

ANNOTATED AGENDA

CITY PLANNING COMMISSION

JANUARY 13, 1983

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, COLEMAN, TRACY,
KENNEDY

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the November 23, 1982 City Planning
Commission minutes.

ACTION: APPROVED
MACK/UNANIMOUS

OLD BUSINESS:

1. Z-69-82 Application of ROBERT R. BLACK for reclassification
of property generally located on the north side of
(Abeyance Item Westcliff Drive, 1000 feet west of Buffalo Drive,
from 12/28/82) from N-U to R-PD12.
Proposed Use: Medium Density Residential
Planned Unit Development (Condominiums)
ACTION: DENIED
BUGBEE: MOTION FOR APPROVAL - FAILED/3-4
(BUGBEE, JOHNSTON, MACK - YES)

STAFF RECOMMENDATION: APPROVAL PROTESTS: 151
TO BE HEARD BY CITY COMMISSION: FEBRUARY 2, 1983

2. Z-73-82 Application of ERNEST A. BECKER, SR. ET AL ON
BEHALF OF THE METROPOLITAN POLICE DEPARTMENT for
(Abeyance Item reclassification of property generally located
from 12/28/82) northwesterly and southwesterly of Hargrove Avenue
and Garwood Avenue at 6208 Hargrove Avenue, from
R-1 and R-3 to C-V.
Proposed Use: Helicopter Landing Site and
Parking Area for the Metropolitan
Police Department Substation
ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the parking and driveway plans and landscaping at the south-
west corner of Garwood Avenue and Hargrove Avenue by the Traffic Engineer.
3. An Encroachment Agreement be granted to install landscaping in the north
4-1/2' of Right-of-Way between the wall and sidewalk on Garwood Avenue.
4. Landscape unused Right-of-Way between sidewalk and property line.
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.
7. Submittal of a landscaping plan prior to or at the same time application
is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened
from view from the abutting streets.

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

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

PROTESTS: 1

3. Z-45-75

PLOT PLAN
REVIEW AND
USE REVIEW

(Abeyance Item
from 12/28/82)

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.

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITION:

1. Conformance to the elevations.

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

NEW BUSINESS:

1. FINAL MAP

ALMOND TREE
CONDOMINIUM

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

Owner/Subdivider: Dr. B. T. Carroll
No. of Acres: 0.79 No. of Units: 40

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. Conformance to the conditons of approval for the Tentative Map.

STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP

LEWIS HOMES -
RAINBOW PARK #3

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

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 5.13 No. of Lots: 31

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITION:

1. Conformance to the conditions of approval for the Tentative Map.

STAFF RECOMMENDATION: APPROVAL

3. FINAL MAP

VALLEY WEST 8
UNIT NO. 3

Property generally located on the east side of Odette Lane, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Bailey & McGah
No. of Acres: 13.78 No. of Lots: 55

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITION:

1. Conformance to the conditions of approval for the Tentative Map.

STAFF RECOMMENDATION: APPROVAL

4. VAC-26-82 Petition of Vacation submitted by ORLEANS SQUARE
 2nd MOTION: HOMEOWNERS ASSOCIATION, INC. to vacate portions of
ACTION: APPROVED Bonneville Avenue, 13th Street, Clark Avenue and
 MACK/UNANIMOUS Maryland Parkway.

CONDITIONS:

1. Application to be amended to vacate only the west 16.5 feet on 13th Street.
2. If the Order of Vacation is not recorded within one (1) year after approval by the City Commission, or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JANUARY 19, 1983 TO SET DATE FOR PUBLIC HEARING

5. AMENDMENT TO Proposal to delete Torrey Pines Drive (80' wide
THE MASTER PLAN right-of-way) from the Master Plan of Streets and
OF STREETS AND Highways between Craig Road on the south and Rancho
HIGHWAYS - Drive on the north.
TORREY PINES DRIVE

ACTION: APPROVED
 COLEMAN/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JANUARY 19, 1983 TO SET DATE FOR PUBLIC HEARING

6. Z-74-82 Application of J. RONALD BADOUIN, ET AL for reclassi-
 fication of property generally located on the east
ACTION: DENIED side of Marion Drive, 650 feet south of Bonanza Road,
 COLEMAN/6-1 from R-E to R-3.
 (BUGBEE - NO) Proposed Use: Medium High Density Residential
 (Condominiums)

STAFF RECOMMENDATION: DENIAL PROTESTS: 105
TO BE HEARD BY CITY COMMISSION: FEBRUARY 2, 1983

7. Z-75-82 Application of BENIAMINO CANAL for reclassification
 of property located at 719 Willow Trail, from R-E
ACTION: DENIED and C-2 to R-3.
 JOHNSTON MADE MOTION FOR APPROVAL - FAILED/3-4
 (JOHNSTON, COLEMAN & KENNEDY - YES) Proposed Use: Medium Density Apartments

STAFF RECOMMENDATION: APPLICATION BE AMENDED TO R-2 PROTESTS: 13
TO BE HEARD BY CITY COMMISSION: FEBRUARY 2, 1983

8. Z-76-82 Application of ILLINOIS-NEVADA-CALIFORNIA, INC.
 for reclassification of property located on the
ACTION: APPROVED south side of Alta Drive between Desert Lane and
 BUGBEE/UNANIMOUS Shadow Lane, from R-1 to R-3.
 Proposed Use: Medium High Density Apartments

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Provision of water flow as required by the Department of Fire Services.
3. Approval of the parking and driveway plan by the Traffic Engineer.

4. Install off-site improvements on Alta Drive and Kenyon Place 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. Conformance to the plot plan and elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: FEBRUARY 2, 1983

PROTESTS: 0

9. ZC-211-82 &
UC-256-82

COUNTY REFERRAL
ZONE CHANGE

Request of DESERT LAWN, INC. for a Zone Change from R-E to R-3 and a Use Permit to construct and maintain 18 four-plexes for a total of 72 condominium units on property generally located on the north side of Oakey Boulevard and the east side of Jones Boulevard.
Proposed Use: Medium High Density Apartments

VOTE: ANY REZONING OF THE PROPERTY SHALL TAKE PLACE AFTER THE PROPERTY IS ANNEXED INTO THE CITY.
TRACY/UNANIMOUS

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COMMISSION: FEBRUARY 2, 1983

10. CV-1-82

PLOT PLAN
REVIEW

Request of THE CITY OF LAS VEGAS for approval of the elevations and site plan for the new Fire Station #1 on property generally located on the east side of Casino Center Boulevard, 250' south of Bonanza Road, (Squires Field), C-V Zone.

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

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

DIRECTOR'S BUSINESS:

1. Election of officers for 1983.

ROBERT W. BUGBEE - CHAIRMAN

ACTION: APPROVED
TRACY/UNANIMOUS

MICHAEL MACK - VICE CHAIRMAN

ACTION: APPROVED
JOHNSTON/UNANIMOUS

SUPPLEMENTAL AGENDA:

1. AR-1-83 Request of LADY LUCK CASINO for an Aesthetic Review to allow the construction of a motel annex to the Lady Luck Casino on property generally located on the southwest corner of Stewart Avenue and 4th Street, C-2 Zone.

AESTHETIC
REVIEW

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. There shall be no kitchens allowed in the motel units unless the City Commission approves satellite parking facilities.
3. Approval of the stairways by the various utility companies and the Department of Public Services that have easements in the vacated alley (VAC-9-81).

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

2. Z-94-76 Request of CALIFORNIA STATE AUTOMOBILE ASSOCIATION for a C-D Use Review to allow modification of an existing development for an auto diagnosis facility by enclosing a portion of the present carport inspection area on property generally located on the northwest corner of Cashman Drive and Charleston Boulevard, C-D Zone.

C-D USE
REVIEW

ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JANUARY 25, 1983

3. Z-18-68(32) Request of LAS VEGAS SURGICAL CENTER for a Plot Plan Review on property located at 850 S. Rancho Drive, C-1 and C-D Zones.

PLOT PLAN
REVIEW

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Outpatient operations only shall be accommodated in the surgical procedures.
3. Treatment at this facility shall only include minor emergency cases.
4. Operating rooms and recovery rooms shall not be expanded.
5. Ambulances' sirens not be used on this property.
6. Approval of the twelve (12) joint-use spaces by the City Commission and an agreement from the owner of Parcel 3 authorizing the use shall be delivered to the Department of Community Planning and Development.
7. Brick facing material shall be comparable to the Rancho Town & Country Shopping Center material.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: FEBRUARY 2, 1983

ANNOTATED AGENDA
 CITY PLANNING COMMISSION
 JANUARY 13, 1983

MINUTES:

November 23, 1982

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

OLD BUSINESS:

1. Z-69-82

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

Protests: Bruce Gates, 7804 Genzer Drive
 Robert Roosevelt, 109 Tighe Way
 Bernard Vanderweele, 7737 Genzer Drive
 Mary Thompson, 8020 Genzer Drive
 Charles Palladino, 104 Cimarron
 Mrs. Ralston, Tighe Way
 3 on record with staff
 165 signatures on petition
 Approx. 40 persons in audience.

2. Z-73-82

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

- Special Conditions:
1. Resolution of Intent with a twelve-month time limit.
 2. Approval of the parking and driveway plans and landscaping on the southwest corner of Garwood Ave. & Hargrove Ave. by the Traffic Engineer.
 3. Standard conditions 1 - 5.
 4. Landscape unused right-of-way between sidewalk and property line
 5. Approval of encroachment agreement for utilization of right-of-way between sidewalk and property line by the City Commission.

Protests: 1 on record with staff
 Len Beck, Jr., 6244 Garwood Ave.

3. Z-45-75

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

PLOT PLAN
 REVIEW AND
 USE REVIEW

- Special Conditions: 1. Conformance to the plot plan and elevations.

NEW BUSINESS:

1. FINAL MAP
ALMOND TREE
CONDOMINIUM
APPROVED - BUGBEE/AYES: Guthrie, Tracy, Mack,
Bugbee, Coleman, Kennedy
NOES: None
EXCUSED: Johnston
Special Condition: 1. Conformance to the conditions
of approval for the tentative
map.
2. FINAL MAP
LEWIS HOMES -
RAINBOW PARK #3
APPROVED - KENNEDY/AYES: Guthrie, Tracy, Mack,
Bugbee, Coleman, Kennedy
NOES: None
EXCUSED: Johnston
Special Condition: 1. Conformance to the conditions
of approval for the tentative
map.
3. FINAL MAP
VALLEY WEST 8
UNIT NO. 3
APPROVED - COLEMAN/AYES: Guthrie, Tracy, Mack,
Bugbee, Coleman, Kennedy
NOES: None
EXCUSED: Johnston
Special Condition: 1. Conformance to the conditions
of approval for the tentative
map.
4. VAC-26-82
APPROVED - MACK/AYES: Guthrie, Johnston, Mack,
Bugbee, Coleman, Kennedy
(2nd Motion) NOES: None
EXCUSED: Tracy
Special Condition: 1. Vacate portions of 13th
Street, but not Bonneville
Clark or Maryland Parkway.
2. One year to record statement.
(There was a 1st Motion for APPROVAL by Johnston which did
not carry by a 4-2-1 vote: AYES: Johnston, Bugbee, NOES:
Guthrie, Mack, Coleman, Kennedy, EXCUSED: Tracy.)
5. AMENDMENT TO
THE MASTER PLAN
OF STREETS AND
HIGHWAYS -
TORREY PINES DRIVE
APPROVED - COLEMAN/AYES: Guthrie, Johnston, Mack,
Bugbee, Coleman, Kennedy
NOES: None
EXCUSED: Tracy
6. Z-74-82
DENIED - COLEMAN/AYES: Guthrie, Tracy, Johnston,
Mack, Coleman, Kennedy
NOES: Bugbee
Protests: Approx. 35 persons in audience
91 signatures on petition
Don Wells, 4629 Kathleen Court
Terry Cortwood, 4604 Kathleen Court
Leslie Bunch, 4613 Julene Court
Robert Hellriegel, 570 Marion Drive

7. Z-75-82

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

Protests: 11 on record with staff
2 protests in audience
Victor Harlan, 617 Willow Trail
Approvals: 17 on record with staff

8. Z-76-82

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

Special Conditions: 1. Resolution of Intent with
a twelve-month time limit.
2. Standard conditions 1 thru 5.
3. Provide water flow as
required by Fire Services.
4. Approval of the parking
and driveway plan by the
Traffic Engineer.
5. Install off-site improvements
on Alta Drive and Kenyon Place
as required by Public Services.
6. Repair any damage to the
existing street improvements
resulting from this develop-
ment as required by Public
Services.

Protests: 0

9. ZC-211-82 and
UC-256-82

ABEYANCE - TRACY/AYES: Guthrie, Tracy, Johnston,
Mack, Bugbee, Coleman, Kennedy
NOES: None

COUNTY REFERRAL
ZONE CHANGE

10. CV-1-82

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

PLOT PLAN REVIEW

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

DIRECTOR'S BUSINESS:

1. Election of officers for 1983.

TRACY nominated BUGBEE FOR CHAIRMAN/AYES: Unanimous

JOHNSTON nominated MACK FOR VICE CHAIRMAN/AYES: Unanimous

SUPPLEMENTAL AGENDA:

1. AR-1-83

AESTHETIC REVIEW

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

- Special Conditions:
1. Conformance to the plot plan and elevations.
 2. There be no kitchen provided in the motel units unless the City Commission approves satellite parking facilities.
 3. Approval of the stairways by utility companies who have easements over the vacated alley.

2. Z-94-76

C-D USE
REVIEW

ABEYANCE - MACK/AYES: Guthrie, Tracy, Johnston,
Mack, Bugbee, Coleman, Kennedy
NOES: None

3. Z-18-68(32) and
Z-40-77

PLOT PLAN REVIEW

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

- Special Conditions:
1. Conformance to the plot plan and elevations.
 2. Outpatient operations only shall be accommodated in the surgical procedures.
 3. Treatment at this facility shall only include minor emergency cases.
 4. Operating Rooms and Recovery Rooms shall not be expanded.
 5. Ambulances shall make silent runs within this property.
 6. Approval of the 12 joint use spaces by the City Commission and subject to an agreement provided by property owner so the City is aware there is a lease arrangement.
 7. Exterior of building to be comparable to other buildings in shopping center.
 8. Approval of this type of use by the City Commission.

Spida Amers

NOTICE OF PUBLIC HEARING

JANUARY 13, 1983

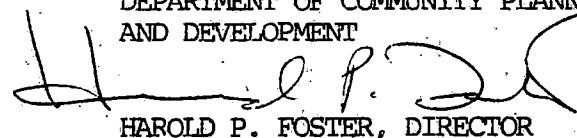
Notice is hereby given that on January 13, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-74-82 J. RONALD BADOVIN, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE
OF MARION DRIVE, 650 FEET SOUTH OF BONANZA ROAD.
FROM: R-E (RESIDENCE ESTATES)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(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 NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE
NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 62 EAST.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

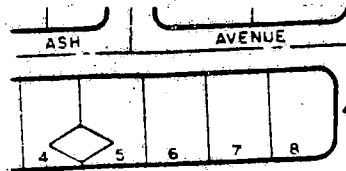


HAROLD P. FOSTER, DIRECTOR

HPF:cmg

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

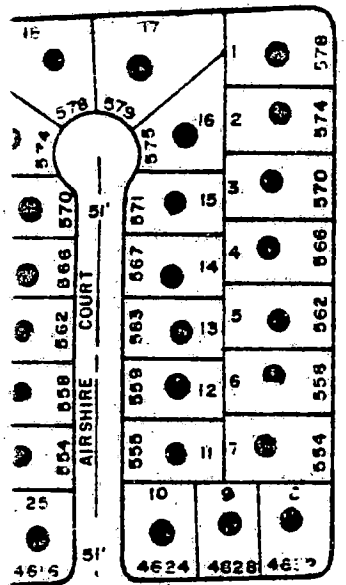
(SEE LOCATION MAP ON REVERSE SIDE.)



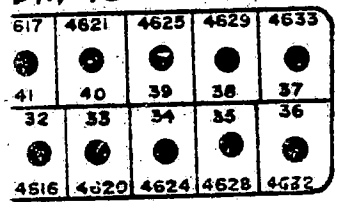
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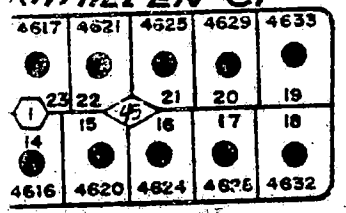
BONANZA RD



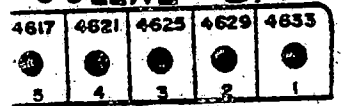
DIAMOND HEAD DR



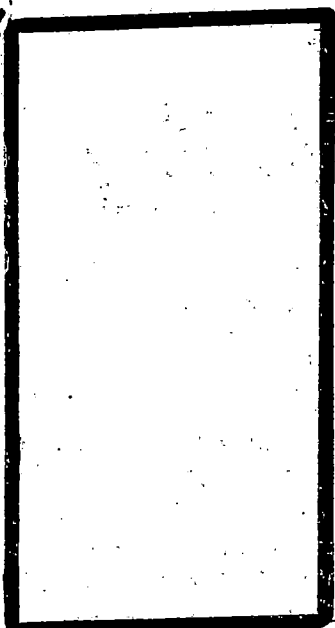
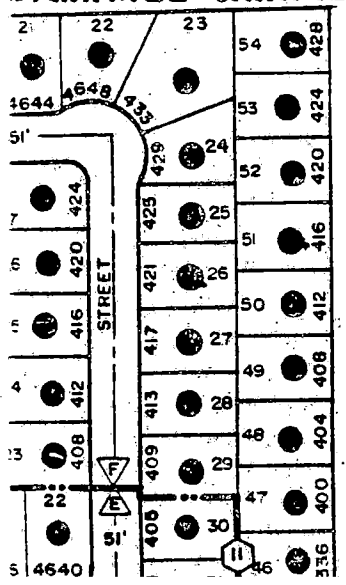
KATHLEEN CT



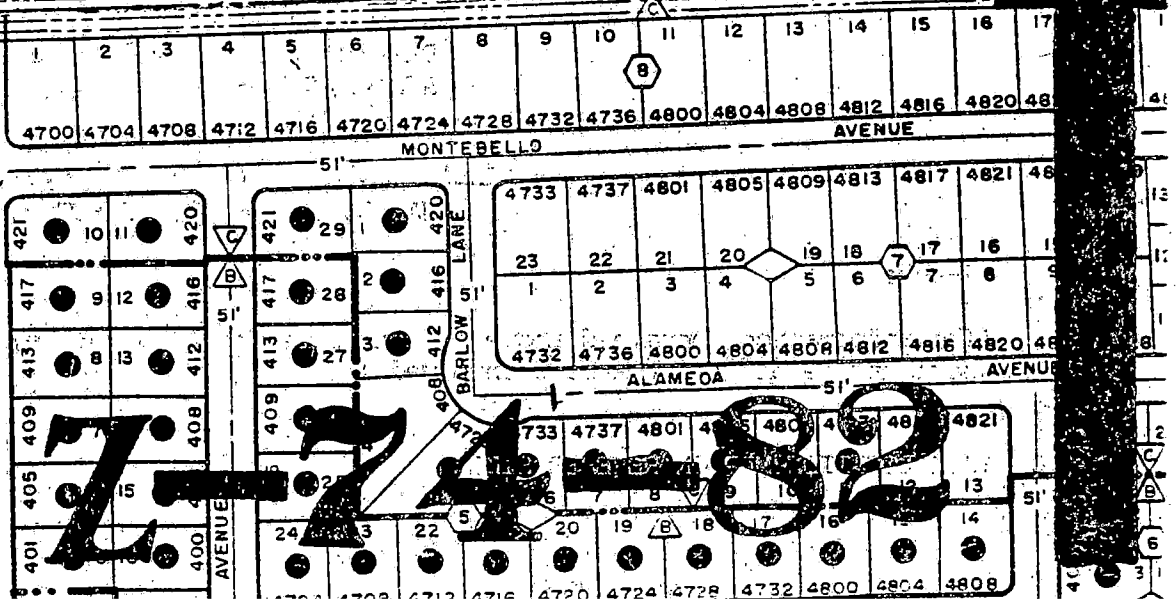
JULENE CT



DRAINAGE CHANNEL

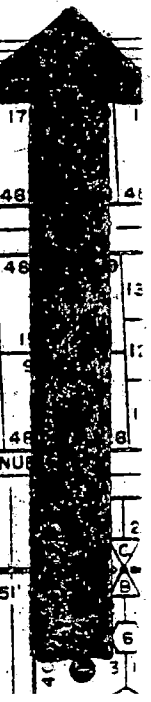


MARION DR



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NOTICE OF PUBLIC HEARING

JANUARY 13, 1983

Notice is hereby given that on January 13, 1983 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-75-82 BENIAMINO CANAL FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 719 WILLOW TRAIL.

FROM: R-E (RESIDENCE ESTATES) AND

C-2 (GENERAL COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER
(SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$)
OF SECTION 19, 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

JANUARY 13, 1983

Notice is hereby given that on January 13, 1983 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-76-82

ILLINOIS-NEVADA-CALIFORNIA, INC. FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTH SIDE OF ALTA DRIVE
BETWEEN DESERT LANE AND SHADOW LANE.

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.

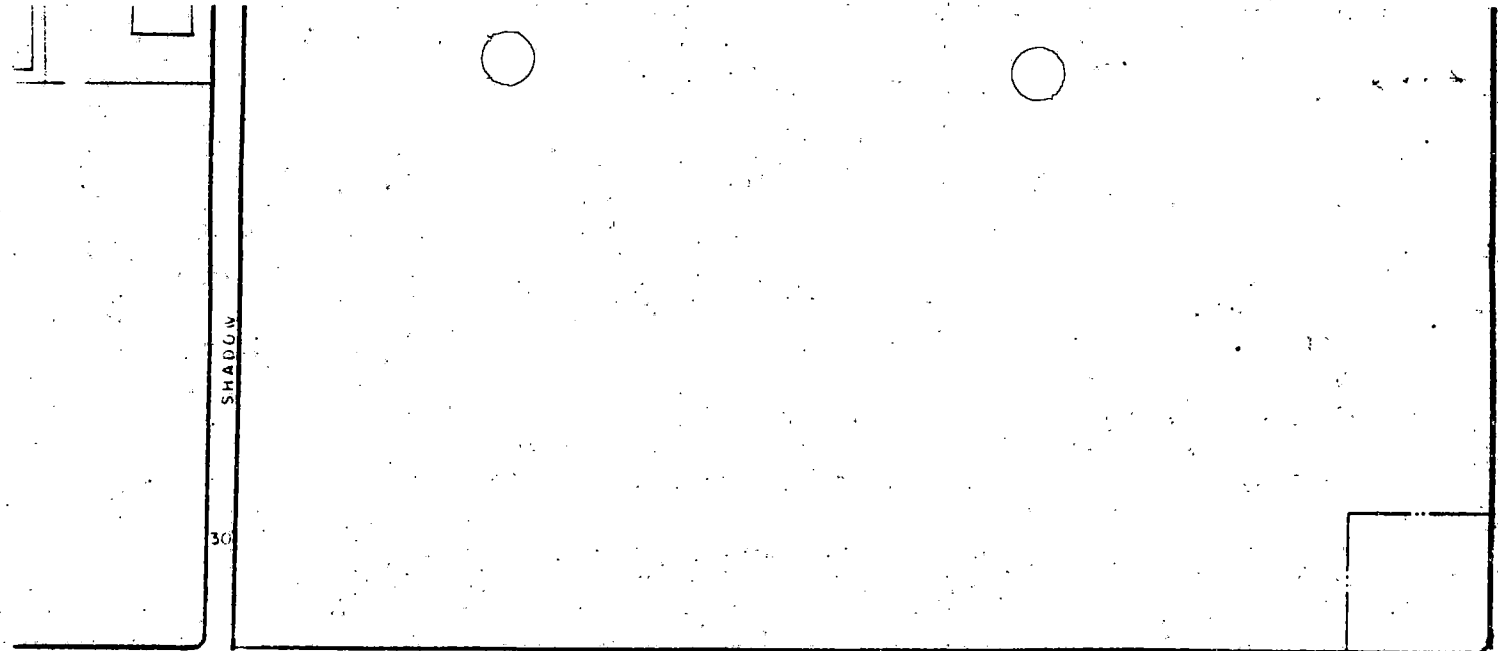
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

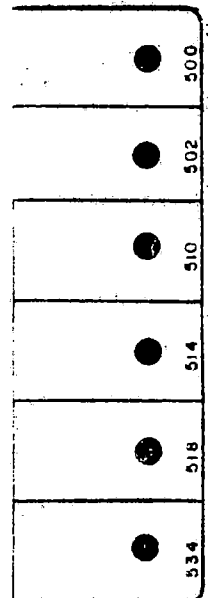
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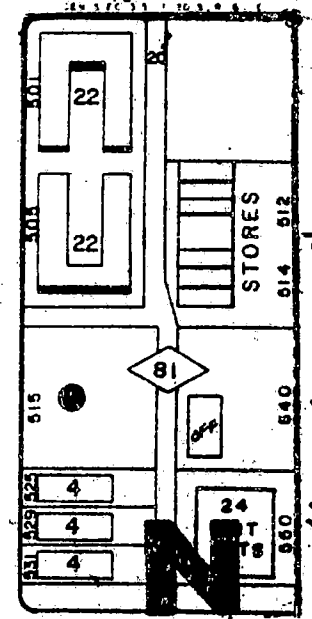
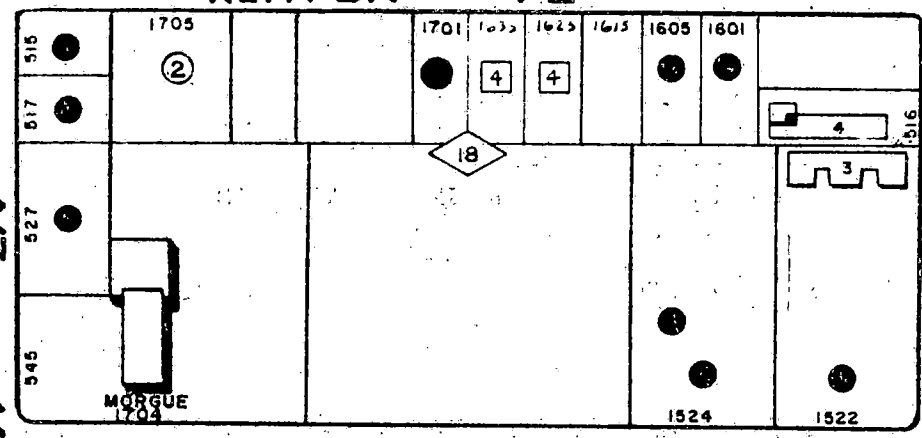
(SEE LOCATION MAP ON REVERSE SIDE.)



ALTA DR

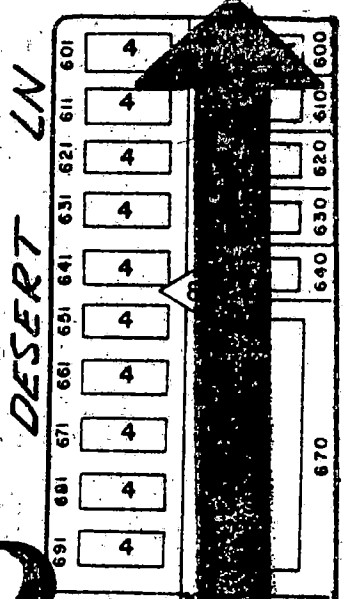
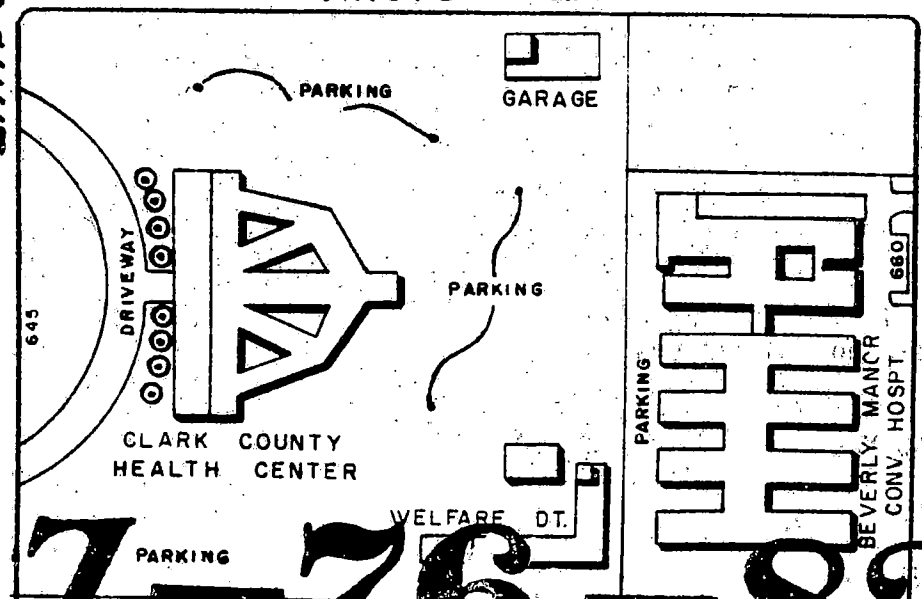
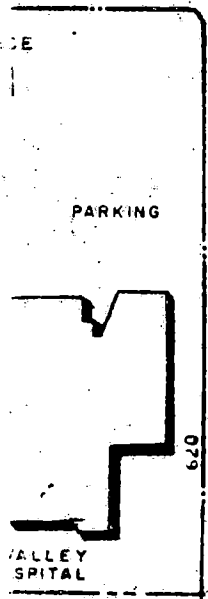


KENYON PL



MICHIGAN ST

DINTO LN



DESERT LN

Z-76-82

NOTICE

JANUARY 13, 1983

Notice is hereby given that on January 13, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-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.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

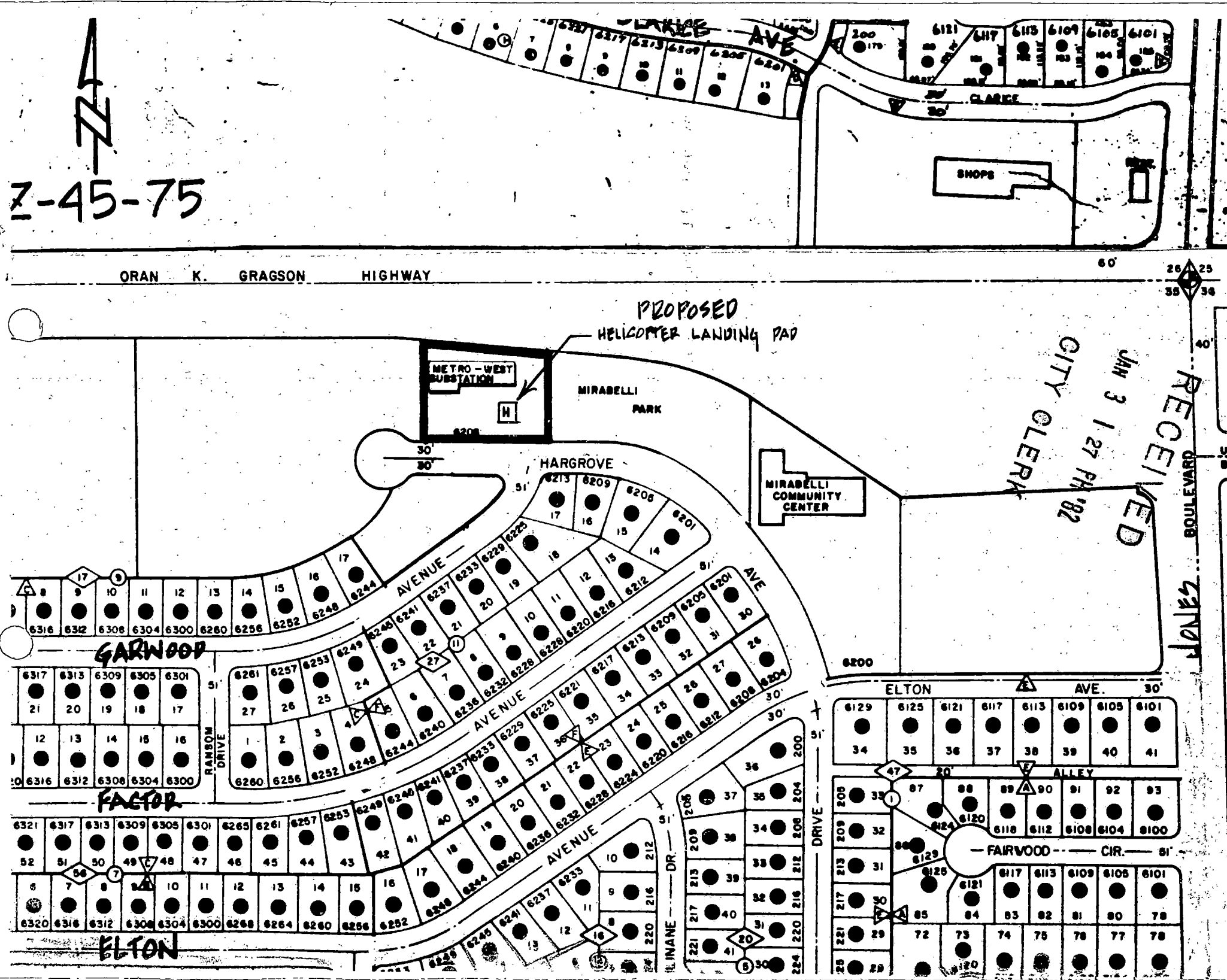

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

Z-45-75



ORAN K. GRAGSON HIGHWAY

60' 26' 25' 35' 38'

PROPOSED HELICOPTER LANDING PAD

METRO-WEST SUBSTATION

MIRABELLI PARK

MIRABELLI COMMUNITY CENTER

RECEIVED
JAN 3 1 27 PM '82
CITY CLERK

BOULEVARD
CANON

GARWOOD

FACTOR

ELTON

ELTON AVE.

FAIRWOOD CIR.

SHOPS

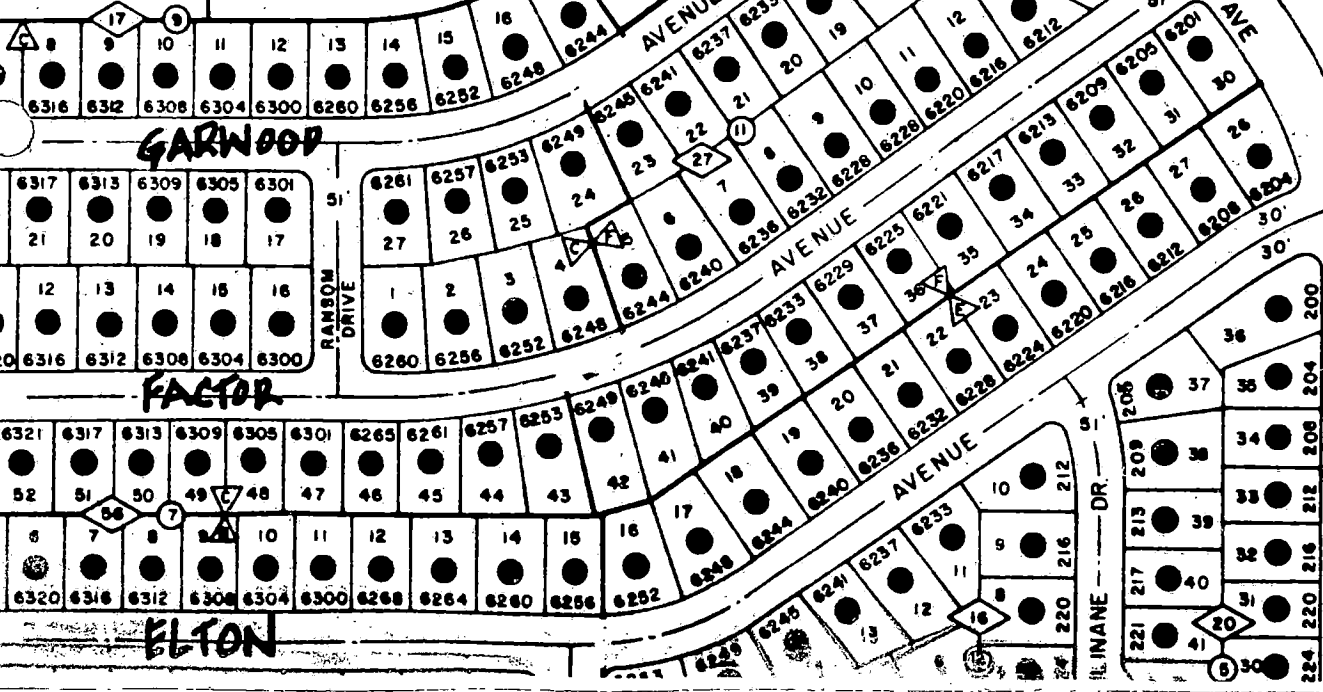
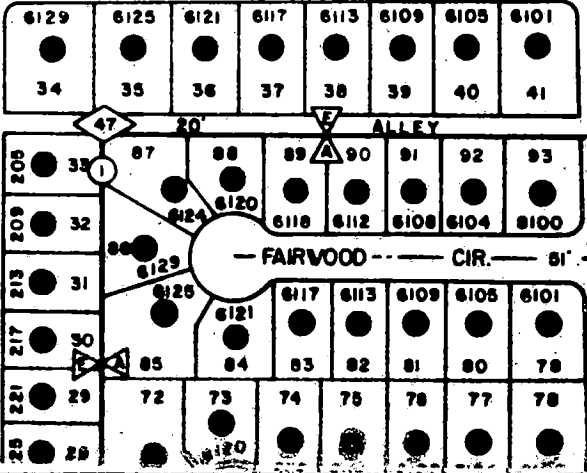
WAREHOUSE

HARGROVE

RAMSON DRIVE

ILINANE DRIVE

DRIVE



December 29, 1982

NOTICE OF HEARING

JANUARY 13, 1983

Notice is hereby given that on January 13, 1983, 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-26-82 PETITION OF VACATION SUBMITTED BY ORLEANS SQUARE CO-OP, INC., A NEVADA CORPORATION TO VACATE PORTIONS OF BONNEVILLE AVENUE, 13TH STREET, CLARK AVENUE, AND MARYLAND PARKWAY.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A 2' WIDE PORTION OF CLARK AVENUE ABUTTING
LOTS 1 AND 17; A 16'5" WIDE PORTION OF
THIRTEENTH STREET ABUTTING LOTS 17 THROUGH
32; AND A 5' WIDE PORTION OF BONNEVILLE
AVENUE ABUTTING LOTS 16 AND 32, ALL IN
BLOCK 20, PIONEER HEIGHTS 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.)

(SEE LOCATION MAP ON REVERSE SIDE.)

NAME

PRINT

ADDRESS

RAUNDY BLACK

6841 W. OAKLEY

Randall H. Walker

443 Republic - Henderson

Kirk Anderson

2765 S Highland

MIKE KOIZUMI

2800 W. SAHARA

Dave Cochran

915 E. Brimble - Miller Sq. Crd.

Ed Hutchins

4782 W. Montara

VICTOR HARLAN

617 WILLOW TRAIL

E. Jay Downey

637 E. SAHARA

MINUTES

CITY PLANNING COMMISSION

JANUARY 13, 1983

CALL TO ORDER:

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

PRESENT:

Chairman Guthrie
Mrs. Tracy
Mr. Johnston
Mr. Mack
Mr. Bugbee
Mrs. Coleman
Mr. Kennedy

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. MACK made a Motion for APPROVAL of the Minutes for the November 23, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-69-82

(Abeyance Item
from 12/28/82)

DENIED

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 this was held in abeyance because of a 2/2 tie vote at the previous meeting. The request is for a townhouse development at a density of $\frac{1}{2}$ units per gross acre. They are proposing 120 units on 10.4 acres of land. This property abuts R-1 zoning to the west and south. The property to the north and east is in the County and some of that is federal land. Since the last meeting the applicant has met with some of the property owners in the area and tried to include some of the changes they requested in the plot plan. They have revised the street plan to have two accesses and a one-car garage for each unit, making two parking spaces in front of each unit, plus additional visitor parking. The units will be one and two stories, depending upon the sales. Staff would recommend approval, subject to: 1) Resolution of Intent

1. Z-69-82

(Continued)

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 within 20 feet of the south property line and 4 feet high with the top 2 feet 50% open along the south property line, 4) Dedication of 60 feet of right-of-way for Westcliff as required by Public Services, 5) Installation of street improvements on Westcliff, 6) Provide fire hydrants and water flow as required by Fire Services, 7) Provision for the covenant restrictions and conditions at the time of the subdivision process, and 8) Conformance to the elevations which have been submitted. Staff has three protests on record.

RANDY BLACK, 6841 West Oakey Boulevard, appeared for the application. This will be an FHA/VA approved subdivision and will be for sale, not for rent. The homes will sell between the low 50's and 60's and range from 890 to 1100 square feet. Because of the wall surrounding the property it will be its own community and not devalue the surrounding homes. The School District informed him the schools in this area are the least crowded. The homes will be done in stucco.

There were approximately 40 persons in protest in the audience.

BRUCE GATES, 7804 Genzer Drive, appeared in protest. He presented a petition with 165 signatures in protest. He felt this is too high a density for the area and this project will increase the crime rate.

ROBERT ROOSVELD, 109 Tighe Way, appeared in protest. He felt these homes should be comparable to the surrounding homes.

BERNARD VANDERWEELE, 7737 Genzer Drive, appeared in protest. The area will become too congested.

MARY THOMPSON, 8020 Genzer Drive, appeared in protest. She felt this project will devalue her home.

CHARLES PALLADINO, 104 Cimarron, appeared in protest. He felt the applicant will be unable to sell all of the units and will be forced to turn them into rentals.

MRS. RALSTON, Tighe Way, appeared in protest. She is a school bus driver and the buses are overcrowded at the present time. She felt the area needs another school so the children will not have to be bused out of the area.

RANDY BLACK appeared in rebuttal. They will be adding a playground in the recreation area. The type of homes they build will depend upon the sales as they go along.

MR. BUGBEE made a Motion for APPROVAL of Z-69-82, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL did not carry by a 4/3 vote, which means the Commission's recommendation on this application is DENIAL.

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

2. Z-73-82

(Abeyance Item
from 12/28/82)

APPROVED

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 said Items 2 and 3 involve the same piece of property. This item will only be used for parking purposes and not as a helicopter landing site. This property backs up to R-3 to the west. There is a city park to the east and R-1 homes to the south. The area being added is in the parking area on the north and south sides of Hargrove Avenue. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of the parking and driveway plans and landscaping on the southwest corner of Garwood Avenue and Hargrove Avenue by the Traffic Engineer, 3) Standard conditions 1 through 5, 4) Landscape unused right-of-way between the sidewalk and property line, and 5) Approval of an encroachment agreement for utilization of right-of-way between sidewalk and property line by the City Commission. Staff has one protest on record.

DENNIS KRUM appeared on behalf of Ernest A. Becker, Sr.

STEVE SMALL, architect for the project, appeared.

RANDALL WALKER, 443 Republic, Henderson, Nevada, appeared as the Business Manager for the Metropolitan Police Department. The helicopter will not land in this area every day.

LEN BECK, JR., 6244 Garwood Avenue, appeared in protest. He felt this is a bad location for helicopter landings because of the strong wind that is prevalent quite often.

RANDALL WALKER agreed that there is a problem with the wind in that area.

LEN BECK, JR. objected to the flashing lights into his house in the night from the police cars.

MRS. COLEMAN made a Motion for APPROVAL of Z-73-82, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. Z-45-75

PLOT PLAN REVIEW
AND USE REVIEW

(Abeyance Item
from 12/28/82)

APPROVED

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 said this item involves the plot plan review and use review for the helicopter landing site. The plan indicates an addition to the front of the building on the south side and a small addition on the north side. There will be a vehicle

3. Z-45-75

(Continued)

maintenance building on the premises. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

MRS. TRACY made a Motion for APPROVAL of Z-45-75, Plot Plan Review and Use Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced Items 2 and 3 will be heard by the Board of City Commissioners on January 19, 1983 at 2:00 P.M.

NEW BUSINESS:

1. FINAL MAP

ALMOND TREE
CONDOMINIUM

APPROVED

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

Owner/Subdivider: Dr. B. T. Carroll

No. of Acres: 0.79 No. of Units: 40

MR. NULL stated this final map of Almond Tree Condominium 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.

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

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Almond Tree Condominium.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried by a 6/0 vote.

2. FINAL MAP

LEWIS HOMES -
RAINBOW PARK #3

APPROVED

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

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 5.13 No. of Lots: 31

MR. NULL stated this final map of Lewis Homes, Rainbow Park #3, 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.

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

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Lewis Homes, Rainbow Park #3.

3. FINAL MAP

VALLEY WEST 8
UNIT NO. 3

APPROVED

Property generally located on the east side of Odette Lane, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Bailey & McGah

No. of Acres: 13.78 No. of Lots: 55

MR. NULL stated this final map for Valley West 8, Unit No. 3, 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.

MIKE KOIZUMI, VTN-Nevada, 2800 West Sahara Avenue, appeared for the application. They are in agreement with staff's condition.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Valley West 8, Unit No. 3, subject to staff's condition.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried with a 6/0 vote.

4. VAC-26-82

APPROVED

Petition of Vacation submitted by ORLEANS SQUARE CO-OP, INC., A NEVADA CORPORATION, to vacate portions of Bonneville Avenue, 13th Street, Clark Avenue, and Maryland Parkway.

MR. NULL stated this is a 2 foot vacation request along Clark Avenue, 16.5 foot vacation request along 13th Street, and a 5 foot vacation request along Bonneville Avenue. There is a condominium project in this block and the applicant has built a wall along the edge of the project. That wall is in the City right-of-way and is presently there through an encroachment agreement with the City. The applicant would like to take the land under the wall and add it to their project. Public Services has no objection to the Vacation of 13th Street, but objects to the vacation of portions of Clark and Bonneville Avenues because they feel they may be needed in the future for traffic control devices and street expansion. Staff would recommend approval of the Vacation on 13th Street only, subject to the following condition: 1) If the Order of Vacation is not recorded within one year after approval by the City Commission or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted.

DAVID ACKERMAN, Orleans Square Co-op, Inc., 915 East Bonneville Avenue, appeared for the application. They want to be able to maintain the wall and the area surrounding it.

There were no persons present in protest.

MR. JOHNSTON made a Motion for APPROVAL of VAC-26-82, subject to staff's condition and vacating 13th Street, Clark and Bonneville Avenues.

Voting was as follows:

"AYES" Mr. Johnston, Mr. Bugbee

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

"EXCUSED" Mrs. Tracy

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

4. VAC-26-82
(Continued)

MR. MACK made a Motion for APPROVAL of VAC-26-82, subject to staff's condition and vacating the west 16.5' of 13th Street only.

Voting was as follows:

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

Motion for APPROVAL carried by a 6/0 vote.

CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the January 19, 1983 City Commission meeting.

5. AMENDMENT TO
THE MASTER PLAN
OF STREETS AND
HIGHWAYS -
TORREY PINES DRIVE

APPROVED

Proposal to delete Torrey Pines Drive (80 foot wide right-of-way) from the Master Plan of Streets and Highways between Craig Road on the south and Rancho Drive on the north.

MR. NULL stated there is a condition of Vacation 23-82 that requires the removal of this section of Torrey Pines Drive before that vacation can be recorded and this is the action to accomplish that condition. Staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Amendment to the Master Plan of Streets and Highways, Torrey Pines Drive.

Voting was as follows:

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

Motion for APPROVAL carried by a 6/0 vote.

CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the January 19, 1983 City Commission meeting.

6. Z-74-82
DENIED

Application of J. RONALD BADOUIN, ET AL, for reclassification of property generally located on the east side of Marion Drive, 650 feet south of Bonanza Road, from R-E (Residence Estates) to R-~~3~~ (Limited Multiple Residence).

Proposed Use: Medium-High Density Residential
(Condominiums)

MR. FOSTER stated this is a five-acre site on the east side of Marion Drive. There is an R-CL development and a single-family development in the area with vacant land immediately to the north. The applicant is requesting R-3 zoning on the property to allow 68 four-plexes. Staff feels this request would be out of character and would recommend denial.

ED HUTCHINS, 4782 West Montara Avenue, appeared as the developer of the project. These will be condominium units with ample landscaping. This will be built in two phases. There will be a block wall completely around the project during the first phase. The units will be stucco with red tile in the front.

6. Z-74-82

(Continued)

LARRY MILTON, 3646 Storrie Court, appeared for the application. These units will be priced at approximately \$40,000 and FHA/VA approved. It would be unfeasible to build single-family residences on this property.

There were approximately 35 persons in protest in the audience.

DON WELLS, 4629 Kathleen Court, appeared in protest. He presented a petition with 91 signatures in protest. The surrounding homes are in the \$70,000 to \$90,000 price range. This project is not appropriate for the area since it will be surrounded by single-family residences. There is no public transportation in the area. The school in the area is already overcrowded. One-third of the condominium units are occupied by renters in Las Vegas. This project will lower the property values in the area, increase the number of students attending the schools, and increase the crime in the area.

TERRY CORTWOOD, 4604 Kathleen Court, appeared in protest. They moved into their home because it was in a single-family area.

LESLIE BUNCH, 4613 Julene Court, appeared in protest. She felt these units will eventually become rentals.

ROBERT HELLRIEGEL, 570 Marion Drive, appeared in protest. This project will bring about too much of an influx of persons into the area too quickly.

ED HUTCHINS appeared in rebuttal. He has confidence he will be able to sell these units.

MRS. COLEMAN made a Motion for DENIAL of Z-74-82.

Voting was as follows:

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

"NOES" Mr. Bugbee

Motion for ~~APPROVAL~~ ^{DENIAL} carried by a 6/1 vote.

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

7. Z-75-82

DENIED

Application of BENIAMINO CANAL for reclassification of property located at 719 Willow Trail, from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Limited Multiple Residence).

Proposed Use: Medium Density Apartments

MR. FOSTER stated this involves a parcel of land that is partially zoned C-2 and partially R-E. This is a result of strip zoning that was approved in the County many years ago for commercial zoning to a depth of 660 feet from the center of Rancho Drive and it arbitrarily cuts across property lines. Willow Trail is primarily developed with single-family homes, except on the south end. Near Melody Lane there is a pattern starting for apartment development. There is a four-plex proposed on this site. Staff feels the application should be amended to R-2. However, R-2 only allows a maximum of two units per building and an Administrative Variance is needed for the fourth unit because the lot size is slightly deficient. If he wanted to pursue a four-plex building he would have to apply for a Variance. Staff would recommend approval of the application amended to R-2, subject to the following condition

7. Z-75-82

(Continued)

1) Resolution of Intent with a twelve-month time limit.
Staff has 11 protests and 17 approvals on record.

BENIAMINO CANAL, Willow Trail, appeared for the application. He has discussed amending the application to R-2 with staff.

VICTOR HARLAN, 617 Willow Trail, appeared in protest to represent eleven property owners in the area. We have a community well which is not sufficient to take on additional residences. There are no fire hydrants on Willow Trail.

BENIAMINO CANAL said there is plenty of water from the community well for everyone in that area.

MR. JOHNSTON made a Motion for APPROVAL of Z-75-82 amended to R-2, subject to staff's recommendation and approval of the Variance.

Voting was as follows:

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

Motion for APPROVAL did not carry by a 4/3 vote and the Commission's recommendation is for DENIAL on this application. CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on February 2, 1983 at 2:00 P.M.

8. Z-76-82

APPROVED

Application of ILLINOIA-NEVADA-CALIFORNIA, INC. for reclassification of property generally located on the south side of Alta Drive between Desert Lane and Shadow Lane, from R-1 (Single-Family Residence) to R-3 (Limited Multiple Residence).

Proposed Use: Medium-High Density Apartments

MR. FOSTER stated this is located in an area that is starting to transition to R-3 zoning. The Special Activity Center Plan for the area indicates multiple family units. They propose 2 four-plexes on the site with adequate landscaping and off-street parking. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, 3) Provide water flow as required by Fire Services, 4) Approval of the parking and driveway plan by the Traffic Engineer, 5) Install off-site improvements on Alta and Kenyon Place as required by Public Services, 6) 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.

STEVE STUHMER appeared for the application. He is in agreement with staff's conditions.

There were no persons present in protest.

MR. BUGBEE made a Motion for APPROVAL of Z-76-82, 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 February 2, 1983 at 2:00 P.M.

9. ZC-211-82 and
UC-256-82

COUNTY REFERRAL
ZONE CHANGE

APPROVED

Request of DESERT LAWN, INC. for a Zone Change from R-E to R-3 and a Use Permit to construct and maintain 18 four-plexes for a total of 72 condominium units on property generally located on the north side of Oakey Boulevard and the east side of Jones Boulevard.

MR. FOSTER stated this is a County referral. The applicant is West Coast Holdings. They are applying for a condominium development in the County. The pattern in the area on the east side of Jones Boulevard is for R-E with the remaining area developed R-1. Staff feels Jones Boulevard should be the dividing line between higher and lower densities and would, therefore, recommend denial of this application.

JAY DOWNEY, West Coast Holdings, Inc., 637 East Sahara Avenue, appeared for the application. They feel Jones and Oakey are major thoroughfares. A condominium development would be more suitable than a commercial use for this property. This will be a totally-walled community at 14.2 units per acre. The units will be two bedrooms/two baths containing 1,250 square feet. They plan to annex this property into the City.

MRS. TRACY made a Motion for APPROVAL of rezoning until this land is annexed into the City.

Voting was as follows:

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

Motion carried unanimously.

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

10. CV-1-82

PLOT PLAN
REVIEW

APPROVED

Request of THE CITY OF LAS VEGAS for approval of the elevations and site plan for the new Fire Station #1 on property generally located on the east side of Casino Center Boulevard, 250 feet south of Bonanza Road (Squires Field), C-V Zone.

MR. FOSTER stated that when the initial C-V use came before the Commission the precise development plans for the new central fire station were not available, so one of the conditions for approval was that the site plan and elevations come before the Commission for approval. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

MRS. COLEMAN made a Motion for APPROVAL of CV-1-82, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

DIRECTOR'S BUSINESS:

1. Election of Officers for 1983.

MRS. TRACY made a Motion to nominate MR. BUGBEE as CHAIRMAN.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mrs. Coleman, Mr. Mack, Mr. Bugbee ~~KENNEDY~~
"NOES" None
"ABSTAINED" Mr. Bugbee

Motion for APPROVAL carried by a 6/0/1 vote.

MR. JOHNSTON made a Motion to nominate MR. MACK as VICE CHAIRMAN.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. AR-1-83

AESTHETIC REVIEW

APPROVED

Request of LADY LUCK CASINO for an Aesthetic Review to allow the construction of a motel annex to the Lady Luck Casino on property generally located on the southwest corner of Stewart Avenue and 4th Street, C-2 Zone.

MR. FOSTER stated this involves the incorporation of the two former Nevada Power Company buildings onto the site. They will be converted into a 108-unit motel facility. The buildings will be painted to coordinate with the casino facility. There will be ample landscaping. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) There be no kitchens provided in the motel units unless the City Commission approves satellite parking facilities, and 3) Approval of the stairways by the various utility companies who have easements over the vacated alley.

JOHN SPARER, Marnell Corrao Associates, appeared to represent Lady Luck Casino.

MR. BUGBEE made a Motion for APPROVAL of AR-1-83, Aesthetic Review, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, 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 19, 1983.

2. Z-94-76

C-D USE
REVIEW

ABEYANCE

Request of CALIFORNIA STATE AUTOMOBILE ASSOCIATION for a C-D Use Review to allow modification of an existing development for an auto diagnosis facility by enclosing a portion of the present carport inspection area on property generally located on the northwest corner of Cashman Drive and Charleston Boulevard, C-D Zone.

MR. FOSTER stated they would like to enclose a carport for an auto diagnosis facility. They will not be repairing cars, but just looking for defects in the automobile. Staff feels it is compatible with the operation it is connected with and would recommend approval for this type of use as an incidental use in connection with the insurance adjustment service.

The was no one present to represent the application.

JOHN ROETHEL, Deputy City Attorney, questioned if this is an allowable use in the C-D zone.

MR. MACK made a Motion for ABEYANCE of Z-94-76, C-D Use Review, and requested the City Attorney to render an opinion on this matter.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard again by the City Planning Commission on January 25, 1983.

3. Z-18-68(32)
and Z-40-77

PLOT PLAN REVIEW

APPROVED

Request of LAS VEGAS SURGICAL CENTER for a Plot Plan Review on property located at 850 South Rancho Drive, C-1 and C-D Zones.

MR. FOSTER stated the north part of the property is C-1 and the south part is C-D. This is a request for an outpatient surgical facility. There are 51 on-site parking spaces and 12 off-site parking spaces. The City Commission will have to approve the satellite parking spaces. Staff feels the use is compatible in the C-D zone and would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) Outpatient operations only shall be accommodated in the surgical procedures, 3) Treatment at this facility shall only include minor emergency cases, 4) Operating room and recovery rooms shall not be expanded, 5) Ambulances shall make silent runs within this property, 6) Approval of the 12 joint use spaces by the City Commission and subject to an agreement provided by the property owner to the north so the City is assured there is a lease arrangement, 7) Approval of this type of use by the City Commission, and 8) Exterior of the building to be compatible to the other buildings in the shopping center.

ROBERT KINDELL appeared for the application. The parking spaces are all common to the shopping center and the 12 spaces to the north are available as well. This is a covenant of the deed to the property.

MR. FOSTER added that the brick material used on the exterior of the building be compatible with the shopping center material.

MR. BUGBEE made a Motion for APPROVAL of Z-18-68(32) and Z-40-77, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

3. Z-18-68(32) and
Z-40-77

(Continued)

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

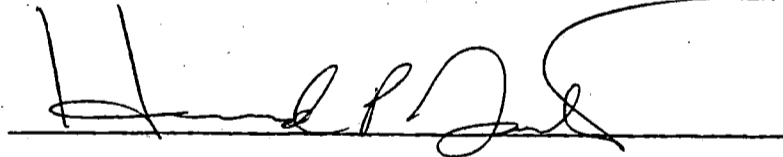
Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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EXCERPT - CITY PLANNING COMMISSION MEETING - JANUARY 13, 1983 - PAGE 1
NEW BUSINESS - ITEM 7 - Z-75-82 - APPLICATION OF BENIAMINO CANAL FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 719 WILLOW TRAIL, FROM R-E AND C-2 TO R-3, PROPOSED USE:
MEDIUM DENSITY APARTMENTS.

CHAIRMAN GUTHRIE:

Item 7, Z-75-82. Application of Beniamino Canal for reclassification of property located at 719 Willow Trail, from R-E and C-2 to R-3, medium density apartments.

HAROLD P. FOSTER:

This involves a parcel of land that is partially zoned C-2 and part of it is zoned R-E. This is a result of a strip zoning that was approved in the County many many years ago that is zoned commercial zoning, or placed commercial zoning to a depth of 660 feet from the center of Rancho Drive and it arbitrarily just cut across property lines. On this street, which is Willow Trail, it's primarily developed with single-family homes, except on the south end. Near Melody Lane there is a pattern starting for some apartment development, primarily on the east side and it's hard to see because it's relatively small in there, but we do have several R-3 zoned parcels. The red is the C-2, the commercial. On the west side of the street, the second and third lots south of this particular property, there's two properties that were zoned R-2 and developed with duplexes. The parcel immediately inbetween the R-2 and this property has a small part commercial and the rest of it R-E, and there is a duplex on it at the present time. To the west of it in the County is Eastland Heights and it's essentially developed on a single-family basis -- the parcels ranging in size from about 7,000 square feet to larger for property. This is the plot plan showing the proposed four-plex on the site -- the parking in the front and landscaping. Staff, in evaluating this request, feels that we have a fairly established pattern of the R-3 being on the east side of Willow and the R-2 on the west side. We think the application should be amended to R-2. He's just less than 5% deficient in the square footage to have four units on the property. The only problem with R-2 zoning, it only allows a maximum of two units per building and it would mean he would have to break this up into two duplexes on the site, which would mean a redesign. If he wanted to pursue the four-plex, it would take a Variance. We think to have some consistency in the zoning pattern, the R-2 is the best pattern along the west side of Willow that backs up to the single-family and that the R-3 should be just kept on the east side. Therefore, we would recommend the application be amended to R-2 and then subject to the conditions: Resolution of Intent for a twelve-month time limit. Conformance to the plot plan and elevations amended to provide for a screened trash enclosure. Twenty-five foot rear setbacks. Standard conditions 2 to 5. They would have to go for an Administrative Variance if they wanted the fourth unit. Approval of the parking and driveway plans by the traffic engineer. Conformance to the requirements of the Flood Hazard Reduction Ordinance of Public Services. Enter into an Assessment District for the installation of off-site improvements on Willow Trail as required by Public Services. It would take an Administrative Variance for the four-plex

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MEDIUM DENSITY APARTMENTS.

HAROLD P. FOSTER: and, of course, the plot plan will have to be amended accordingly. From this advertised public hearing we do have eleven protests on record and seventeen approvals.

CHAIRMAN GUTHRIE: I have a question. Under the R-2, could he have two duplexes on the property?

HAROLD P. FOSTER: With an Administrative Variance it is feasible.

CHAIRMAN GUTHRIE: His net rentals would be identical, or maybe a little smaller.

HAROLD P. FOSTER: Yes, except they'd have to redesign and set back.

COMMISSIONER BUGBEE: How much of that property is C-2 now?

HAROLD P. FOSTER: Just about half, is what it looks like.

COMMISSIONER KENNEDY: It doesn't go through the property straight -- it goes through on an angle.

HAROLD P. FOSTER: There is an existing duplex on the property and he intends to remove that, which is on the front portion, and construct the four-plex in the rear.

CHAIRMAN GUTHRIE: Is the applicant present?

BENIAMINO CANAL: What I'd like to do is improve the building I've got on there.

CHAIRMAN GUTHRIE: State your name, sir.

BENIAMINO CANAL: My name is Benny Canal. I live on Willow Trail.

CHAIRMAN GUTHRIE: Did you discuss with staff their concern on the R-2, R-3 situation?

BENIAMINO CANAL: Yes. I think it can be done.

CHAIRMAN GUTHRIE: The R-2?

BENIAMINO CANAL: I'm talking about the rental there.

CHAIRMAN GUTHRIE: Did you understand staff's concern? Their concern is that they don't want to see R-3 on the west side of the street. They would prefer to restrict that to R-2 and they would like you to amend your application to R-2, instead of R-3, which means that instead of having one four-plex you would have to have two duplexes. You'd still have four rentals. Do you understand that?

BENIAMINO CANAL: Yes, I do.

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MEDIUM DENSITY APARTMENTS.

CHAIRMAN GUTHRIE: You're in agreement to that?

BENIAMINO CANAL: Yes.

CHAIRMAN GUTHRIE: Commissioners have any questions of the applicant?

COMMISSIONER BUGBEE: Harold, if you were thinking about two duplexes, what are your side yard restrictions? Would he have to go one behind the other? He can't go side by side with the building code restrictions we have and setbacks.

HAROLD P. FOSTER: It's conceivable, well, no, because there's a ten foot setback requirement between buildings, so he might have to go one behind the other.

COMMISSIONER BUGBEE: What we're talking about is quite a bit more expensive type of construction.

HAROLD P. FOSTER: He could also pursue a Variance for a four-plex.

COMMISSIONER COLEMAN: If he were to amend to an R-2, could we hold that in abeyance while he sought the Variance so he wouldn't have to come back again?

HAROLD P. FOSTER: We'd just as soon see the R-2 pattern go through and he could go either way.--the Administrative Variance or the Variance for the four-plex.

CHAIRMAN GUTHRIE: How many protesters here this evening on this item? Three.

VICTOR HARLAN: My name is Victor Harlan. I live at 617 Willow Trail and I am immediately adjacent to this zone changed property. I have here a list of the eleven property owners that have single-family dwellings within sight of this proposal -- this zone change. These people asked me to represent them tonight and speak for them against this. Like this gentleman said, most of these homes have been in this area over thirty years. I've been there thirty years myself. I built my own place. We have a neat residential area. When the County came through there and took a swath of 600 feet from Rancho Drive straight on out the highway, they included us in this. At that point in time we were in the County. Well, we were having septic tank problems here about eight years ago and we annexed into the City to relieve that problem and they put in a sewer which took care of that, but the zone change maintained, and it's sort of a hodge podge affair now, but we still have these single-family dwellings and we don't like to see any more density on that street than now exists. This four-plex that this gentleman is contemplating, or two duplexes, whichever, is still two more families than now exist on the property. The ones most concerned are on Willow Trail. The red that

VICTOR HARLAN:

you see here are the ones inside of this project. The seventeen signatures this gentleman has of other people are within 300 feet of it, but they're two streets over, so they do not come in with the traffic congestion or any other problems that we will be faced with. He shows eight parking spaces across in front of this four-plex as presently designed. This is fine -- that's two cars per unit. If one has a boat, a camper, or some other item that's parked in that space, that vehicle will then park on this street. There are no sidewalks, curbs, gutters street lights in this area. This is a rural area as it was intended. Our water pressure is not sufficient to take on any more apartments. We have our own wells -- not individual property, but a community well system. Each one has one share. It's the old Eastland Heights area, and that's the way it was set up. We have two wells -- a backup well, but the pressure, if you're taking a shower at 5:30 or 6:00 o'clock, you're going to get scalded or froze to death. Well, we're going to add more people to this problem. There are no fire hydrants on this street and if anybody had a fire, it would be a tank or truck problem. Where you have a 6 foot setback on each side of the property, if that building is on fire, you're not going to get around to the back of it and put it out. These single-family dwellings have setbacks of from 15 to 20 feet from the side property lines, so there would be no problem of getting the equipment through there. I'm trying to think of all the things these people told me to expound upon you and I realize it's getting late. Anyway, we have this eleven most-concerned property owners within sight of this four-plex and we would not like to see any more density at this time. I move for denial on this application.

CHAIRMAN GUTHRIE:

Thank you, Mr. Harlan. Mr. Canal, where do you plan to get your water from?

BENIAMINO CANAL:

From the community well.

CHAIRMAN GUTHRIE:

Is that right, just like that -- just that simple?

BENIAMINO CANAL:

Right. There's plenty of water for everybody there. Down on the other street they've got eight units and then there's another four units right next to it and there's another down on the corner, so I don't see any problem.

VICTOR HARLAN:

That is our problem -- we've got too many now and every time you put some more on you're going to get less water yet. We don't have the capacity. They took out two of the fire hydrants that were sticking up in the air and they're only three inches around -- we just don't have the pressure.

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CHAIRMAN GUTHRIE: Who controls your water company? Is it self-governing?

VICTOR HARLAN: Yes, we each have one share. I don't know how often you can break up these shares. We have one share per property. Do you cut it up four times, eight times, twelve times? Something is going to have to be done in that area also in the near future to eliminate some of these problems.

CHAIRMAN GUTHRIE: You have to straighten out your by-laws, I guess.

VICTOR HARLAN: That's right. That's an internal situation with the power company, or the water company.

COMMISSIONER KENNEDY: What's a share equal to?

VICTOR HARLAN: I'm sorry, I can't hear you too well.

COMMISSIONER KENNEDY: If you had four families living there, is not one share sufficient to handle it?

VICTOR HARLAN: I beg your pardon?

CHAIRMAN GUTHRIE: How big is a share?

VICTOR HARLAN: That's what I'm trying to say. Do you cut it up eight times, or ten times, or twelve times, or one time?

COMMISSIONER COLEMAN: Does it have any gallons or something?

VICTOR HARLAN: All I can go by is the pressure involved. I'm next door, right, and I know what the pressure is at my house. The lady across the street is complaining the same way. Now we're going to add two more families to this problem, but that's not the only problem. There's parking -- where are they going to park with these extra cars? That's only a duplex he has next door now and them people park in front of my mailbox. I can't get my mail. The postman won't get out of that little buggy and put it in my mailbox if there's a car in front of that mailbox and they park in front of my house and in front of the house across the street. This is not the best-kept property. In the last four years this property has been a mess. I hate to expound on it.

BENIAMINO CANAL: That's the reason I'm trying to improve it.

VICTOR HARLAN: Benny is a friend of mine, but here's an indication of what it looks like. (picturesshown).

COMMISSIONER COLEMAN: Mr. Foster, how could multiple zoning have gotten started in an area that had to rely on wells for water -- you know,

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COMMISSIONER COLEMAN: an independent water district, so to speak?

HAROLD P. FOSTER: As long as they could show that they do have adequate water or a source of water, the City allows them to go ahead and develop on that basis.

COMMISSIONER JOHNSTON: I think Mr. Becker had his own water company at one time until the Water District bought him out.

COMMISSIONER COLEMAN: Well, I think he did in some area or other.

COMMISSIONER JOHNSTON: It's the same thing.

COMMISSIONER COLEMAN: Was it in multiple housing or just single family?

COMMISSIONER KENNEDY: Old Ted Michaels had his water district for years and it was multiple family, apartments.

VICTOR HARLAN: We're getting by with the water that we have at the present time, but if they keep adding and making it more dense and more apartments, we're going to compound it.

BENIAMINO CANAL: They have more water than they can use right at this moment.

CHAIRMAN GUTHRIE: I'm going to close the public hearing and see if the Commissioners have any more questions.

COMMISSIONER BUGBEE: If we deny it for a four-plex, he can still go in there and put, as I understand, two duplexes.

HAROLD P. FOSTER: Yes, if he redesigns and he gets an Administrative Variance later on.

CHAIRMAN GUTHRIE: If he gets it amended to R-2.

HAROLD P. FOSTER: He would end up with a revised development plan.

COMMISSIONER COLEMAN: That is if he accepts the R-2 zoning.

COMMISSIONER BUGBEE: Was that staff's recommendation to go to R-2?

HAROLD P. FOSTER: R-2 zoning.

CHAIRMAN GUTHRIE: I'm going to call for a motion.

COMMISSIONER JOHNSTON: I'd make a motion for APPROVAL as amended to R-2 with all of staff's recommendations, contingent upon approval of the Variance.

CHAIRMAN GUTHRIE: That has been denied. It will be heard by the City Commission on the 2nd of February at 2 p.m. (AYES: Johnston, Coleman, Kennedy. NOES: Guthrie, Tracy, Mack, Bugbee)