

ANNOTATED AGENDA

CITY PLANNING COMMISSION

JANUARY 25, 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 December 9, 1982 City Planning
Commission minutes

ACTION: APPROVED
COLEMAN/UNANIMOUS

OLD BUSINESS:

1. Z-94-76 Request of CALIFORNIA STATE AUTOMOBILE ASSOCIATION
C-D USE for a C-D Use Review to allow modification of an
REVIEW existing development for an auto diagnosis facility
(Abeyance Item by enclosing a portion of the present carport
from 1/13/83) inspection area on property generally located on
the northwest corner of Cashman Drive and Charleston
Boulevard, C-D Zone.

ACTION: DENIED
COLEMAN/UNANIMOUS

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COMMISSION: FEBRUARY 16, 1983

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the southeast corner of
WILLOWCREST Durango Drive and Westcliff Drive, R-1 Zone (Resolution
of Intent to R-1 and R-CL).
Owner: Sproul Homes
Subdivider: Collins Brothers Construction
No. of Acres: 40.1 No. of Lots: 277
- ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-63-82.
3. No vehicular access to Westcliff and Durango Drives from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. A waiver be permitted for the length of Blocks 1, 3, 4 and 5.

6. The method of draining the northeast portion of the subdivision to be approved by the Department of Public Services.
7. The cul-de-sacs be extended as required by the Department of Community Planning and Development.
8. Joint use driveways to be approved by the Division of Traffic Engineering.
9. A waiver be permitted from the requirement of a minimum lot frontage of 30' on a cul-de-sac, but that it not be less than 20'.
10. All cul-de-sacs shall have a minimum radius of 45.5' to the property line.
11. Street names to be provided in accord with the City's Street Name Policy.
12. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COMMISSION: FEBRUARY 16, 1983

4. VAC-1-83 Petition of Vacation submitted by ANTHONY G. AND CAROL KASDAY, ET AL to vacate a government patent reservation on the south side of Charleston Boulevard extending to Holmby Avenue, approximately 620' west of Rainbow Boulevard.

ACTION: APPROVED
 JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
 TO BE HEARD BY CITY COMMISSION: FEBRUARY 2, 1983 TO SET DATE FOR PUBLIC HEARING

5. A-1-83(A) Petition of Annexation submitted by GRETA STOLZLECKNER AND CAROLYN THRESHER to annex property on the north-east corner of Lorenzi Boulevard and Buckskin Avenue, containing approximately 27.29 acres.

ACTION: APPROVED
 TRACY/UNANIMOUS
 (JOHNSTON EXCUSED)

STAFF RECOMMENDATION: APPROVAL

6. Z-1-83 Application of HARRIS SHARP & ASSOCIATES, INC. ON BEHALF OF VINCENT LOBUE for reclassification of property generally located on the east side of Edmond Street, between O'Bannon Avenue and El Parque Avenue, from N-U and R-E to R-PD21.
 Proposed Use: Medium High Density Residential

WITHDRAWN BY
 APPLICANT

7. Z-3-83 Application of CHARLES R. McHAFFIE for reclassification of property generally located on the southeast corner of Cedar Avenue and 28th Street, from R-E to R-4.
 Proposed Use: High Density Residential
 (Three-Story Apartments)

ACTION: APPROVED
 JOHNSTON/UNANIMOUS

SUPPLEMENTAL AGENDA:

1. CV-1-83

C-V REVIEW

ACTION: APPROVED
KENNEDY/UNANIMOUS

Request of HARRIS SHARP & ASSOC. ON BEHALF OF NEVADA CATHOLIC WELFARE BUREAU for a C-V Review to allow 50 low-income apartment units on property generally located on the west side of Mojave Road between Bonanza Road and Stewart Avenue, C-V Zone.

CONDITIONS:

1. Installation of off-site improvements on 30th Street and Mojave Road as required by the Department of Public Services.
2. Conformance to the plot plan and elevations.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.

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

2. ZC-213-82 &
UC-267-82

COUNTY REFERRAL
ZONE CHANGE &
USE PERMIT

ACTION: DENIED
MACK/UNANIMOUS

Request of DENNETT BROTHERS, INC., ET AL for a Zone Change from R-E to R-T; and a Use Permit to construct and maintain a planned development consisting of 473 4,950 square foot mobile home lots on property generally located on the north side of Desert Inn Road and the west side of Hollywood Boulevard, 81.23 acres.

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

3. Z-34-81

REVIEW OF
CONDITION

ACTION: APPROVED CONDITION #4 BEING REVISED
MACK/UNANIMOUS

Request of WILLIAM PECCOLE for a Review of Condition requiring installation of signs showing the zoning of the respective sites on property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, N-U Zone (under Resolution of Intent to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2 and C-V).

CONDITION #4 REVISION AS FOLLOWS:

Posting of the zoning of the entire development in sales office, having each homebuyer sign a statement acknowledging the approved zoning and having one sign showing all the zoning in this development with the size of the sign and location conforming to the requirements of the Department of Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: FEBRUARY 16, 1983

DIRECTOR'S BUSINESS:

1. City Planning Commission goals for 1983.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

APPROVED
JAN 25 1983

MINUTES:

RECOMMENDATION: ...

OLD BUSINESS:

1-24-78

DELETED - DELETED

NOES: None

PROTEST: (0)

NEW BUSINESS:

INITIATIVE MAT

WILLMOORE

APPROVED - BOURNIE, AND: Budge, Tracy, Johnston, Mack,

Johnston, Kennedy

NOES: None

SPECIAL CONDITIONS:

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RECEIVED
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CITY CLERK

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JANUARY 25, 1983

MINUTES:

December 9, 1982

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

OLD BUSINESS:

1. Z-94-76

C-D USE
REVIEW(Abeyance Item
From 1/13/83)

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

PROTESTS: 0

NEW BUSINESS:

1. TENTATIVE MAP

WILLOWCREST

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-63-82.
 2. No vehicular access to Westcliff and Durango Drive from the abutting lots.
 3. Wall statement.
 4. Waiver for length of Blocks 1, 3, 4 and 5 which exceed the design requirements.

2. Z-2-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the elevations which have been submitted.
 3. Provision for a 6 foot block wall along Lorenzi and Craig and stepped down at the street intersections to prevent any site restrictions as determined by the Traffic Engineer.
 4. On lots less than 40 feet there has to be a certain mix which cannot exceed 1/3 of the lots.

2. Z-2-83

5. Dedication of right-of-way for Craig Road and the radius corner at Craig and Lorenzi as required by Public Services.
6. Installation of off-site improvements on Craig Rd. and Lorenzi as required by Public Services.

PROTESTS: 1 on record with staff
James Lyman, 6432 Wheelbarrow Peak Dr.

3. TENTATIVE MAP
BEDFORD VILLAGE
WEST

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

- SPECIAL CONDITIONS:
1. Approval of zoning application Z-2-83.
 2. Conformance to the conditions of approval for Z-2-83.
 3. No vehicular access to Lorenzi Blvd. and Craig Rd. from the abutting lots.
 4. Wall statement.
 5. Method of draining the northeast portion of the subdivision to be approved by the Dept. of Public Services.
 6. Cul-de-sac street design to be approved by the Dept. of Community Planning & Development.
 7. Joint use driveways to be approved by the Division of Traffic Engineering.
 - B. Waiver for lot frontages of less than 30 feet on cul-de-sac lots.

4. VAC-1-83

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

SPECIAL CONDITIONS: 1. One year to record statement.

PROTESTS: 0

5. A-1-83(A)

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

6. Z-1-83

WITHDRAWN BY APPLICANT

7. Z-3-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1 - 5.
 3. Approval of a Variance to allow the three-story construction.
 4. Dedication of 30 feet of right-of-way for Elm Ave. and the 15 foot radius corners at the intersection of Elm Ave. and 28th Street and 28th St. & Cedar Ave. as required by Public Services.
 5. Install off-site improvements on Elm Ave., 28th Street, and Cedar Ave. as required by Public Services.
 6. Approval of the Flood Control measures by the Land Development Division of the Dept. of Public Services.
 7. Provide fire hydrants and water flow as required by Fire Services.

PROTESTS: 0

8. Z-4-83

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

PROTESTS: 13 on record with staff
1 petition with 29 signatures
17 persons in audience
Michael Dykes, Decatur Blvd.
Darla Carlson, 5005 W. Rickey Rd.
Donna Portenstein, 4809 Rickey Rd.
Paul Bergman, 3309 Theresa Way

FAVOR: Robert Rupert, Jr., 6652 Silverstream

9. SO-1-83

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

SALES OFFICE

- SPECIAL CONDITION: 1. Use as a sales office shall cease within two years or whenever the last unit in the tract is sold, whichever occurs first.

January 10, 1983

NOTICE OF HEARING

JANUARY 25, 1983

Notice is hereby given that on January 25, 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-1-83 PETITION OF VACATION SUBMITTED BY ANTHONY G. AND CAROL KASDAY, ET AL TO VACATE A THIRTY-THREE FT. (33') WIDE GOVERNMENT PATENT RESERVATION LOCATED APPROXIMATELY 620 FEET WEST OF RAINBOW BOULEVARD, EXTENDING FROM THE SOUTH SIDE OF CHARLESTON BOULEVARD SOUTHERLY TO HOLMBY AVENUE; AND THE NORTH THREE FT. (3') OF A GOVERNMENT PATENT RESERVATION ON HOLMBY AVENUE EXTENDING FROM THE CENTER LINE OF ROSANNA STREET WESTERLY APPROXIMATELY 170 FEET.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
PORTIONS OF THE EAST HALF (E 1/2) OF GOVERN-
MENT LOT 7, SECTION 3, TOWNSHIP 21 SOUTH,
RANGE 60 EAST, M.D.M.

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

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

JANUARY 25, 1983

Notice is hereby given that on January 25, 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-1-83

HARRIS SHARP & ASSOCIATES, INC. ON BEHALF
OF VINCENT LOBUE FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE EAST
SIDE OF EDMOND STREET, BETWEEN O'BANNON
AVENUE AND EL PARQUE AVENUE.

FROM: N-U (NON-URBAN) AND

R-E (RESIDENCE ESTATES)

TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS GOVERNMENT LOTS 77 AND 78 IN SECTION 1,
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.)

NOTICE OF PUBLIC HEARING

JANUARY 25, 1983

Notice is hereby given that on January 25, 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-2-83

L & N PROPERTIES, INC. FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE NORTHEAST
CORNER OF LORENZI BOULEVARD AND CRAIG ROAD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 2,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

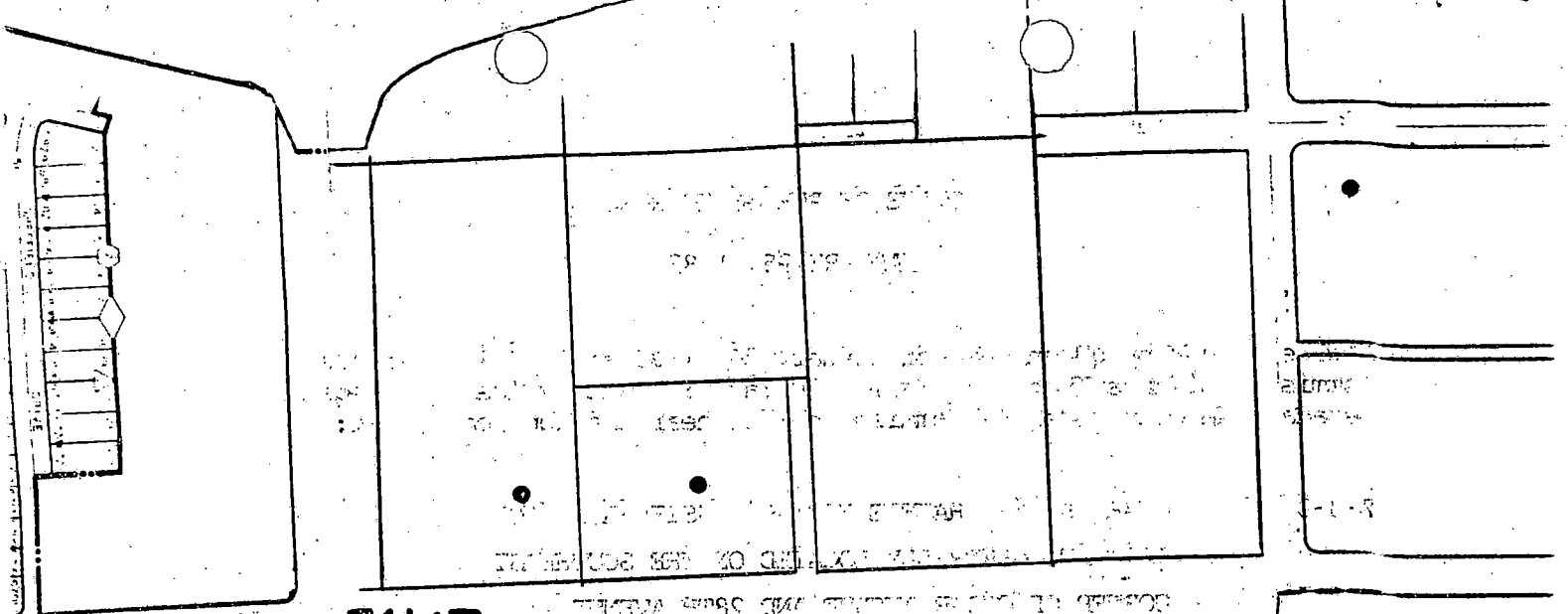
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

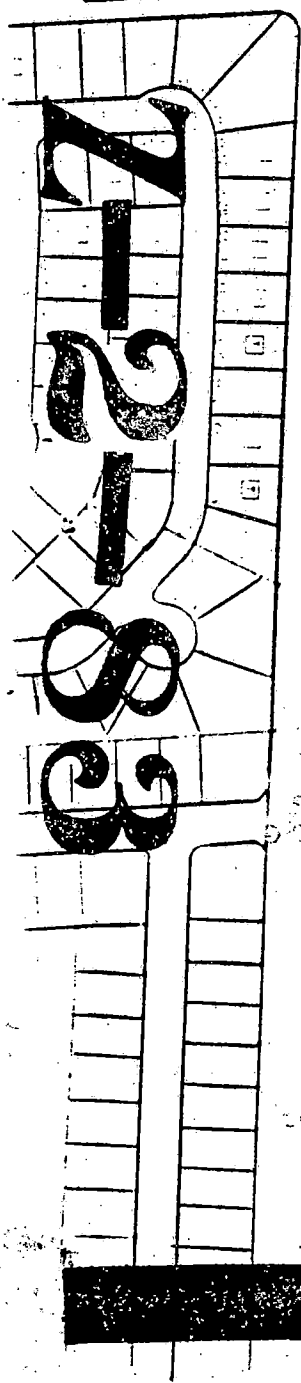
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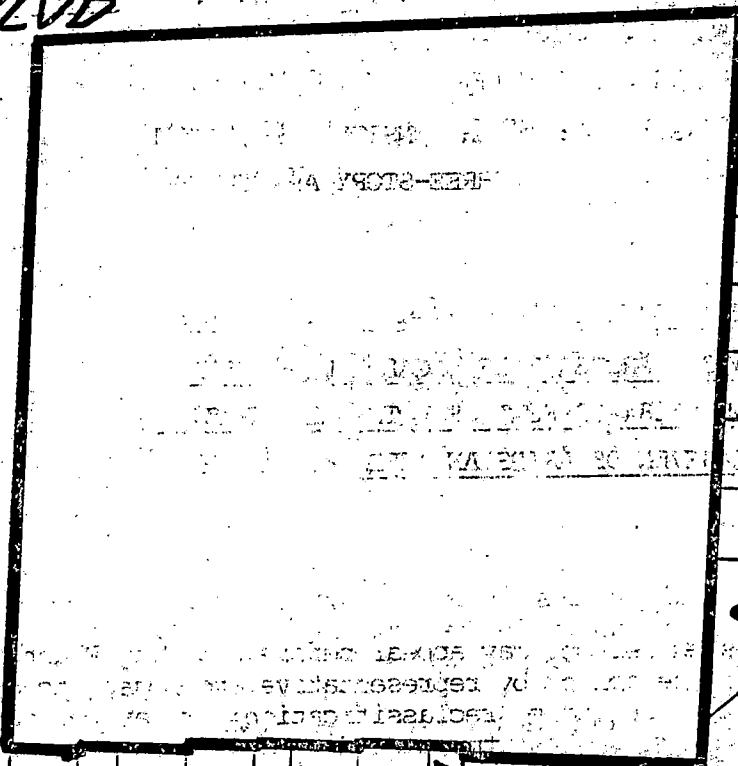


LORENZI BLVD

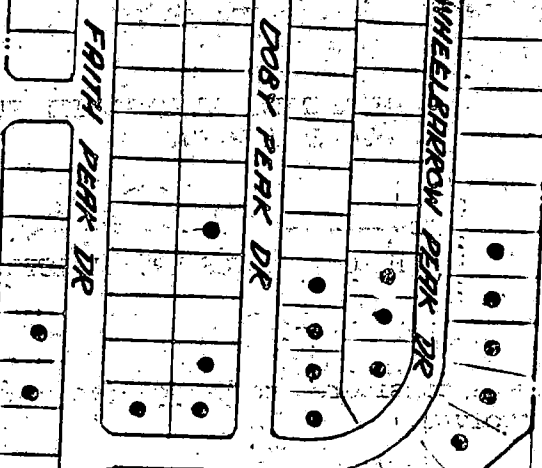


7-2-83

CARRIG RD



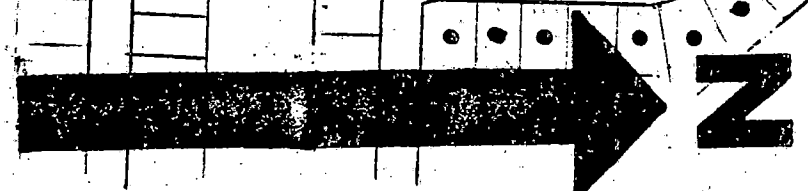
PAINTED DESERT RD



FRITH/ PEAK DR

DOBY PEAK DR

WHEELBROW PEAK DR



NOTICE OF PUBLIC HEARING

JANUARY 25, 1983

Notice is hereby given that on January 25, 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-3-83

CHARLES R. MCHAFFIE FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHEAST
CORNER OF CEDAR AVENUE AND 28TH AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-4 (APARTMENT RESIDENCE)

PROPOSED USE: HIGH DENSITY RESIDENTIAL
(THREE-STORY APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE WEST 284.02 FEET OF LOTS ONE AND TWO IN
BLOCK SEVEN OF ARTESIAN ACRES.

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.

