

ANNOTATED AGENDA
CITY PLANNING COMMISSION
FEBRUARY 10, 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: BUGBEE, TRACY, JOHNSTON, MACK, GUTHRIE, COLEMAN,
KENNEDY.

ANNOUNCEMENT: Satisfaction of Open Meeting Law

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

ACTION: APPROVED
GUTHRIE/UNANIMOUS
(BUGBEE EXCUSED FOR THIS ITEM ONLY)

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the west side of
Odette Lane, south of Charleston Boulevard, N-U
Zone (under Resolution of Intent to R-PD8).
VALLEY WEST IX Owner/Subdivider: Bailey and McGah
ACTION: APPROVED No. of Acres: 30.16 No. of Lots: 117
JOHNSTON/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-34-81.
3. No vehicular access to Venetian Strada and Piccole Strada from the abutting
lots.
4. Approval of the drainage plan by the Department of Public Services.
5. 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.
6. A waiver be permitted for the length of Block 4 which exceeds design
requirements.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

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

2. FINAL MAP Property generally located on the east side of
Venetian Strada, south of Charleston Boulevard, N-U
Zone (under Resolution of Intent to R-PD8).
VALLEY WEST IX Owner/Subdivider: Bailey and McGah
UNIT 1 No. of Acres: 12.2 No. of Lots: 48
ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. REVERSIONARY MAP

CHARLESTON
RAINBOW 19A

Property generally located on the southwest corner of Westcliff Drive and Roland Wiley Road, R-1 Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Collins Home Manufacturing Corp.
No. of Acres: 7.9 No. of Lots: 8

ACTION: APPROVED
TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

4. FINAL MAP

WILLOWCREST
UNIT 1

Property generally located on the southwest corner of Westcliff Drive and Roland Wiley Road, R-1 Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Collins Home Manufacturing Corp.
No. of Acres: 19.5 No. of Lots: 130

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. The recording of VAC-22-82 to precede the recording of this final map.
4. The developer is to bear the cost of any power or guy pole relocation necessary on Roland Wiley Road and/or Westcliff Drive as required by the Department of Public Services.

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

5. REQUEST FOR
ROLLED CURB
AND GUTTER

WILLOWCREST
UNIT 1

Request for rolled curb and gutter in lieu of the standard "L" type on Mulcahy Avenue, Stapleton Avenue, Jon Belger Drive, Loganberry Lane and Lomack Court.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. "L" type curb at tract entrances on Mulcahy from Roland Wiley Road west to Jon Belger Drive and on Jon Belger from Westcliff to Stapleton.
2. Sidewalks adjacent to rolled curb to have 5" thick concrete.

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

6. FINAL MAP

LEWIS HOMES -
RAINBOW PARK
NO. 6

Property generally located on the west side of Rock Springs Drive, north of Carmen Boulevard, N-U Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 4.9 No. of Lots: 33

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

7. FINAL MAP

LEWIS HOMES -
RAINBOW PARK
NO. 7

Property generally located on the west side of Rock Springs Drive, north of Carmen Boulevard, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 4.4 No. of Lots: 31

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval for the tentative map.
2. Unit 6 or 2 of Lewis Homes Rainbow Park to be recorded prior to this final map.

STAFF RECOMMENDATION: APPROVAL

8. A-2-83(A)

Petition of Annexation submitted by WILLIAM C. AND TRISH N. STAPP to annex property generally located on the northeast corner of Westcliff Drive and Tenaya Way, containing approximately 2.5 acres.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

9. Z-5-83

Application of DECATUR INVESTMENT for reclassification of property generally located on the southeast corner of Eugene Avenue and Decatur Boulevard, from R-1 (a portion under Resolution of Intent to R-3) to R-PD35.

Proposed Use: High Density Residential Apartments

ACTION: DENIED
MACK: MOTION FOR APPROVAL FAILED/3-4
(TRACY, GUTHRIE, COLEMAN, KENNEDY VOTED "NO")

STAFF RECOMMENDATION: APPROVAL WITH APPLICATION TO BE AMENDED TO AN R-PD18, ALLOWING A MAXIMUM OF 100 UNITS.
TO BE HEARD BY CITY COMMISSION: MARCH 2, 1983

10. Z-6-83

Application of DARRYL AND PATTI LEAVITT for reclassification of property generally located on the northwest corner of East Charleston Boulevard and Moonlight Drive, from R-3 to C-1.

Proposed Use: Restaurant

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of a 6' block wall along the north property line measured from the highest adjacent grade.
3. Adequate odor emission control shall be provided as required by the Department of Community Planning and Development.
4. Approval of the parking and driveway by the Traffic Engineer.
5. Install a sidewalk on Charleston Boulevard as required by the Department of Public Services.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

7. Conformance to the plot plan and elevations.
8. 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.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.

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

PROTESTS: 1

11. Z-7-83

Application of ALLEN AND BRENDA NEL for reclassification of property generally located on the north-west corner of Appian Way and Alpine Place, from P-R and R-1 (a portion of the R-1 under Resolution of Intent to R-3 and P-R) to P-R.
Proposed Use: Offices

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of fire hydrants and water flow as required by the Department of Fire Services.
3. A maximum of 8 (1500 square foot each) medical offices shall be permitted.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Provide the City with an agreement to revise the parking plan if Appian Way is vacated.
6. Install street improvements on Alpine Place as required by the Department of Public Services.
7. Conformance to the plot plan and elevations.
8. 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.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.

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

PROTESTS: 0

12. Z-8-83

Application of LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located on the southwest corner of Lorenzi Boulevard and Alta Drive, from R-1 to R-PD18 and P-R.

Proposed Use: Offices and Medium High Density Residential (Condominiums)

ACTION: ABEYANCE
(NO VOTE TAKEN)

STAFF RECOMMENDATION: ABEYANCE
TO BE HEARD AGAIN BY THE CITY PLANNING COMMISSION: FEBRUARY 22, 1983

13. Z-9-83

Application of BIVINS CONSTRUCTION CO., INC. for reclassification of property generally located on the northwest corner of Washington Avenue and Sandhill Road, from R-1 to R-CL.

ACTION: APPROVED
TRACY/UNANIMOUS

Proposed Use: Medium Density Detached Single Family Dwellings

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Amend the site plan to a minimum 16' front yard setback for the models that have only a single car garage.
3. Provide fire hydrants and water flow as required by the Department of Fire Services.
4. Provide a 65' wide lot on the west end of Braddock Avenue.
5. Reversion of the portion of Washington Square Unit 7 pertaining to this development to acreage as required by the Department of Public Services.
6. Install street signs at Harrington Avenue and Sandhill Road and Proclamation Avenue and Sandhill Road as required by the Department of Public Services.
7. Approval of the driveways by the Traffic Engineer.
8. Conformance to the plot plan and elevations.
9. Satisfaction of City Code requirements and design standards of all City departments.

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

PROTESTS: 28

14. Z-34-77

PLOT PLAN
REVIEW

Request of GEORGE BEAN for a Plot Plan Review to allow a patio cover 3' from the side property line where 5' is required; and 13' from the rear property line where 15' is required on property located at 2205 DeOsma, R-PD7 Zone.

ACTION: APPROVED PATIO COVER & APPROVED BATHROOM ADDITION
TRACY/6-1 JOHNSTON/4-3
(GUTHRIE - NO) (GUTHRIE, COLEMAN & KENNEDY - NO)

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Obtain a building permit for the existing carport and bathroom addition as required by the Department of Building and Safety.

STAFF RECOMMENDATION: APPROVAL OF THE PATIO COVER AND DENIAL OF THE BATHROOM ADDN.
TO BE HEARD BY CITY COMMISSION: MARCH 2, 1983

15. Z-133-77 &
Z-71-78

PLOT PLAN
REVIEW

Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review to allow two 14' x 48' off-premise signs on property generally located at the northeast corner of the Las Vegas Expressway and Cheyenne Avenue, C-1 Zone; and the northwest corner of Las Vegas Expressway and Cheyenne Avenue, N-U Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
COLEMAN/5-2
(JOHNSTON & KENNEDY - NO)

CONDITIONS:

1. Conformance to the plot plan and elevations amended to shift the signs 100' south of the residential areas.
2. The signs shall be used for local neighborhood advertisement and shall be permitted for a maximum of three (3) years.

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

SUPPLEMENTAL AGENDA:

1. Z-2-82

EXTENSION OF TIME

Request of JOYCE J. BONANTO for an Extension of Time on property generally located on the west side of 14th Street, 50' north of Ogden Avenue, R-E Zone (under Resolution of Intent to R-4).

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a one-year time period (expires February 17, 1984).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

2. Z-19-74

PLOT PLAN
REVIEW

Request of THE GREENS' HOMEOWNERS ASSOCIATION, INC. for a Plot Plan Review to allow barbed wire on the perimeter fence surrounding the development on property generally located between West Washington Avenue and West Bonanza Road, 525' east of Decatur Boulevard, extending 800' along West Washington Avenue and West Bonanza Road, R-PD8 Zone.

ACTION: ABEYANCE
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE
TO BE HEARD AGAIN BY THE CITY PLANNING COMMISSION AFTER THE PROPOSED ORDINANCE AMENDMENT IS ACTED UPON TO ALLOW RAZOR WIRE.

3. Z-66-73

PLOT PLAN
REVIEW

Request of SPANISH OAKS HOMEOWNERS ASSOCIATION for a Plot Plan Review to allow barbed wire on a portion of the perimeter fence on property generally located north of Sahara Avenue, between Valley View Boulevard and Rancho Drive, R-PD6 Zone.

ACTION: ABEYANCE
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION AFTER THE PROPOSED ORDINANCE AMENDMENT IS ACTED UPON TO ALLOW RAZOR WIRE.

MINUTES

December 28, 1991

NEW 6021-222

VALLEY WEST IX

1000 1000

to address the
the project
the project

to address the
the project
the project

FINAL MAP

VALLEY WEST IX

1000

RECEIVED

FEB 27 10 04 AM '92

CITY CLERK

to address the
the project
the project

3. REVERSIONARY MAP

CHARLESTON
RAILROAD

APPROVED - TRACY/AYERS

Map of the
the project
the project

1000

ANNOTATED AGENDA
CITY PLANNING COMMISSION
FEBRUARY 10, 1983

MINUTES:

December 28, 1982

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

NEW BUSINESS:

1. TENTATIVE MAP
VALLEY WEST IX

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-34-81.
 2. No vehicular access to Venetian Strada and Piccole Strada from the abutting lots.
 3. Wall statement.
 4. Approval of the drainage plan by the Dept. of Public Services.
 5. Waiver permitted for length of Block 4 which exceeds design requirements.

2. FINAL MAP
VALLEY WEST IX
UNIT 1

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

- SPECIAL CONDITIONS:
1. Approval of the tentative map.
 2. Conformance to the conditions of approval for the tentative map.

3. REVERSIONARY MAP
CHARLESTON
RAINBOW 19A

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

4. FINAL MAP

WILLOWCREST
UNIT 1

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

- SPECIAL CONDITIONS:
1. Approval of the tentative map.
 2. Conformance to the conditions of approval for the tentative map.
 3. Recording of VAC-22-82 to precede the recording of this final map.
 4. Developer is to bear the cost of any power or guide pole relocation necessary on Roland Wiley Way and/or Westcliff Drive as required by Public Services.

5. REQUEST FOR
ROLLED CURB
AND GUTTER

WILLOWCREST
UNIT 1

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

- SPECIAL CONDITIONS:
1. "L" type curb at tract entrances on Mulcahy from Roland Wiley Rd. west to Jon Belger Dr. and on Jon Belger from Westcliff to Stapleton.
 2. Sidewalks adjacent to rolled curb to have 5" thick concrete.

6. FINAL MAP

LEWIS HOMES
RAINBOW PARK
NO. 6

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

- SPECIAL CONDITION:
1. Conformance to the conditions of approval for the tentative map.

7. FINAL MAP

LEWIS HOMES
RAINBOW PARK
NO. 7

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for the tentative map.
 2. Unit 6 or 2 of Lewis Homes - Rainbow Park to be recorded prior to this final map.

8. A-2-83(A)

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

9. Z-5-83

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

PROTESTS: Jeff Jones, 4509 Mark Avenue
Ken Harkins, 5201 Eugene Avenue
Robert Volarre, 5028 Sawyer Avenue
Anthony Mashitta, 5105 Rider Avenue
Dolores Williams, 4600 Mark Avenue
103 protests on record with staff
24 persons in audience

10. Z-6-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1 - 5.
 3. Construction of a 6' block wall along the north property line measured from the highest adjacent grade.
 4. Adequate odor emission control
 5. Approval of the parking and driveway plan by the Traffic Engineer.
 6. Install a sidewalk on Charleston Blvd. as required by Public Services.
 7. Repair any damage to the existing streets resulting from this development as required by Public Services.

PROTESTS: Mark Cooper, 4253 Hampshire Green Court

11. Z-7-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1 - 5.
 3. Provision of fire hydrants as required by Fire Services.
 4. Only 8 medical offices be permitted.
 5. Approval of the parking and driveway plan by the Traffic Engineer.
 6. Provide the City with an agreement to revise the parking plan.
 7. Install street improvements.

11. Z-7-83

(Continued)

on Alpine Place as
required by Public Services.

PROTESTS: 0

12. Z-9-83

APPROVED - TRACY/AYES: Bugbee, Tracy, Johnston, Mack,
Guthrie, Coleman, Kennedy

NOES: None

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Amend the site plan to a minimum of a 16' front yard setback for the models that only have a single-car garage.
 3. Provide fire hydrants and water flow as required by Fire Services.
 4. Provision of a 65' lot on the west end of Braddock Ave.
 5. Revert a portion of Washington Square Unit 7 pertaining to this development to acreage as required by Public Services
 6. Install street signs at Harrington Ave. and Sandhill Rd. and Proclamation Ave. and Sandhill Rd. as required by Public Services.
 7. Approval of the driveways by the Traffic Engineer.
 8. Recording of a final map.

PROTESTS: 1 on record with staff
Brandy Dickerson, 1400 Greenbare Drive
1 petition presented at meeting

13. Z-34-77

PLOT PLAN REVIEW

APPROVED PATIO COVER AS IT IS - TRACY/AYES: Bugbee, Tracy,
Johnston, Mack,
Coleman, Kennedy
NOES: Guthrie

APPROVED 3' SETBACK WHERE BATHRM IS PRESENTLY BLT - JOHNSTON/
AYES: Bugbee, Tracy, Johnston, Mack
NOES: Guthrie, Coleman, Kennedy

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
 2. Obtaining building permits.

14. Z-133-77 and
Z-71-78

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. At end of 3 year period signs to come down if property is not developed commercially.
 2. Move the signs 100 feet to the south

SUPPLEMENTAL AGENDA:

1. Z-2-82

EXTENSION OF TIME

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

SPECIAL CONDITION: 1. One year extension.

2. Z-19-64

PLOT PLAN
REVIEW

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

3. Z-66-73

PLOT PLAN REVIEW

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

NOTICE OF PUBLIC HEARING

FEBRUARY 10, 1983

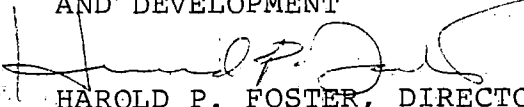
Notice is hereby given that on February 10, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-5-83 DECATUR INVESTMENT FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
SOUTHEAST CORNER OF EUGENE AVENUE AND
DECATUR BOULEVARD.
FROM: R-1 (SINGLE FAMILY RESIDENCE) (A PORTION
UNDER RESOLUTION OF INTENT TO R-3)
TO: R-PD35 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$)
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.

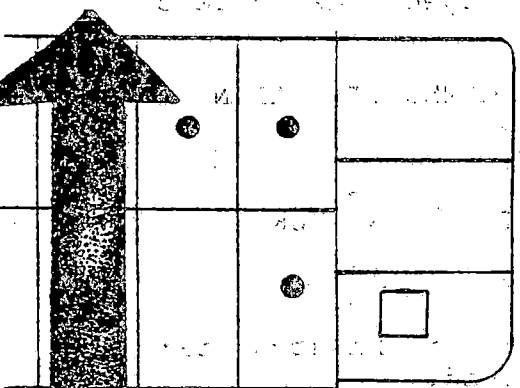
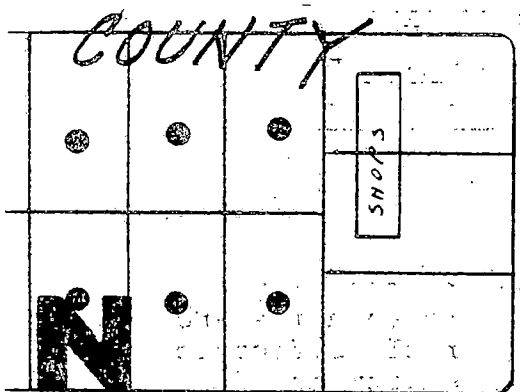
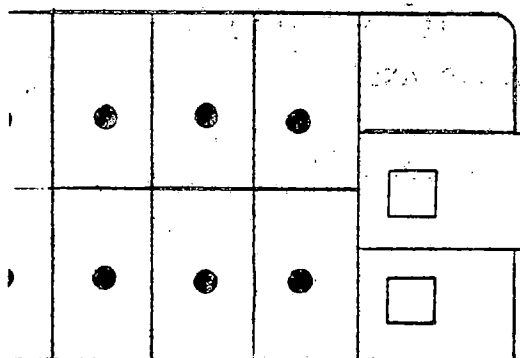
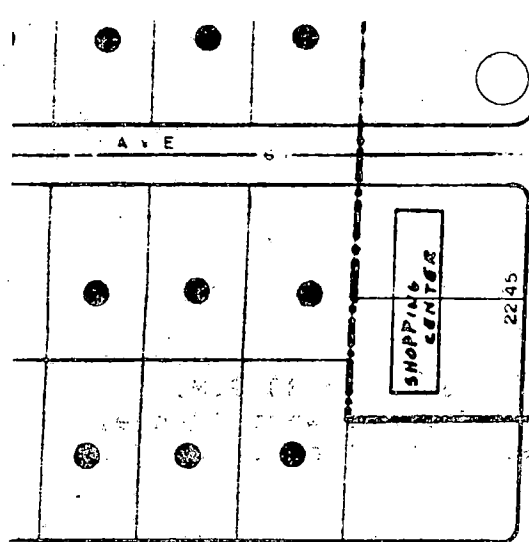
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

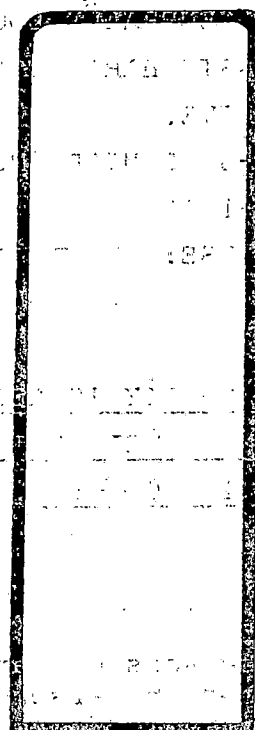
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(The information contained above is considered to be accurate; however, there may be minor variations involved.)

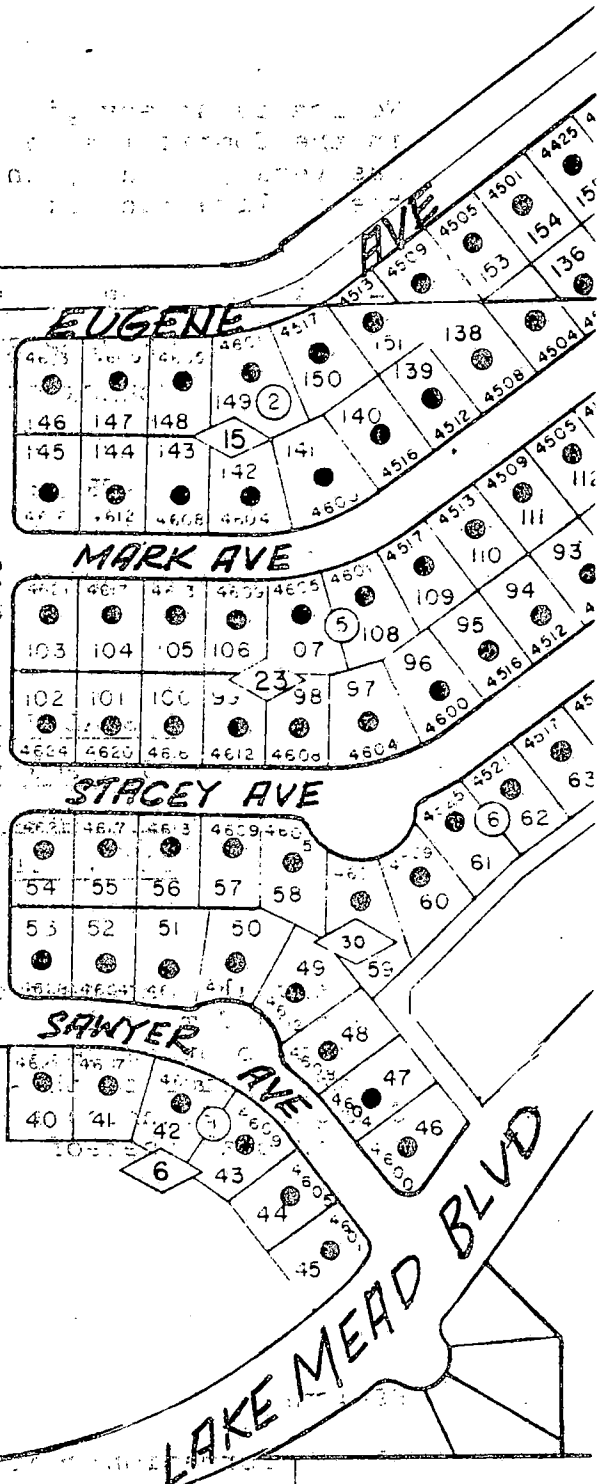
(SEE LOCATION MAP ON REVERSE SIDE.)



DECATUR BLVD



ULLOM DR



Z-5-83

NOTICE OF PUBLIC HEARING

FEBRUARY 10, 1983

Notice is hereby given that on February 10, 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-6-83

DARRYL AND PATTI LEAVITT FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST
CORNER OF EAST CHARLESTON BOULEVARD AND
MOONLIGHT DRIVE.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RESTAURANT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62
EAST, M.D.M.

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

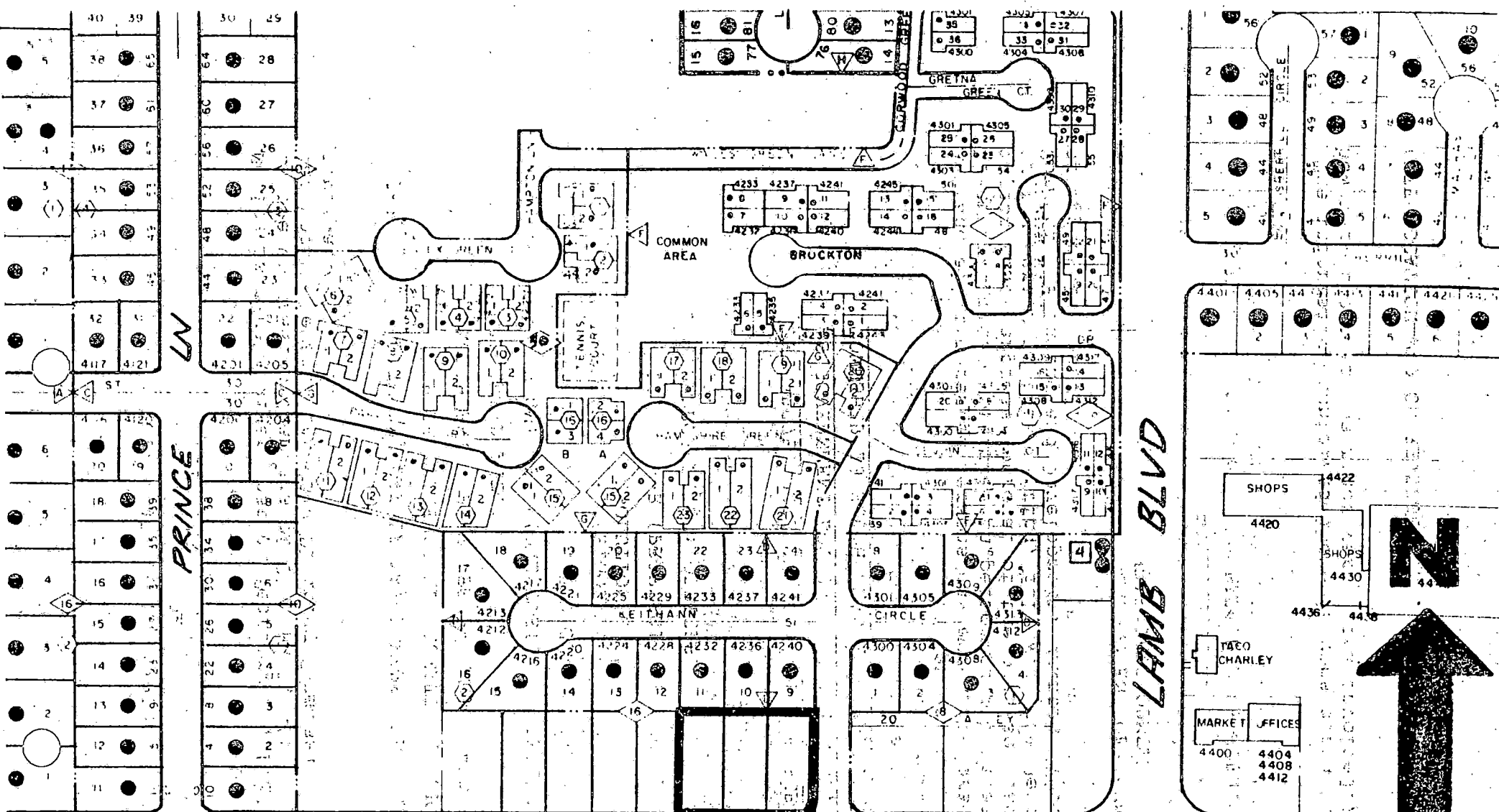
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



CHARLESTON BLVD

COUNTY Z-6-83

NOTICE OF PUBLIC HEARING

FEBRUARY 10, 1983

Notice is hereby given that on February 10, 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-7-82

ALLEN AND BRENDA NEL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
NORTHWEST CORNER OF APPIAN WAY AND
ALPINE PLACE.

FROM: P-R (PROFESSIONAL OFFICES & PARKING)
AND

R-1 (SINGLE FAMILY RESIDENCE) (UNDER
RESOLUTION OF INTENT TO R-3 AND P-R)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS GOVERNMENT LOT 34 IN SECTION 36,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

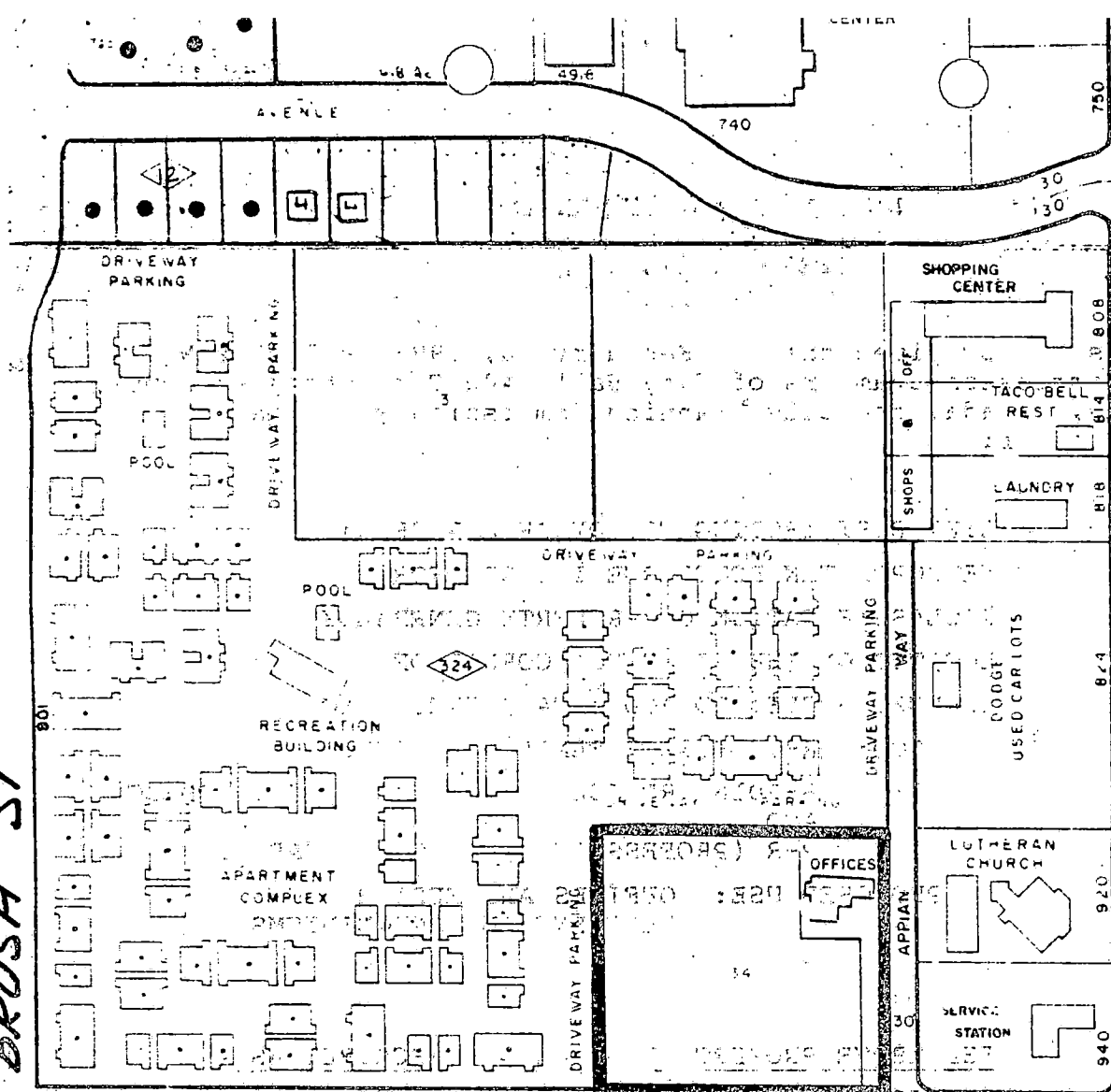
HAROLD P. FOSTER, DIRECTOR

HPF:cmē

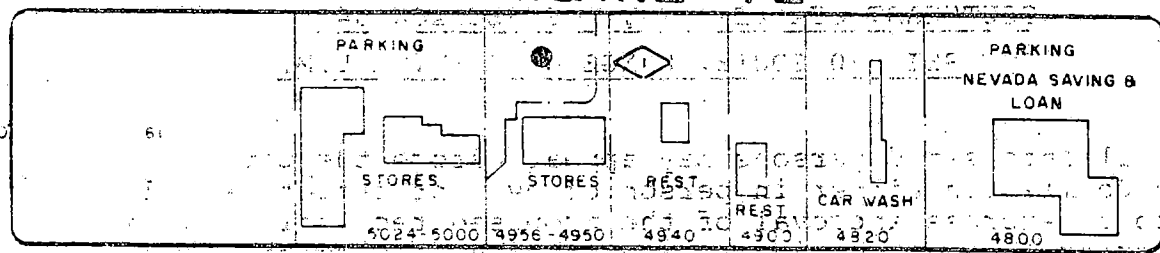
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

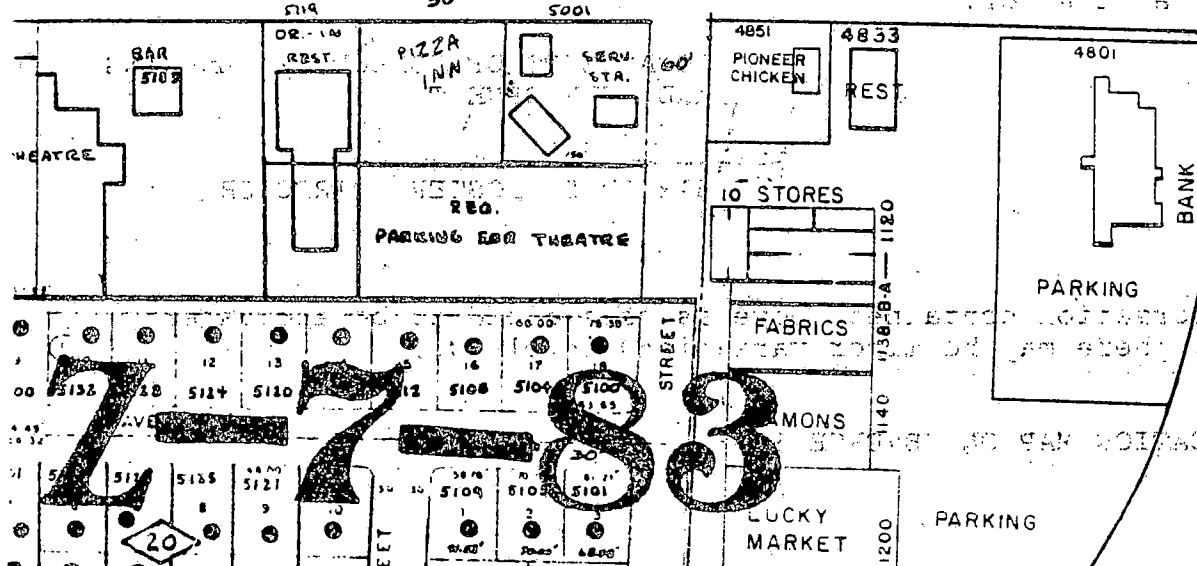
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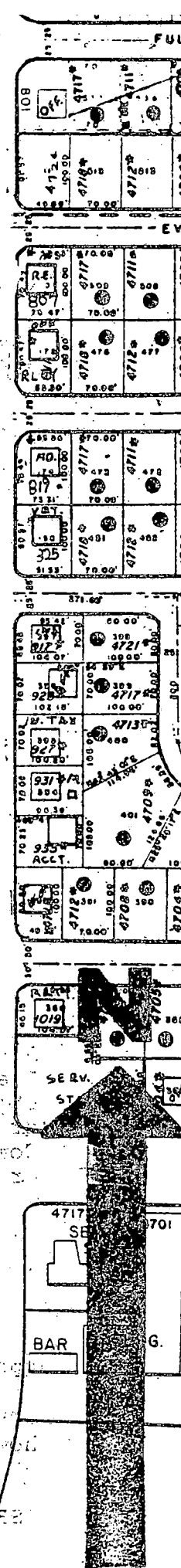
ALPINE PL



CHARLESTON BLVD



DECATUR BLVD



NOTICE OF PUBLIC HEARING

FEBRUARY 10, 1983

Notice is hereby given that on February 10, 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-8-83

LIED DISTRIBUTING CO. ON BEHALF OF
METROPOLITAN DEVELOPMENT CORP. FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHWEST CORNER OF
LORENZI BOULEVARD AND ALTA DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT)

AND

P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES AND MEDIUM HIGH
RESIDENTIAL CONDOMINIUMS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE EAST HALF (E $\frac{1}{2}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 34,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE)

PROPOSED
PR

PROPOSED
R-PD-18

RAINBOW BLVD

BURGUNDY WY

BRANDYWINE WY

BOURBON WY

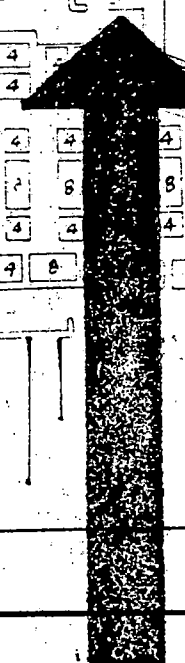
CONNIE DR

LORENZI BLVD

CHARLESTON BLVD

Z-8-83

N



NOTICE OF PUBLIC HEARING

FEBRUARY 10, 1983

Notice is hereby given that on February 10, 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-9-83

BIVINS CONSTRUCTION CO., INC. FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE NORTHWEST CORNER OF
WASHINGTON AVENUE AND SANDHILL ROAD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY DETACHED SINGLE
FAMILY DWELLINGS

THE ABOVE PROPERTY IS LEGALLY
DESCRIBED AS A PORTION OF
WASHINGTON SQUARE UNIT #7.

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.)

63-8-1

CITY OF LAS VEGAS

88-6-7

WASHINGTON AVE

VALLEY FORGE AVE

BRADDOCK AVE

CHEVY CHASE AVE

MINUTEMAN AVE

VIRGIL ST

PARLIAMENT PL

REVOLUTION DR

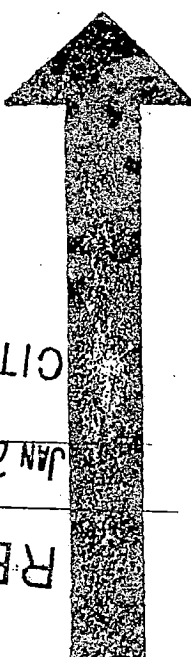
DECLARATION DR

PROCLAMATION PL

SANDHILL RD

LAS VEGAS WASH DRAINAGE CHANNEL

N



RECEIVED
JAN 27 11 40 AM '82
CITY CLERK

NAME

ADDRESS

Ernest B. Bunker
Barry W. Bunker

50 S. Jones St. 101 24107

NAME

ADDR

Charley Johnson

Bldg IV Suite B
2800 W Sahara Ave

JAMES RUSSELL

1100 E. SAHARA AVE.

Allen G. Nel

1685 WESTWIND CIRCLE

BOCADO USTRAND

6216 DON ZAREMBO

JELINDO TIBERTI ^{wire}

1806 INDUSTRIAL RD.

ALLAN GASHO ^{wire}

2201 SPANISH OAKS DR. 89102

JOHN R. HEN ^{wire}

2201 SPANISH OAKS DR

Paul A. Anderson ^{wire}

3074 El Camino Ave 89102

RAYMOND C. SCHEEL ^{wire}

3014 EL CAMINO AVE 89102

John P. A. hern ^{wire}

1785 W Bonenyard Rd - 89106

R. F. S. Green ^{wire}

3022 El Camino Ave. 89102

Cutter Motors ^{wire}

2333 S. Decatur 89102

O. M. VAN DER SCHOUW

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 10, 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
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. GUTHRIE made a Motion for APPROVAL of the Minutes for the December 28, 1982 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously with Chairman Bugbee excused from voting.

NEW BUSINESS:

1. TENTATIVE MAP

VALLEY WEST IX

APPROVED

Property generally located on the west side of Odette Lane, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Bailey and McGah

No. of Acres: 30.16 No. of Lots: 117

MR. NULL said Charleston Boulevard is to the north, Odette Lane to the east, Peccole Strada to the south, and Venetian Strada to the west. Staff would recommend approval, subject to the following conditions: 1) Conformance to the conditions of approval for Z-34-81, 2) No vehicular access to Venetian Strada and Peccole Strada from the abutting lots, 3) Wall statement, and 4) Approval of the drainage plan by the Department of Public Services, and 5) Normal conditions. Further, a waiver will be necessary for the length of Block 4 which exceeds the design requirements.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicants. They are in agreement with the conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map

1. TENTATIVE MAP
(Continued)

for Valley West IX, 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.

2. FINAL MAP
VALLEY WEST IX
UNIT 1
APPROVED

Property generally located on the east side of Venetian Strada, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Bailey and McGah
No. of Acres: 12.2 No. of Lots: 48

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

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicants. They are in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Valley West IX, Unit 1, 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.

3. REVERSIONARY MAP
CHARLESTON
RAINBOW 19A
APPROVED

Property generally located on the southwest corner of Westcliff Drive and Roland Wiley Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Collins Home Manufacturing Corp.
No. of Acres: 7.9 No. of Lots: 8

MR. NULL stated the purpose of this map is to revert the lots in Charleston Rainbow 19A to acreage so they can be replatted as Willowcrest, Unit 1. Staff would recommend approval.

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

MRS. TRACY made a Motion for APPROVAL of the Reversionary Map for Charleston Rainbow 19A.

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.

4. FINAL MAP

WILLOWCREST
UNIT 1

APPROVED

Property generally located on the southwest corner of Westcliff Drive and Roland Wiley Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Collins Home Manufacturing Corp.
No. of Acres: 19.5 No. of Lots: 130

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Approval of the tentative map, 2) Conformance to the conditions of approval for the tentative map, 3) Recording of VAC-22-82 to precede the recording of this final map, and 4) Developer is to bear the cost of any power or any wire relocation necessary on Roland Wiley Road and/or Westcliff Drive as required by the Department of Public Services.

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

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Willowcrest, Unit 1, 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.

5. REQUEST FOR
ROLLED CURB
AND GUTTER

WILLOWCREST
UNIT 1

APPROVED

Request for rolled curb and gutter in lieu of the standard "L" type on Mulcahy Avenue, Stapleton Avenue, Jon Belger Drive, Loganberry Lane and Lomack Court.

MR. NULL stated the Department of Public Services objects to the rolled curb and gutter for safety and drainage reasons. Staff would recommend denial.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicant. They have done this in Pinecrest and Forestcrest subdivisions. Collins Brothers manufactures their houses at another location and brings them to the site. The roll curb allows the houses to be unloaded off the trailers easier and put on foundations. Drainage will not be a criteria because all the water will be routed down Westcliff Drive.

MR. NULL said that if this item is approved, it should be subject to the following conditions: 1) "L" type curb to be provided at tract entrances on Mulcahy Avenue between Jon Belger Drive and Roland Wiley Road and also on Jon Belger Drive from Westcliff Drive to Stapleton Avenue, and 2) The sidewalks adjacent to the rolled curb are to have 5" thick concrete.

MR. JOHNSTON made a Motion for APPROVAL of the request for rolled curb and gutter for Willowcrest Unit 1, 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.

6. FINAL MAP

LEWIS HOMES -
RAINBOW PARK
NO. 6

APPROVED

Property generally located on the west side of Rock Springs Drive, north of Carmen Boulevard, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 4.9 No. of Lots: 33

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

JAMES RUSSELL, Wallace Engineering, 1100 East Sahara Avenue, appeared to represent Lewis Homes of Nevada. They agree to staff's condition.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Lewis Homes Rainbow Park No. 6, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. FINAL MAP

LEWIS HOMES -
RAINBOW PARK
NO. 7

APPROVED

Property generally located on the west side of Rock Springs Drive, north of Carmen Boulevard, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 4.4 No. of Lots: 31

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Conformance to the conditions of approval for the tentative map, and 2) Unit 6 or 2 of Lewis Homes Rainbow Park to be recorded prior to this final map. Unit 7 does not have direct access to any of the existing rights-of-way until one of the two units on either side is recorded.

JAMES RUSSELL, Wallace Engineering, 1100 East Sahara Avenue, appeared to represent Lewis Homes of Nevada. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Lewis Homes Rainbow Park No. 7, 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.

8. A-2-83(A)

APPROVED

Petition of Annexation submitted by WILLIAM C. AND TRISH N. STAPP to annex property generally located on the northeast corner of Westcliff Drive and Tenaya Way, containing approximately 2.5 acres.

MR. NULL stated the tract has R-E County zoning and N-U

8. A-2-83(A)

(Continued)

would be the City equivalent. Staff would recommend approval.

WILLIAM C. STAPP, 5332 Longridge Avenue, appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of A-2-83(A).

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.

9. Z-5-83

DENIED

Application of DECATUR INVESTMENT for reclassification of property generally located on the southeast corner of Eugene Avenue and Decatur Boulevard, from R-1 (Single-Family Residence) (a portion under Resolution of Intent to R-3) to R-PD35 (Residential Planned Unit Development).

Proposed Use: High Density Residential Apartments

MR. FOSTER stated the western half of this site is under a Resolution of Intent to R-3, which allows 24 units per net acre. The applicant is requesting 35 units per acre. The overall site was approved for commercial zoning in 1972, but that zoning expired. There are existing single-family homes to the east, vacant land to the north that is zoned R-3 on the east side of Decatur Boulevard, the west side of Decatur is transitioning to commercial, and vacant R-1 to the south. Staff feels the pattern is set for apartments on this segment of Decatur Boulevard, but the primary concern is density. Staff would recommend approval, subject to amending the application to R-PD24. Staff would have the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Provision of fire hydrants and water flow as required by the Department of Fire Services, 3) Five-acre minimum site requirement, 4) Install a sidewalk on Decatur Boulevard as required by the Department of Public Services, and 5) Repair any damage done to the existing street improvements as required by the Department of Public Services. Staff has 103 protests on record.

ERNIE BECKER, 4401 West Washington Avenue, appeared for the application. This is an odd-shaped piece of property. It is close to 6 gross acres with a density of almost 27 units per acre. There is ample parking and landscaping. There are no windows that face Ullom Drive on the west property line. This project will contain 140 units.

MR. FOSTER stated staff is recommending the application be amended to R-3 density which means a total of 100 units.

There were 24 persons in the audience in protest.

JEFF JONES, 4509 Mark Avenue, appeared in protest. He objected to people on the second story looking down into the yards of the single-family residences adjacent to this project. This will generate more traffic in the area. There are vacancies in the apartment projects already in the area. He would like to have this project maintained nicely and a wall between the apartments and the houses.

KEN HARKINS, 5201 Eugene Avenue, appeared in protest. He felt there could be a problem with water if this project were built. There is already crime in the area and this project will bring an increase in crime.

9. Z-5-83

(Continued)

ROBERT VOLARRE, 5028 Sawyer Avenue, appeared in protest. He moved into that area because it is low density. He felt this project will not be maintained because some of the other apartment projects a short distance away are not being maintained.

ERNIE BECKER stated this will be close to a six million dollar project with the rents running from \$300 for a one bedroom apartment to \$500 or \$600 for a two bedroom unit. Some of the units will be geared for senior citizens. State funds will be used for the construction of this project. This project is in a different water zone than the residences across Decatur Boulevard.

ANTHONY MASHITTA, 5105 Rider Avenue, appeared in protest.

DOLORES WILLIAMS, 4600 Mark Avenue, appeared in protest.

ROBERT VOLARRE inquired as to what is planned for the vacant property to the north. He also stated this project will create additional traffic in the area.

ERNIE BECKER appeared in rebuttal. The property to the north belongs to Summa or Hughes so he does not know what is planned for that land. There is an island cut out of this project onto Decatur Boulevard.

MR. MACK made a Motion for APPROVAL of Z-5-83, subject to staff's conditions and R-PD35 zoning.

Voting was as follows:

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

Motion for APPROVAL did not carry by a 4/3 vote. Therefore, the application was DENIED.

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

10. Z-6-83

APPROVED

Application of DARRYL AND PATTI LEAVITT for reclassification of property generally located on the northwest corner of East Charleston Boulevard and Moonlight Drive, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial).
Proposed Use: Restaurant

MR. FOSTER stated this is on the north side of Charleston Boulevard just west of Moonlight Drive, about a block west of Lamb Boulevard. To the north is a single-family subdivision that backs up to this property and north of that is a planned unit development. Farther west is R-3 zoning. There is a commercial pattern around Lamb Boulevard and Charleston Boulevard. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, 3) Construct a 6 foot block wall along the north property line measured from the highest adjacent grade, 4) Adequate odor emission control, 5) Approval of the parking and driveway plan by the Traffic Engineer, 6) Install sidewalks on Charleston Boulevard as required by Public Services, and 7) Repair any damage to the existing streets resulting from this construction as required by the Department of Public Services. Staff does not have any protests from the advertised public hearing.

10. Z-6-83

(Continued)

ELMER BACON, Real Corporation, 228 South 4th Street, appeared for the applicant. This will be a pizza restaurant.

MARK COOPER, 4253 Hampshire Green Court, appeared in protest. He objected to the increased traffic this restaurant will generate and asked that there be no entrance or exit on Moonlight Drive, only on Charleston Boulevard.

MR. FOSTER said the reason staff did not recommend closure of the driveway on Moonlight Drive is that the only median opening on Charleston is at Moonlight.

ELMER BACON said this restaurant is a chain out of Texas called Mr. Gaddis. The hours will be from 11:00 A.M. to 11:00 P.M. They plan to have a beer and wine license.

MRS. TRACY made a Motion for APPROVAL of Z-6-83.

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 March 2, 1983 at 2:00 P.M.

11. Z-7-83

APPROVED

Application of ALLEN AND BRENDA NEL for reclassification of property generally located on the northwest corner of Appian Way and Alpine Place, from P-R and R-1 (a portion of the R-1 under Resolution of Intent to R-3 and P-R) to P-R.

Proposed Use: Offices

MR. FOSTER stated the existing portion of the property that is zoned P-R is on the northeast corner. There are existing apartments to the north and west and R-1 and commercial to the east, which front on Decatur Boulevard. To the south there is commercial, which fronts on Charleston Boulevard. The access to this project is on Alpine Place off of Decatur Boulevard. The applicant is proposing eight 1,500 square foot medical offices in addition to other office space. The driveway will come off Alpine Place. There will be parking to the north and west and a row of parking off an alley, which is a 30 foot half street that is remaining on the east side. The westerly portion of that street was vacated. It was felt that street was no longer needed to the north, nor a need for an alley there. The church to the east presently uses this as an access out to Alpine Place and it may remain for some time. However, if the property owners to the east ever request the vacation of this street, it will more than likely be approved, which would mean these parking spaces would no longer work because a block wall could be put up along the property line. The applicant would be willing to enter into an agreement whereby they would take out some of the landscaping and move the parking to the west, so where the parking spaces are now that would be the driveway. Staff feels P-R is proper zoning for this area and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, 3) Provision of fire hydrants as required by Fire Services, 4) Only eight medical offices be

11. Z-7-83

(Continued)

permitted, 5) Approval of the parking and driveway plan by the Traffic Engineer, 6) Install street improvements on Alpine Place as required by Public Services, and 7) Provide the City with an agreement to revise the parking plan. Staff does not have any protests on record.

ALLEN NEL, 1685 Westwind Circle, appeared for the application. They are willing to abide by staff's requirements.

MRS. COLEMAN made a Motion for APPROVAL of Z-7-83, 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.

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

12. Z-9-83

APPROVED

Application of BIVINS CONSTRUCTION COMPANY, INC. for reclassification of property generally located on the northwest corner of Washington Avenue and Sandhill Road, from R-1 to R-CL.

Proposed Use: Medium Density Detached
Single-Family Dwellings

MR. FOSTER stated this site is in an area that is predominantly developed with single-family homes to the north and west. There is a row of single-family homes in the R-1 along the north side of Washington Avenue. The applicant is proposing 40' x 100' lots. Staff feels that R-CL would be compatible in this area and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Amend the site plan to have a minimum of a 16 foot front yard setback for the models that only have a single-car garage, 3) Provide fire hydrants and water flow as required by Fire Services, 4) Provision for a 65 foot lot on the west end of Braddock Avenue, 5) Revert a portion of Washington Square, Unit 7, subdivision pertaining to this development to acreage as required by Public Services, 6) Install street signs at Harrington Avenue and Sandhill Road and Proclamation Avenue and Sandhill Road as required by Public Services, 7) Approval of the driveways by the Traffic Engineer, and 8) Recording of a final map. Staff has one protest on record.

MARK BIVINS, Bivins Construction Company, appeared for the application.

BRANDEE DICKERSON, 1400 Greenbare Drive, appeared in protest.

MARK BIVINS said the houses will be from \$55,000 to \$70,000 and range from 915 to 1,300 square feet.

BRANDEE DICKERSON presented a petition signed by residents in the area who are in opposition to this development.

MRS. TRACY made a Motion for APPROVAL of Z-9-83, subject to staff's recommendations.

Voting was as follows:

12. Z-9-83

(Continued)

"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 March 2, 1983 at 2:00 P.M.

13. Z-34-77

PLOT PLAN
REVIEW

APPROVED

Request of GEORGE BEAN for a Plot Plan Review to allow a patio cover 3 feet from the side property line where 5 feet is required; and 13 feet from the rear property line where 15 feet is required on property located at 2205 DeOsma, R-PD7 Zone.

MR. FOSTER stated the patio cover is already constructed and comes within 13 feet of the rear property line. There is also an existing bathroom facility that has been constructed 3 feet from the side where a 5 foot setback is required. Staff feels that since the patio cover is open it doesn't represent a problem. However, staff would recommend approval of the patio cover setback and denial of the bathroom facility setback.

GEORGE BEAN, 2205 DeOsma, appeared for the application. The patio post should be 15 feet back with a 3 foot overhang and it is at 13 feet with a 1 foot overhang. His neighbors have not complained about this situation.

MR. FOSTER said staff recommends the following conditions if approved: 1) Conformance to the plot plan and elevations, and 2) Obtain a building permit for the portion that is approved.

MR. GUTHRIE made a Motion for APPROVAL of the patio cover setback and DENIAL of the bathroom facility setback for Z-34-77, Plot Plan Review.

Voting was as follows:

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

Motion did not carry by a 4/3 vote.

MRS. TRACY made a Motion for APPROVAL of the patio cover as it now exists for Z-34-77, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried by a 6/1 vote.

MR. JOHNSTON made a Motion for APPROVAL of the bathroom with a 3' setback for Z-34-77, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/3 vote.

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

14. Z-133-77 and
Z-71-78
PLOT PLAN REVIEW
APPROVED

Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review to allow two 14' x 48' off-premise signs on property generally located at the northeast corner of the Las Vegas Expressway and Cheyenne Avenue, C-1 Zone; and the northwest corner of Las Vegas Expressway and Cheyenne Avenue, N-U Zone (under Resolution of Intent to C-1).

MR. FOSTER stated the two parcels are vacant land and zoned commercial. This same request came before the Commission in 1981 and was denied. At that time staff took the position that billboards should not be allowed until the property is developed on a commercial basis. Therefore, staff is maintaining this recommendation of denial.

BOB VAN NOSTRAND, Donrey Outdoor Advertising, 6215 Don Zarembo, appeared for the application. They have a request from Vons Supermarket and Chism Homes to rent these signs.

MRS. COLEMAN made a Motion for APPROVAL of Z-133-77 and Z-71-78, Plot Plan Review, limited to the terms of the leases for Vons and Chism Homes and signs to be removed at the end of the leases if the conditions of staff have not been fulfilled and signs to be moved 100 feet to the south.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/2 vote.

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

SUPPLEMENTAL AGENDA:

1. Z-2-82
EXTENSION OF TIME
APPROVED

Request of JOYCE J. BONANTO for an Extension of Time on property generally located on the west side of 14th Street, 50 feet north of Ogden Avenue, R-E Zone (under Resolution of Intent to R-4).

MR. FOSTER stated this is the first request for an extension of time on this property. Staff was not given any reason for this request, but would recommend approval.

JOYCE J. BONANTO, 2756 South Bronco, appeared for the application. They only had a six month time limit on their variance and one year on the zoning.

MR. GUTHRIE made a Motion for APPROVAL of Z-2-82, Extension of Time, for a one year extension.

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-19-64

PLOT PLAN REVIEW

ABEYANCE

Request of THE GREENS' HOMEOWNERS ASSOCIATION, INC. for a Plot Plan Review to allow barbed wire on the perimeter fence surrounding the development on property generally located between West Washington Avenue and West Bonanza Road, 525 feet east of Decatur Boulevard, extending 800 feet along West Washington Avenue and West Bonanza Road, R-PD8 Zone.

MR. FOSTER stated this development has razor wire and barbed wire on the perimeter at the present time, but razor wire is not permitted in the city. However, there is a new ordinance being proposed at the February 16 City Commission meeting to consider allowing razor wire and a final decision should be made sometime in March. Staff is suggesting that this item and Item No. 3, Z-66-73, should be held in abeyance pending the outcome of the new razor wire ordinance.

BARRY BECKER, member of the Board of Directors of The Greens' Homeowners Association, appeared for the application. They have the fence to keep children from passing through the development with the razor wire at points where they tended to climb over the fence.

JELINDO TIBERTI II, 1806 Industrial Road, appeared on behalf of Tiberti Fence Company.

BRIAN WARREN, American Security Fencing, manufacturers of razor wire, appeared. The primary deterrent of razor wire is psychological in keeping people from crossing over the fence.

MR. JOHNSTON made a Motion for ABEYANCE of Z-19-64, Plot Plan Review.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

3. Z-66-73

PLOT PLAN REVIEW

ABEYANCE

Request of SPANISH OAKS HOMEOWNERS ASSOCIATION for a Plot Plan Review to allow barbed wire on a portion of the perimeter fence on property generally located north of Sahara Avenue, between Valley View Boulevard and Rancho Drive, R-PD6 Zone.

MR. FOSTER stated this development has razor wire and barbed wire on the perimeter at the present time, but razor wire is not permitted in the city. However, there is a new ordinance being proposed at the February 16 City Commission meeting to consider allowing razor wire and a final decision should be made sometime in March. Staff is suggesting this item be held in abeyance pending the outcome of the new razor wire ordinance.

PAUL ANDERSON, 3074 El Camino Avenue, appeared in protest. Wire fencing is unattractive for the surrounding property owners.

ALLAN GASHO, General Manager of Spanish Oaks Homeowners Association, 2201 Spanish Oaks Drive, appeared in favor. By the use of razor wire they are trying to stop the burglaries which have been occurring in their development.

3. Z-66-73

(Continued)

JOHN P. AHERN, 1785 W. Bonanza Road, appeared in favor. Prior to the installation of the razor wire, persons were climbing over the wall and vandalizing their development.

RAYMOND COESCHEL, 3014 El Camino Avenue, appeared in protest. He felt this type of fencing makes the development look like a concentration camp and doesn't keep out intruders.

MR. JOHNSTON made a Motion for ABEYANCE of Z-66-73, Plot Plan Review, pending the outcome of the proposed new ordinance.

Voting was as follows:

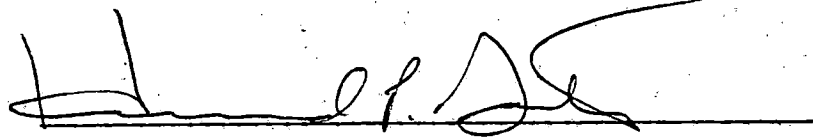
"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mrs. Coleman, Mr. Kennedy
"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:05 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR