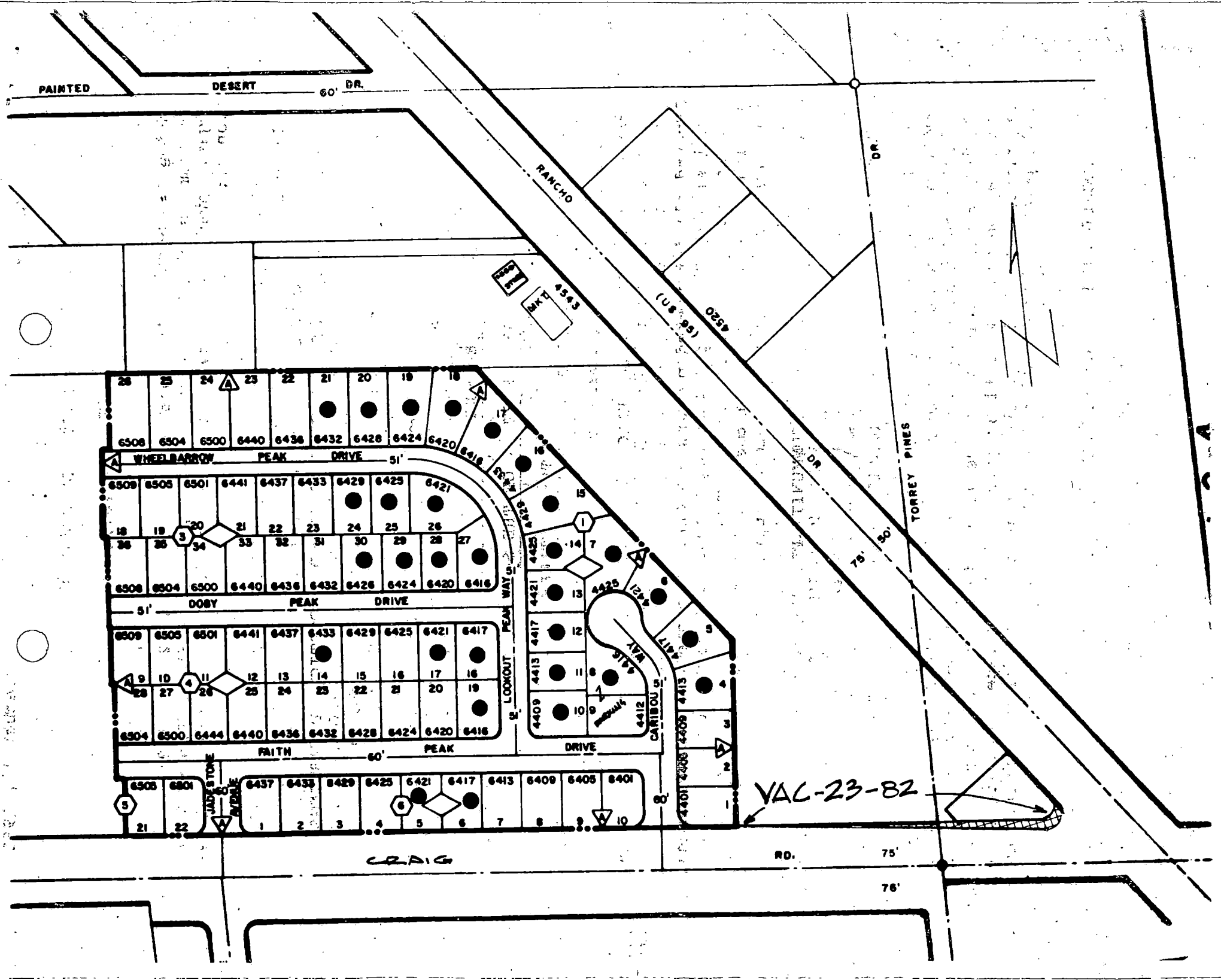
COMMUNITY PLANNING AND DEVELOPMENT


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.)



December 13, 1982

NOTICE OF HEARING

DECEMBER 28, 1982

Notice is hereby given that on December 28, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-24-82 PETITION OF VACATION SUBMITTED BY THE STATE INDUSTRIAL INSURANCE SYSTEMS TO VACATE A PORTION OF HASTINGS AVENUE, 60' IN WIDTH, COMMENCING AT THE EASTERLY RIGHT-OF-WAY LINE OF SHADOW LANE AND EXTENDING EASTERLY 638.5'±.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTHEAST QUARTER
(SE 1/4) OF THE SOUTHWEST QUARTER
(SW 1/4) OF SECTION 33, 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 vacation; or may, prior to this hearing, file with the Department of Community Planning and Development written objections thereto or approval thereof.

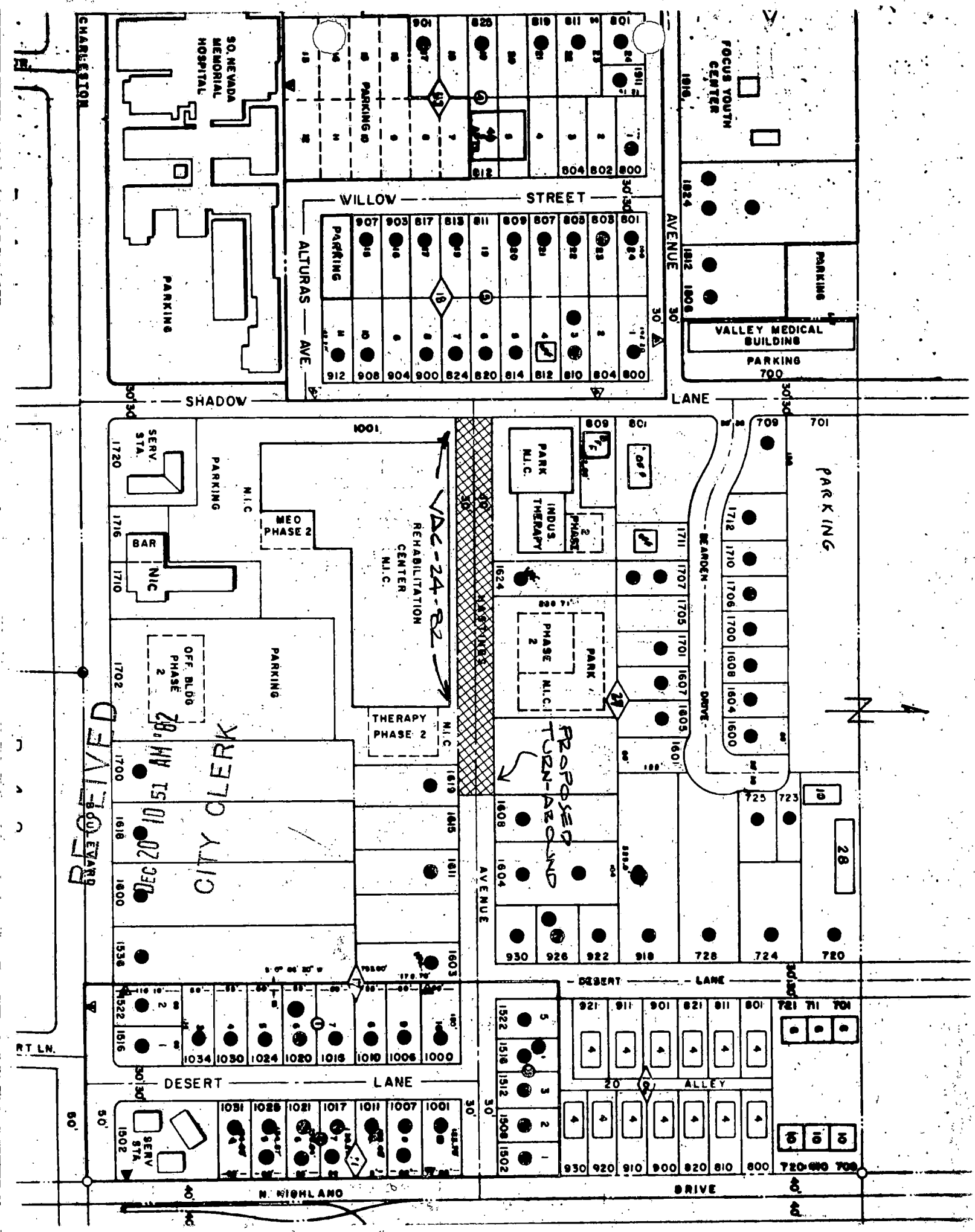
COMMUNITY PLANNING AND DEVELOPMENT


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.)



PRINT

NAME

ADDRESS

Alan Andrews

Charles Johnson

Alma H. Munnaroy

Sgt FARBER

Jim Krum

Bob Boyett

Dennis Krum

UTIX Nevada 2800 W Sahara Av

SIS Abel E. SATHARA

5412 Avenida Vaguard

PRINT

NAME

ADDRESS

CWALT LAMINGTON
Hugh Tompkins
Tom Leen

4045 S. EASTERN
405 LACY LANE L.V.
1310 S. TENAYA

Darcy D. Giles
Duke R. York
Ken Beckler

7205 William Anders Ave Las Vegas
7204 GARDNER DR
6244 Gerwood Ave

Mark Jess

MINUTES

CITY PLANNING COMMISSION

DECEMBER 28, 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

EXCUSED: Mrs. Coleman
Mr. Kennedy

ABSENT: Mrs. Tracy

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Rick Williams, Senior Planner
John Roethel, Deputy City Attorney
Linda Owens, Recording Secretary

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

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

MINUTES: MR. BUGBEE made a Motion for APPROVAL of the Minutes for the November 9, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. AR-7-81

AESTHETIC REVIEW
AND ONE-YEAR
REVIEW OF CONDITION

(Abeyance Item
From 12/9/82)

APPROVED

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. FOSTER stated this involves a parking lot where landscaping was put in along 4th Street, but a sprinkler system was never installed. They were allowed to have landscaping without a sprinkler system, subject to a one-year review. The applicant had an arrangement with the adjoining property owner to use their hose, but now the neighbor's property is being developed. A sprinkler system would cost approximately \$3,000.

ALAN ANDREWS appeared as the owner of the property. They have been watering their plants with the neighbor's hose. However, an office building is being developed on their neighbor's property so they are unable to continue to use the hose. He requested the Commission to allow him to have artificial shrubbery for 6 to 9 months. At the end of that time he would either build on his property or

1. AR-7-81

(Continued)

sell it.

MR. JOHNSTON made a Motion for APPROVAL of AR-7-81, Aesthetic Review and One-Year Review of Condition, subject to a review of the artificial shrubbery in one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-57-78

PLOT PLAN
REVIEW

(Abeyance Item
From 12/9/82)

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.

(WITHDRAWN BY APPLICANT)

NEW BUSINESS:

1. FINAL MAP

BEDFORD VILLAGE,
UNIT NO. 3

APPROVED

Property generally located on the southeast corner of Stewart Avenue and Sandhill Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: R. A. Homes
No. of Acres: 4.6 No. of Lots: 31

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

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Bedford Village, Unit No. 3, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. FINAL 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: Barbara Chrestman, Trustee
Subdivider: Goldstar Development
No. of Acres: 4.2 No. of Lots: 17

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

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

Voting was as follows:

2. FINAL MAP
(Continued)

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

Motion for APPROVAL carried unanimously.

3. FINAL 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: Barbara Chrestman, Trustee
Subdivider: Goldstar Development
No. of Acres: 5.0 No. of Lots: 22

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

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Tonopah Village, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. FINAL MAP
CEDAR CREEK
PARK, UNIT 4
APPROVED

Property generally located south of Bonanza Road and east of Marion Drive, R-E Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 5.6 No. of Lots: 43

MR. NULL said this final map is in substantial conformity with the tentative map. The only access to Unit 2 at the present time is from Unit 1 which has access from Bonanza Road. There is to be an alignment for Diamond Head Drive west to Marion Drive. Therefore, staff would recommend the following conditions: 1) Provide a temporary paved access to Marion Drive on the Diamond Head Drive alignment before any occupancy permits are issued for dwellings in this unit, 2) Prescott Street in Unit 1 to be dedicated and improved prior to the development of Unit 4, and 3) Conformance to the conditions of approval for the tentative map.

CHARLEY JOHNSON, 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 Final Map for Cedar Creek Park, Unit 4, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP

RANCHO BONITO,
UNIT 4

APPROVED

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

Owner/Subdivider: Villa Bonita Oeste & Durable
Developers, Inc.

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

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.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Rancho Bonito, Unit 4, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP

MARION VIEW
(REVISED)

APPROVED

Property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Plaster Development Company, Inc.

No. of Acres: 10.7 No. of Lots: 79

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. This final map is a modification of the plot plan submitted under the zoning action because it contains ten additional lots; however, it meets the R-CL density. Therefore, approval of this final map will constitute approval of the plot plan for Z-58-81.

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Marion View (Revised), subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. VAC-23-82

APPROVED

Petition of Vacation submitted by THE SOUTHLAND CORPORATION to vacate a portion of the north side of Craig Road, commencing at Rancho Drive and extending westerly approximately 530 feet, excepting therefrom any portion that may be required for Torrey Pines Drive.

MR. NULL stated the utility companies and City departments have no objections to this Vacation. Staff would recommend approval with the normal conditions and the following conditions: 1) That portion of Torrey Pines Drive between Rancho Drive and Craig Road to be removed from the Master Plan of Streets and Highways before recording this Vacation order, and 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.

7. VAC-23-82

(Continued)

CHARLES HARRINGTON, THE SOUTHLAND CORPORATION, 4045 South Eastern Avenue. They intend to start building as soon as possible.

MR. BUGBEE made a Motion for APPROVAL of VAC-23-82, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the January 5, 1983 City Commission meeting.

8. VAC-24-82

APPROVED

Petition of Vacation submitted by the STATE INDUSTRIAL INSURANCE SYSTEMS to vacate a portion of Hastings Avenue, 60 feet in width, commencing at the easterly right-of-way line of Shadow Lane and extending easterly 638.5± feet.

MR. NULL stated the utility companies and City departments have no objection to this Vacation. Staff would recommend approval with the normal conditions and the following conditions: 1) Approval of the site plan for Z-72-82 and conformance to the drainage requirements of the Department of Public Services, and 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.

ROBERT BOYETT, 2601 East Sahara Avenue, appeared for the application.

TOM SCHUMANN, architect, appeared for the application.

There were no persons present in the audience in protest.

MR. MACK made a Motion for APPROVAL of VAC-24-82, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the January 5, 1983 City Commission meeting.

9. A-8-82(A)

APPROVED

Petition of Annexation submitted by DAN AND JUDY GARDNER to annex property generally located on the northeast corner of Vegas Drive and Mountain Trail, containing approximately one-third acre.

MR. NULL said this property has C-2 County zoning and C-1 would be the City equivalent. Staff would recommend approval of this annexation.

MR. BUGBEE made a Motion for APPROVAL of A-8-82(A).

Voting was as follows:

9. A-8-82(A)

(Continued)

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

Motion for APPROVAL carried unanimously.

10. A-9-82

APPROVED

Petition of Annexation submitted by DAN AND JUDY GARDNER to annex property generally located on the north side of Vegas Drive, east of Mountain Trail, containing approximately one-half acre.

MR. NULL stated the applicant owns the property to the east of the property in Item 9. There is an existing tri-plex on this property so this annexation will have to be processed under the long form. It is C-2 County zoning and C-1 would be the City equivalent. Staff would recommend approval. They intend to put multiple-family units on both lots.

MR. JOHNSTON made a Motion for APPROVAL of A-9-82.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 19, 1983 at 2:00 P.M.

11. Z-67-82

APPROVED

Application of KEN TEMPLETON for reclassification of property generally located on the southwest corner of West Charleston Boulevard and Strong Drive, from C-D (Designed Commercial) to P-R (Professional Offices and Parking).

Proposed Use: Offices

MR. FOSTER stated the applicant is requesting a lower zoning because the Building Code would require the wiring to be put in conduit. In P-R zoning this would not be required. The cost of putting the wiring in conduit would be approximately \$25,000. There is a C-D pattern along both sides of Charleston Boulevard with some P-R zoning in the area. There is an existing building on the property. There will have to be a joint driveway agreement with the property owner to the west in order for the applicant to reach the parking area in the rear. Staff would recommend approval, subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations, and 3) Dedication of right-of-way and installation of off-site improvements as required on the other side streets adjoining C-D zoned properties and required by the Department of Public Services. Staff does not have any protests from the advertised public hearing.

HUGH TEMPLETON, 405 Lacy Lane, appeared as one of the property owners. They plan to put in additional landscaping and may put in two rooms in the back of the building. They will move their CPA firm into the building.

MR. BUGBEE made a Motion for APPROVAL of Z-67-82.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 19, 1983 at 2:00 P.M.

12. Z-68-82

DENIED

Application of WEST COAST HOLDINGS, INC. for reclassification of property generally located on the southeast corner of Charleston Boulevard and Monte Cristo Way, from N-U (Non-Urban) to R-3 (Limited Multiple Residence).

Proposed Use: Medium-High Density Residential
(Condominiums)

MR. FOSTER stated the subject property is on the south side of Charleston Boulevard. It was just annexed into the City recently. The second parcel to the west was also annexed into the City recently. On the north side there are R-1 homes backing up or siding onto Charleston Boulevard. There is an R-CL development to the east that was approved recently for Collins Brothers. Staff feels there should be a plan for this area, rather than rezoning on a piecemeal basis. The City is in the process of hiring a consultant to update the General Plan and would request this item be held in abeyance or withdrawn by the applicant until the General Plan is completed in late summer or fall. The applicant is proposing a four-plex condominium project with 84 units. This is on a 4.5 acre parcel with 15 units per acre. Staff feels this could set the pattern for the area. Staff has 3 protests on record.

JAY DOWNEY, West Coast Holdings, 637 East Sahara Avenue, appeared for the application. They are agreeable to holding this item in abeyance for 60 to 90 days.

There were 10 persons in the audience in protest.

TOM LEIN, 1310 South Tenaya, appeared in protest. He felt that if the owner is not able to sell the condominiums, then they will rent them as apartments. The reason the homeowners in that area built their homes at that location is because they do not want to live in a congested area.

FLORENCE MEYNARCYZK, 7475 West Charleston Boulevard, appeared in protest. This project will bring an increase in crime, noise, pollution and traffic into the area as well as devalue their homes.

PERCY GILES, 7205 William Anders Avenue, appeared in protest. He has lived in high-density areas and purposely moved into this area because it was not congested.

MR. JOHNSTON made a Motion for DENIAL of Z-68-82 because it was felt it is not compatible with the low-density residential pattern in the area.

Voting was as follows:

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

Motion for DENIAL carried with a 3/1 vote.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 19, 1983 at 2:00 P.M.

13. Z-69-82

ABEYANCE

Application of ROBERT R. BLACK for reclassification of property generally located on the north side of Westcliff Drive, 1,000 feet west of Buffalo Drive, from N-U (Non-Urban) to R-PD12 (Residential Planned Development).

Proposed Use: Medium Density Residential
Planned Unit Development (Condominiums)

MR. FOSTER said there is R-1 to the south and west of this project. The area to the north and east is vacant property located in the County. This proposal is for a 120-unit condominium development on 10.4 acres, which averages 12 units per acre. Staff would recommend approval of this application, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, 3) Construction of a 6 foot block wall along the north, east and west property lines to within 20 feet of the south property line and 4 feet high with the top 2 feet fifty percent open to the south property line, 4) Dedication of 60 feet of right-of-way for Westcliff Drive as required by the Department of Public Services, 5) Installation of street improvements on Westcliff Drive as required by the Department of Public Services, 6) Provide fire hydrants and water flow as required by the Department of Fire Services, and 7) Conformance to the elevations which have been submitted. Staff does not have any protests from the advertised public hearing.

RANDY BLACK, 6841 West Oakey Boulevard, appeared for the application. They are in agreement with staff's conditions. These units will only be for sale.

CHARLEY JOHNSON, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicant.

There were 8 persons present in protest.

SID FARBER appeared in protest. They presented a petition protesting this item when it came up several months ago and inquired whether that petition could be used for this application. He requested this item be held in abeyance so the neighbors can get together and present a case as to why they feel this item should be denied.

CHAIRMAN GUTHRIE stated a new petition would have to be filed for this application if they wish to present signatures in protest.

BRUCE GATES, 7804 Genzer Drive, appeared in protest. They moved into that area to be able to live in a low-density neighborhood.

RANDY BLACK appeared in rebuttal. They would be happy to meet with the property owners in the area. This application should read "townhouses" and not "condominiums."

MR. BUGBEE made a Motion for APPROVAL of Z-69-82.

Voting was as follows:

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

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

CHAIRMAN GUTHRIE announced this item would be heard again by the City Planning Commission on January 13, 1983.

14. Z-70-82

APPROVED

Application of RON AND SUE WAAGMEESTER for reclassification of property generally located on the northwest corner of Alturas Avenue and Shadow Lane, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Non-Emergency Medical
Transportation Service

MR. FOSTER stated this property is immediately north of the Southern Nevada Memorial Hospital in an area that is basically transitioning to office uses according to the Special Activity Center Plan. The applicant will convert an existing house into the non-emergency medical transportation service. Staff would recommend this application be amended to P-R and then the applicant could apply for a Variance, subject to: 1) Conformance to the plot plan as amended to provide a paved parking area, 2) Standard conditions 2 through 5, 3) Dedication of the required radius corner at the intersection of Shadow Lane and Alturas Avenue, 4) Install improvements on Alturas Avenue as required by Public Services, 5) Approval of the parking and driveway plan by the Traffic Engineer. Staff does not have any protests on record.

RON WAAGMEESTER appeared for the application. He had initially requested P-R zoning, but staff felt he should apply for C-1 zoning.

CHAIRMAN GUTHRIE stated that if C-1 is granted the City would not have any control over any other types of businesses that would move on the property in the future.

There were no protestants in the audience.

MR. MACK made a Motion for APPROVAL of Z-70-82, subject to staff's conditions and amending the application to P-R zoning.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 19, 1983 at 2:00 P.M.

15. Z-71-82

APPROVED

Application of RODNEY KUIAVA, ET AL, for reclassification of property located at 1601 and 1605 Kenyon Place, from R-1 (Single-Family Residence) to R-3 (Limited Multiple Residence).

Proposed Use: Medium-High Density Apartments

MR. FOSTER stated this application is approximately five blocks northeast of the previous application. The plan for this area calls for medium-high density residential so this application is compatible for this area. 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 planter along Kenyon Place, 3) Approval of the parking and driveway plan by the Traffic Engineer, 4) Install sidewalks along Kenyon Place as required by Public Services, and 5) Repair any damage to the existing street improvements resulting from this development as required by Public Services. Staff does not have any protests on record.

15. Z-71-82

(Continued)

IRA KUIAVA appeared for the application. They are in agreement with staff's conditions.

There were no protestants in the audience.

MR. BUGBEE made a Motion for APPROVAL of Z-71-82, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"ABSTAINED" Mr. Johnston

Motion for APPROVAL carried by a 3/0/1 vote.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 19, 1983 at 2:00 P.M.

16. Z-72-82

APPROVED

Application of STATE INDUSTRIAL INSURANCE SYSTEM for reclassification of property generally located between Charleston Boulevard, Bearden Way, Shadow Lane and Desert Lane, from R-E (Residence Estates), C-1 (Limited Commercial) and C-V (Civic), to C-V (Civic).

Proposed Use: Administration Office Complex,
Parking and Future Related
Housing Facilities

MR. FOSTER stated this application involves a large area and also the parcels that were previously zoned C-V. Part of the facility is existing. They propose a major addition to the existing building. The remainder of the property would be used for parking. Staff would recommend approval, subject to: 1) Resolution of Intent with a one-year time limit, 2) Standard conditions 1 through 5, 3) Vacation of Hastings Avenue, 4) Expunge the portions of Z-8-71 and Z-6-80 pertaining to these properties, and 5) Conformance to the requirements of Public Services relative to street improvements, drainage requirements, etc. Staff does not have any protests on record.

ROBERT BOYETT, 2601 East Sahara Avenue, appeared for the application. They are in negotiations for four properties in that area. If, in the future, they decide to build a residential facility for in-patient care, then the parking lot will shift to the east area. The new building addition will be along the same architectural lines as the existing building.

TOM SCHUMANN, architect, appeared for the applicant. This will be a rust building.

There were no protestants in the audience.

MR. JOHNSTON made a Motion for APPROVAL of Z-72-82, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 19, 1983 at 2:00 P.M.

17. Z-73-82

ABEYANCE

Application of ERNEST A. BECKER, SR., ET AL, ON BEHALF OF THE METROPOLITAN POLICE DEPARTMENT for reclassification of property generally located southwest of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-V (Civic).

Proposed Use: Helicopter Landing Site and Parking Area
For The Metropolitan Police Department
Substation

MR. FOSTER stated this involves land that is supposed to be used by Metro for expansion of the West Charleston Substation. Staff has been working with Metro and it has been determined that the helicopter landing site will have to be on the piece that is zoned C-V. The primary use for this property will be for parking. Since the plans have not been submitted, Metro is in agreement to holding this item in abeyance until the next meeting when the plans will be available, which also includes Item 4 on the Supplemental Agenda.

LEN BECK, 6244 Garwood Avenue, appeared in protest. He felt this project would create too much noise.

MR. JOHNSTON made a Motion for ABEYANCE OF Z-73-82.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard again by the City Planning Commission on January 13, 1983.

18. Z-70-81

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of GENE BOTT for a Reinstatement and Extension of Time on property generally located on the east side of Twenty-Third Street between Searles Avenue and Hinkle Avenue, R-1 Zone (Resolution of Intent to R-3).

MR. FOSTER stated this is the first request for an extension of time. Staff would recommend approval of a one-year extension and conformance to all ordinance amendments enacted subsequent to the original approval.

MIKE TERLIZZI appeared for the applicant.

MR. JOHNSTON made a Motion for APPROVAL of Z-70-81, Reinstatement and Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 19, 1983 at 2:00 P.M.

SUPPLEMENTAL AGENDA:

1. Z-100-64(128)
PLOT PLAN REVIEW
APPROVED

Request of C. SOLARI & SONS, INC. for a Plot Plan Review on property generally located on the northwest corner of Clark Avenue and Casino Center Boulevard, R-4 Zone (under Resolution of Intent to C-2).

MR. FOSTER stated this is being requested by the contractor that is working on the County Detention Facility to use this site as a temporary storage yard for a period of approximately one year so the materials can be close to the work site. Staff feels that since it is a temporary facility and the City should accommodate projects of this nature, they would recommend approval, subject to: 1) Conformance to the plot plan that has been submitted, and 2) Use shall cease on January 19, 1984.

MR. BUGBEE made a Motion for APPROVAL of Z-100-64(128), Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on January 19, 1983.

2. Z-66-64(32)
PLOT PLAN REVIEW
APPROVED

Request of MOJAVE DEVELOPMENT GROUP for a Plot Plan Review on property generally located on the west side of Mojave Road between Contract Avenue and Builders Avenue, C-1 Zone (under Resolution of Intent to M).

MR. FOSTER said this is a small shopping center development under the existing C-1 zoning. The applicant would like to exercise the Resolution of Intent to M zoning because it would give them more latitude as to what they can do on the property. Staff would recommend approval as the area is transitioning to industrial.

Attorney Jeffery Green appeared for the applicant.

MR. BUGBEE made a Motion for APPROVAL of Z-66-64(32), Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

3. AV-8-82
ADMINISTRATIVE
VARIANCE
APPROVED

Request of BECKER AND SONS for an Administrative Variance to allow minor deviations from the required minimum lot sizes on property generally located on the south side of Redberry Street, between Hazelnut Lane and Michael Way, R-E and C-2 Zones (under Resolution of Intent to R-3).

3. AV-8-82

(Continued)

MR. FOSTER stated there are provisions in the ordinance where reductions in lot sizes up to 5% can be allowed by an Administrative Variance. There are 4 lots involved, each having a total of 6720 square feet. This represents a 4% deficiency from the 7000 square feet that is required for a four-plex to be constructed on each of these parcels. Staff would recommend approval, subject to: 1) Approval of the development plan by the Department of Community Planning and Development.

DENNIS KRUM, 5412 Avenida Vaquero, appeared for the application.

MR. MACK made a Motion for APPROVAL of AV-8-82, Administrative Variance.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. Z-45-75

PLOT PLAN REVIEW
AND USE REVIEW

ABEYANCE

Request of THE METROPOLITAN POLICE DEPARTMENT for a Plot Plan Review and Use Review for a proposed helicopter landing site and building expansion on property generally located on the north side of Hargrove Avenue, 1000 feet west of Jones Boulevard (West Charleston Metropolitan Police Department Substation), C-V Zone.

MR. FOSTER stated this is the plot plan review and use review for the proposed helicopter landing site and building expansion that was discussed under Item 17, Z-73-82. The plans will be available at the January 13, 1983 meeting.

MR. JOHNSTON made a Motion for ABEYANCE of Z-45-75, Plot Plan Review and Use Review.

Voting was as follows:

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

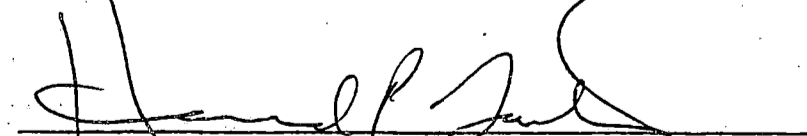
Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard again by the City Planning Commission on January 13, 1983.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 8:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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