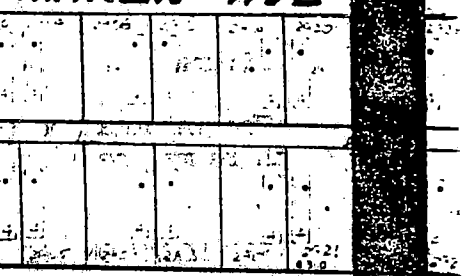
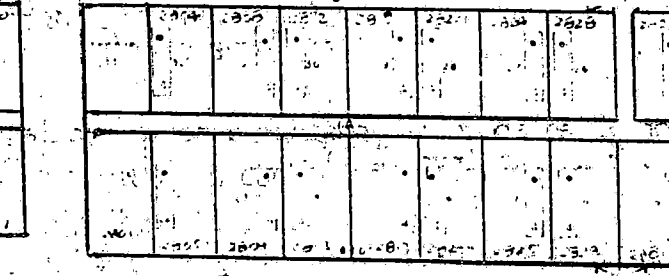
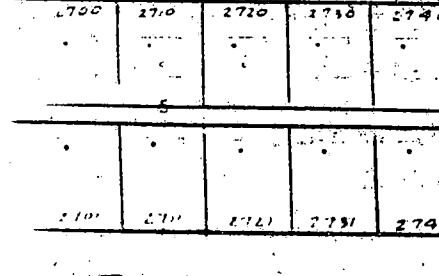
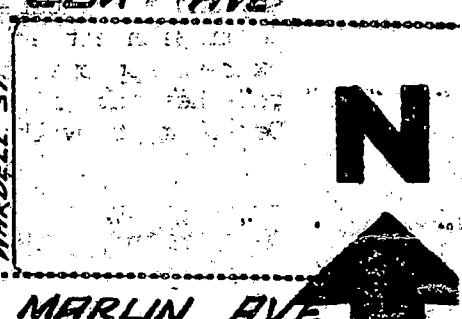
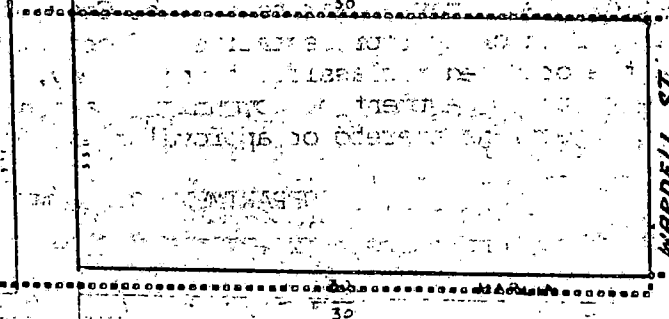
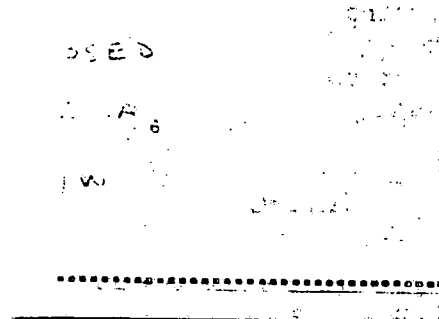
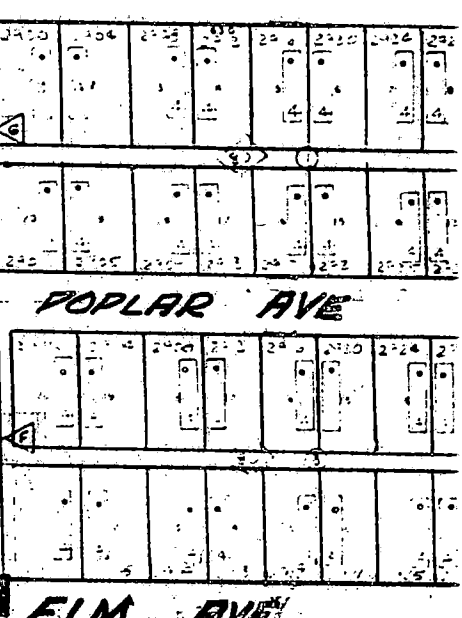
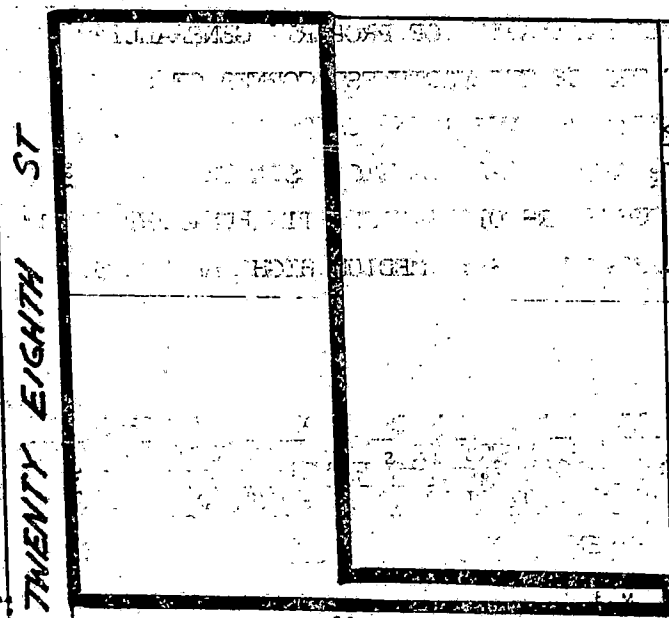
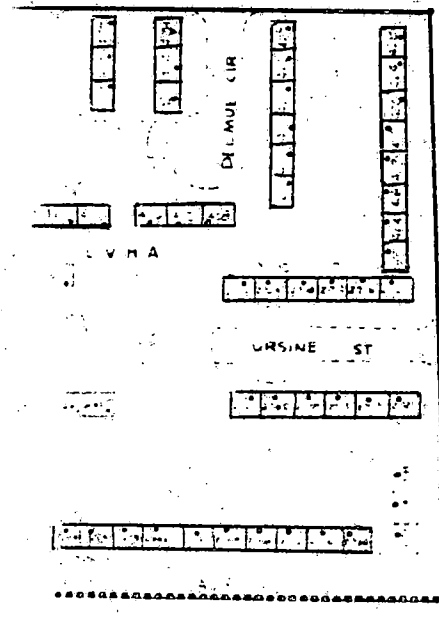
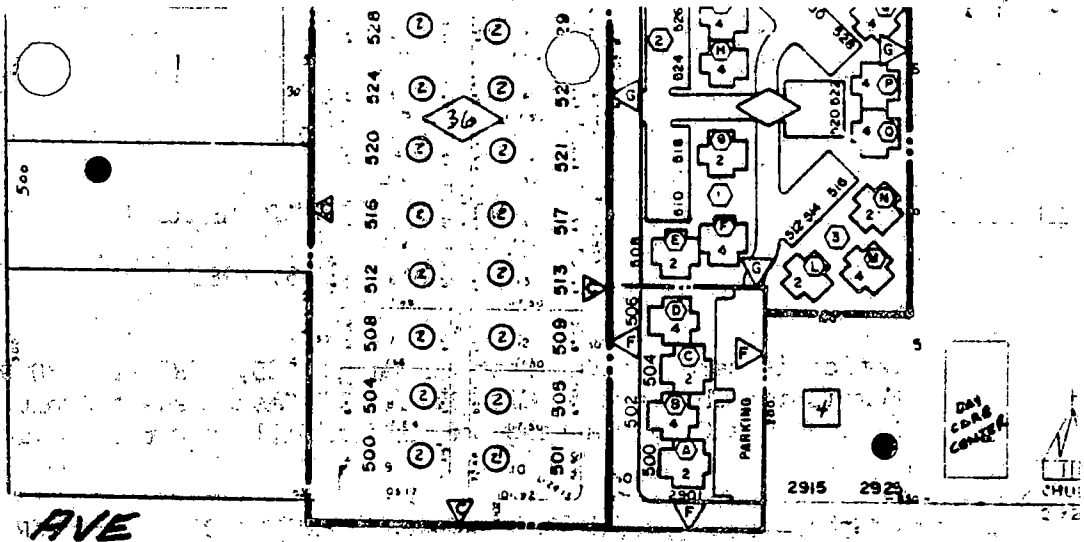
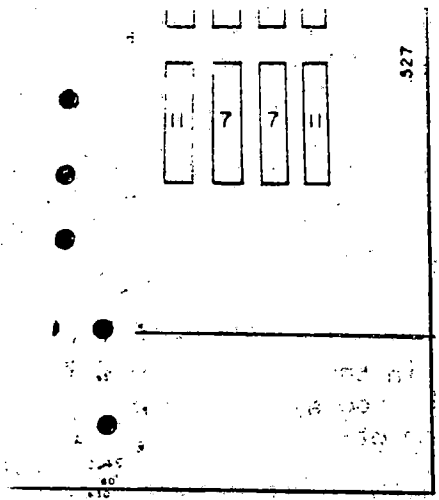
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cm

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

(SEE LOCATION MAP ON REVERSE SIDE.)



CEDAR

AVE

TWENTY EIGHTH ST

POPLAR AVE

ELM AVE

WARDELL ST

MARLIN AVE

STEWART AVE

7-3-83

ROY MARTIN

NOTICE OF PUBLIC HEARING

JANUARY 25, 1983

Notice is hereby given that on January 25, 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-4-83

HYNDS PLUMBING AND HEATING, CO., INC. FOR

RECLASSIFICATION OF PROPERTY GENERALLY

LOCATED ON THE NORTHWEST CORNER OF

CHEYENNE AVENUE AND DECATUR BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT)

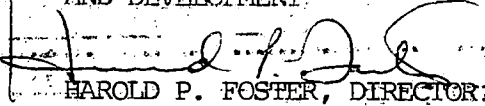
PROPOSED USE: MEDIUM HIGH DENSITY CONDOMINIUM PROJECT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

LOT 5, BLOCK 7, ELSTNER ESTATES.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

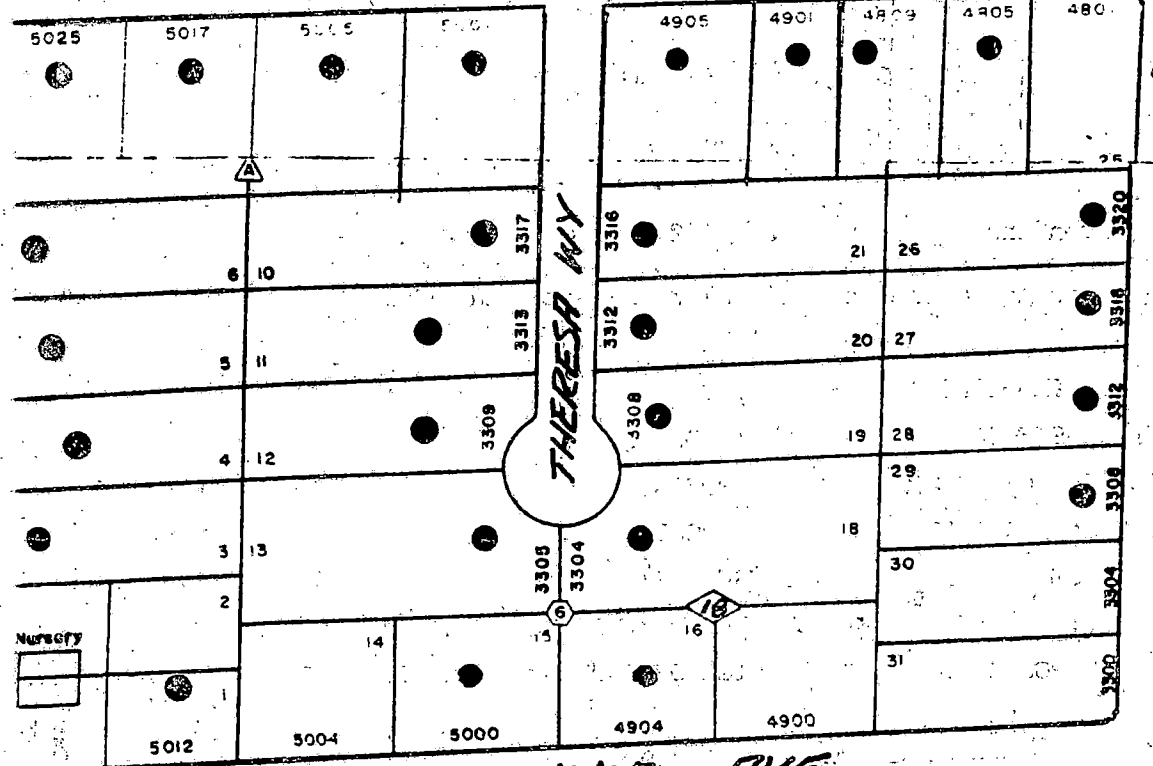
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(SEE LOCATION MAP ON REVERSE SIDE.)

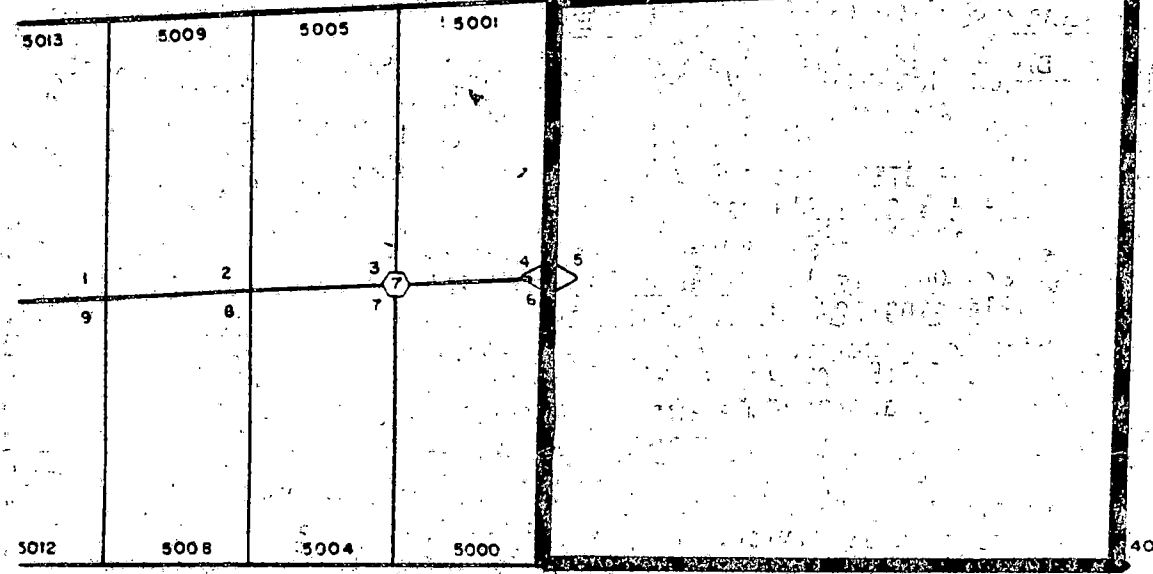
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4908 4900 4916 4908

RICKY RD



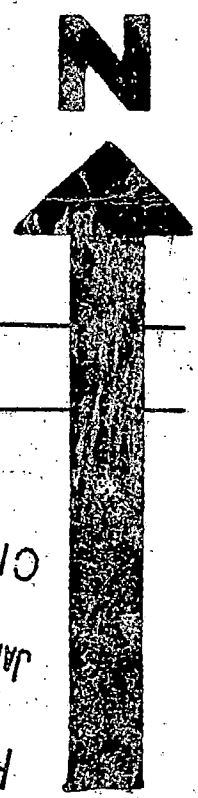
DONNIE AVE



CHEYENNE AVE

CITY LIMITS
DECATUR BLVD

NORTH LAS VEGAS



KANCHI DR

38-4-7

RECEIVED
JAN 21 10 34 AM '82
CITY CLERK

NAME

ADDRESS

Don Cosgrove Calif State Aults

150 Van Ness Ave SF 94101

Allan Collins

P.O. Box 42427 L.V. 89116

Hal Miller

3123 Pasadena Cir L.V. 89121

Janis Hall

ME/N

Shirley Miller

4901 CENTERBURY

MINUTES

CITY PLANNING COMMISSION

JANUARY 25, 1983

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

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

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Silviu Nemeth, Planning Assistant
John Roethel, Deputy City Attorney
Linda Owens, Recording Secretary

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

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

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes for the December 9, 1982 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-94-76
C-D USE REVIEW
(Abeyance Item from 1/13/83)
DENIED

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 said this item was held in abeyance from the last meeting because there was no one present to represent the application and it was questionable whether this was a permitted use in the C-D zone. The City Attorney's office feels this is not a permitted use in the C-D zone without a Variance.

WILLIAM SAVAGE, real estate representative for California State Automobile Association, 100 Van Ness Avenue, San Francisco, California 94102 and DON COSGROVE, 150 Van Ness Avenue, San Francisco, California 94101 appeared for the application. Most of the tests are safety related. They run the engine for approximately 3 minutes and the entire test takes 35 minutes. They are able to test 14 cars per day. They would not be doing any repairing on the premises. This service is only available to members.

1. Z-94-76

(Continued)

MRS. COLEMAN made a Motion for DENIAL of Z-94-76, C-D Use Review, as not being a permitted use in a C-D zone.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP

WILLOWCREST

APPROVED

Property generally located on the southeast corner of Durango Drive and Westcliff Drive, R-1 Zone (Resolution of Intent to R-1 and R-CL).

Owner: Sproul Homes

Subdivider: Collins Brothers Construction

No. of Acres: 40.1 No. of Lots: 277

MR. NULL stated Westcliff Drive is to the north and Durango Drive to the west. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-63-82, 2) No vehicular access to Westcliff Drive and Durango Drive from the abutting lots, and 3) Wall statement. With these conditions, and the normal conditions, staff would recommend approval. A waiver will be needed for the length of Blocks 1, 3, 4 and 5 which exceed the design requirements. Staff would recommend approval of the waiver.

ALLAN COLLINS, Collins Home Manufacturing Corp., P. O. Box 42427, appeared for the application. He is in agreement with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Willowcrest, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. Z-2-83

APPROVED

Application of L & N PROPERTIES, INC. for reclassification of property generally located on the northeast corner of Lorenzi Boulevard and Craig Road, from R-1 (Single-Family Residence) to R-CL (Residential Compact Lot).

Proposed Use: Medium Density Detached
Single-Family Residential

MR. FOSTER stated there is R-1 and R-E in the area. There is an R-CL development approved at the southwest corner of Craig and Lorenzi, which is what they are requesting on this application. They are proposing 194 lots with just under 7 units per acre. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the elevations which have been submitted, 3) Provision for a 6 foot block wall along Lorenzi and Craig and stepped down at the street intersections

2. Z-2-83

(Continued)

to prevent any site restrictions as determined by the Traffic Engineer, 4) On lots less than 40 feet there has to be a certain mix which cannot exceed 1/3 of the number in the block, 5) Dedication of right-of-way for Craig Road and the radius corner at Craig and Lorenzi as required by Public Services, and 6) Installation of off-site improvements on Craig and Lorenzi as required by Public Services. Staff has one protest on record from the advertised public hearing.

HAL OBER, 3123 Pradera Circle, appeared to represent R.A. Homes. They are in agreement with staff's recommendations.

JAMES LYMAN, 6432 Wheelbarrow Peak Drive, appeared in opposition. He felt this would devalue his home. This will increase the traffic in the area.

MR. JOHNSTON made a Motion for APPROVAL OF Z-2-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. FOSTER announced this item would be heard by the Board of City Commissioners on February 16, 1983 at 2:00 P.M.

3. TENTATIVE MAP

BEDFORD VILLAGE
WEST

APPROVED

Property generally located on the northeast corner of Lorenzi Boulevard and Craig Road, R-1 Zone (proposed R-CL).

Owner: L & N Properties, Inc.

Subdivider: R. A. Homes

No. of Acres: 27.9 No. of Lots: 194

MR. NULL stated Lorenzi is to the west and Craig along the south. Staff is concerned about the depth of some of the lots that will be fronting on the cul-de-sacs, but feels staff will be able to work this out with the applicant. Staff is recommending the following conditions: 1) Approval of zoning application Z-2-83, 2) Conformance to the conditions of approval for Z-2-83, 3) No vehicular access to Lorenzi Boulevard and Craig Road from the abutting lots, 4) Wall statement, 5) Method of draining the northeast portion of the subdivision to be approved by the Department of Public Services, 6) Cul-de-sac street length to be approved by the Department of Community Planning and Development, 7) Joint use driveways to be approved by the Division of Traffic Engineering. With these conditions and the normal conditions, staff would recommend approval. A waiver will be necessary for lot frontages of less than 30 feet on cul-de-sac lots. Staff would recommend approval of lot frontages of 20 to 30 feet on cul-de-sac lots. Further, a waiver will be necessary from the design requirement of a 45.5 foot radius on cul-de-sac turnarounds. The applicant is proposing a 40 foot radius. Public Services recommends denial of any radius less than 45.5 feet to the property lines on the cul-de-sacs.

GARY LAKE, Montgomery Engineers, 1100 East Sahara Avenue, appeared for the applicant. They would like to reduce the radius to 40 feet thereby reducing the total width of the knuckle and putting an extra 5 feet of depth along the cul-de-sac.

3. TENTATIVE MAP
(Continued)

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Bedford Village West, subject to staff's recommendations and denying the waiver for the 45.5 foot turnaround.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on February 16, 1983 at 2:00 P.M.

4. VAC-1-83
APPROVED

Petition of Vacation submitted by ANTHONY G. AND CAROL KASDAY, ET AL to vacate a 33 foot wide Government Patent Reservation located approximately 620 feet west of Rainbow Boulevard, extending from the south side of Charleston Boulevard southerly to Holmby Avenue; and the north 3 feet of a Government Patent Reservation on Holmby Avenue extending from the center line of Rosanna Street westerly approximately 170 feet.

MR. NULL stated it should be noted that the Department of Public Services is going to reserve a 3' x 5' area next to Charleston for a utility box. The utility companies and City Departments have no objection to this Vacation. Staff would recommend approval with the normal conditions and the following condition: 1) If the Order of Vacation is not recorded within one year after approval by the City Commission or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted.

PAUL IVASKA, 404 Falcon Lane, appeared to represent the applicants.

MR. JOHNSTON made a Motion for APPROVAL of VAC-1-83, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on February 16, 1983 at 2:00 P.M.

5. A-1-83(A)
APPROVED

Petition of Annexation submitted by GRETA STOLZLECKNER AND CAROLYN THRESHER to annex property on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, containing approximately 27.29 acres.

MR. NULL stated this property has R-E County zoning and N-U would be the City equivalent. Staff would recommend approval.

KARSTEN BRONKEN appeared to represent the applicants.

MRS. TRACY made a Motion for APPROVAL of A-1-83(A).

5. A-1-83(A)

(Continued)

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

6. Z-1-83

WITHDRAWN

Application of HARRIS SHARP & ASSOCIATES, INC. ON BEHALF OF VINCENT LOBUE for reclassification of property generally located on the east side of Edmond Street between O'Bannon Avenue and El Parque Avenue, from N-U (Non-Urban) and R-E (Residence Estates) to R-PD21 (Residential Planned Development).

Proposed Use: Medium-High Density Residential (Apartments)

WITHDRAWN BY APPLICANT

7. Z-3-83

APPROVED

Application of CHARLES R. MCHAFFIE for reclassification of property generally located on the southeast corner of Cedar Avenue and 28th Avenue, from R-E (Residence Estates) to R-4 (Apartment Residence).

Proposed Use: High Density Residential
(Three-Story Apartments)

MR. FOSTER stated the subject property is located north of the proposed east leg of the freeway. Immediately to the east an extension was granted for R-4 zoning and they intend to proceed on that development. The applicant is proposing 156 units in three-story buildings. The ordinance only allows two stories. They have applied for a Variance from the Board of Zoning Adjustment. The reason for the three stories is to group the units in the buildings and provide more open space. This was approved previously, but the R-4 zoning expired. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, 3) Approval of a Variance to allow the three-story construction, 4) Dedication of 30 feet of right-of-way for Elm Avenue and the 15 foot radius corners at the intersection of Elm Avenue and 28th Street and 28th Street and Cedar Avenue as required by Public Services, 5) Install off-site improvements on Elm Avenue, 28th Street and Cedar Avenue as required by Public Services, 6) Approval of the Flood Control measures by the Land Development Division of the Department of Public Services, and 7) Provide fire hydrants and water flow as required by Fire Services. Staff does not have any protests on record.

CHARLES MCHAFFIE appeared for the application. The main reason he has applied for a Variance is to have 80% in two-bedroom units and 10% three-bedroom units and 10% one-bedroom units. Without the height variance he will be unable to attain the proper square footage needed to increase the units from studios and one bedrooms to two and three bedroom units.

MR. FOSTER asked the applicant if the portion of Elm Street that the applicant owns could be dedicated soon so the off-sites could be put in?

CHARLES MCHAFFIE stated that could be done.

7. Z-3-83

(Continued)

MR. JOHNSTON made a Motion for APPROVAL of Z-3-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on February 16, 1983 at 2:00 P.M.

8. Z-4-83

DENIED

Application of HYNDS PLUMBING AND HEATING COMPANY, INC. for reclassification of property generally located on the northwest corner of Cheyenne Avenue and Decatur Boulevard, from R-E (Residence Estates) to R-PD19 (Residential Planned Development).

Proposed Use: Medium-High Density Condominium Project

MR. FOSTER stated this is on the southern portion of the Elsinore Estates subdivision. Most of the area to the north is developed with single-family homes on 1/2 acre lots and larger. There is commercial zoning near Rancho Drive and to the south is the North Las Vegas air terminal. This is on a 10-acre site with a density of 19 units per acre. They are proposing 192 units in 2 six-plexes. Staff recommends denial because the site is in close proximity to the North Las Vegas air terminal and feels it should be developed on a very low density or non-residential basis. Staff has 13 protests on record.

There were 17 persons present in protest.

ROBERT RUPERT, Hynds Plumbing and Heating Company, appeared for the application.

RAYMOND BALES, architect, 602 East Sahara Avenue, appeared for the applicant. They feel this project will make a good buffer zone. The zoning in the area is mixed. They will have 1.57 parking spaces per unit. There will be ample green area. The units will range from \$45,000 for a one bedroom to \$60,000 for a two bedroom unit. This will be an airspace condominium with common ownership of the grounds.

MICHAEL DYKES, Decatur Boulevard, appeared in opposition. This will affect the resale value of the adjacent homes. There will be an increase in traffic.

DARLA CARLSON, 5005 West Rickey Road, appeared in opposition. She presented a petition with 29 signatures in protest. This is a rural area and they would like it to remain as it is. They have a very low crime rate.

ROBERT RUPERT, JR., 6652 Silver Stream, appeared in favor. He does not feel the planes will have any affect on the people living in this area. There will be 24-hour security and the project will be completely fenced.

DONNA PORTENSTEIN, 4809 Rickey Road, appeared in opposition. The schools in the area are overcrowded. This will deprive their children of the freedom they sought when they moved into the area.

ROBERT BALES appeared in rebuttal. This will not devalue the homes in the area.

8. Z-4-83

(Continued)

MR. FOSTER said staff received a letter from the City of North Las Vegas primarily indicating that they are proposing to expand their air terminal, but do not have any definite plans for the future. They felt the units would have to be soundproof because of the noise from the planes. In addition, they would require an overhead easement.

PAUL BERGMAN, 3309 Theresa Way, appeared in opposition. He said he had a petition containing 13 signatures in protest, but did not present it to the Commission.

MR. JOHNSTON made a Motion for APPROVAL of Z-4-83, subject to staff's conditions and an avigational easement for the City of North Las Vegas.

MR. FOSTER said staff would have the following conditions:
1) Resolution of Intent with a twelve-month time limit,
2) Conformance to the plot plan and elevations, 3) Construction of a 6 foot block wall along the north, east and south boundaries with a 5 foot setback as shown for landscaping and stepped down as required by the Traffic Engineer,
4) Approval of the parking and driveway plan by the Traffic Engineer, 5) Install street improvements on Donnie Avenue, Decatur Boulevard and Cheyenne Avenue as required by Public Services, 6) Provision of fire hydrants and water flow as required by Fire Services, 7) Provision of sewer lines as required by Public Services, 8) Signing of avigation agreement, and 9) Soundproofing units as required by Building and Safety.

Voting was as follows:

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

Motion for APPROVAL did not carry by a 5/2 vote. Application was DENIED.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on February 16, 1983 at 2:00 P.M.

9. SO-1-83

SALES OFFICE

APPROVED

Request of R. A. HOMES for Sales Office on property located at 6500 Faith Peak Drive, R-1 Zone.

MR. FOSTER stated the sales office will be off the entryway from Craig Road and involves one lot. Staff would recommend approval, subject to: 1) The use as a sales office shall cease within two years or whenever the last unit in the tract is sold, whichever occurs first. Mr. Foster inquired where the parking would be located.

HAL OBER, 3123 Pradera Circle, appeared for the application. There will only be on-street parking.

MRS. TRACY made a Motion for APPROVAL of SO-1-83, Sales Office, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. CV-1-83

C-V REVIEW

APPROVED

Request of HARRIS SHARP & ASSOCIATES ON BEHALF OF NEVADA CATHOLIC WELFARE BUREAU for a C-V Review to allow 50 low-income apartment units on property generally located on the west side of Mojave Road between Bonanza Road and Stewart Avenue, C-V Zone.

MR. FOSTER stated there is C-V zoning to the north, east and south of this property. Staff feels this would be compatible with the area. There will be 20 units per acre and each unit will be one story. Staff would recommend approval, subject to: 1) Standard conditions 1 through 5, 2) Installation of off-site improvements on 30th Street and Mojave Road as required by Public Services, and 3) Conformance to the requirements of Fire Services relative to water flow and hydrants.

HARRIS SHARP, Harris Sharp & Associates, appeared for the application. This project will be built in the name of the Catholic Welfare Bureau and managed and maintained by the Las Vegas Housing Authority.

MR. KENNEDY made a Motion for APPROVAL of CV-1-83, C-V Review, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. ZC-213-82 and
UC-267-82

COUNTY REFERRAL
ZONE CHANGE AND
USE PERMIT

DENIED

Request of DENNETT BROTHERS, INC., ET AL for a Zone Change from R-E to R-T; and a Use Permit to construct and maintain a planned development consisting of four hundred seventy-three 4,950 square foot mobile home lots on property generally located on the north side of Desert Inn Road and the west side of Hollywood Boulevard, 81.23 acres.

MR. FOSTER stated Vegas Valley is to the north, Hollywood Boulevard to the east and Desert Inn Road along the south. The City's sewage treatment plant is to the west. The Nevada Power Company's substation is to the northwest. On the north side and to the northeast is a concrete plant. The County's General Plan indicates this area is for industrial and low-density residential. Staff would recommend denial.

MR. MACK made a Motion for DENIAL of ZC-213-82 and UC-267-82, County Referral Zone Change and Use Permit, as it is not according to the General Plan.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

3. Z-34-81

REVIEW OF
CONDITION

APPROVED

Request of WILLIAM PECCOLE for a Review of Condition requiring installation of signs showing the zoning of the respective sites on property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, N-U Zone (under Resolution of Intent to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2 and C-V).

MR. FOSTER stated this request involves Condition No. 4 of this zoning approval which indicates posting the zoning of the entire development in sales offices and installing signs showing the zoning on the respective sites. The applicant is not objecting to the first part of the condition, but is objecting to installing signs on the various zoning sites. This involves a substantial number of signs and they would be subject to vandalism. The applicant is proposing to have each new homebuyer sign a form which would have a copy of the zoning map on it stating the homebuyer is aware of the zoning in that area and the form would be kept on file. Staff would recommend approval.

WILLIAM PECCOLE, 1348 Cashman Drive, appeared for the application. The signs they have posted in the area have been subjected to vandalism. They would like to post a zoning map in the sales office and have the new buyers sign a form stating they are aware of the zoning in the area. He would also be willing to post one big sign on the outside somewhere in the area.

MR. MACK made a Motion for APPROVAL of Z-34-81, Review of Condition, which would waive the request to post signs on the respective sites, require one sign to be posted at the entryway, and require the new homebuyers to sign a form stating they are aware of the zoning.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. City Planning Commission goals for 1983.

MR. FOSTER stated the goals for the City Planning Commission will be: 1) Updating the City's General Plan, 2) Reviewing the department budget, 3) Studies or plans that might be developed from time to time, 4) City Planning Commission having right to handle zoning and subdivision matters in a final action manner with a right to appeal to the City Commission, 5) Policy or procedural changes to streamline and expedite the zoning and subdivision process, 6) Continue training and education of Planning Commission members in various respects, 7) Major revision to the zoning ordinance, etc.

MR. JOHNSTON made a Motion for APPROVAL of the proposed goals for the City Planning Commission.

1. City Planning Commission goals for 1983.

(Continued)

Voting was as follows:

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

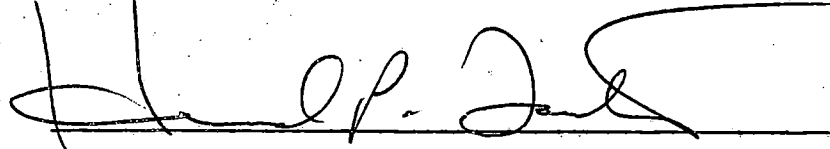
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning, the meeting adjourned at 9:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR