

ANNOTATED AGENDA

CITY PLANNING COMMISSION

MARCH 22, 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: MACK, BUGBEE, TRACY, JOHNSTON, GUTHRIE, COLEMAN,
KENNEDY

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the February 10, 1983 and February 22,
1983 City Planning Commission minutes.

ACTION: APPROVED
COLEMAN/UNANIMOUS

NEW BUSINESS:

1. Z-88-81 Request of RENAISSANCE DEVELOPMENT CO., INC. for
REINSTATEMENT AND EXTENSION OF TIME on property
generally located on the north side of Bonanza
Road, between Pecos Road and Sandhill Road, R-E
and R-1 Zones (under Resolution of Intent to
R-CL, R-3 and C-1).

ACTION: APPROVED
COLEMAN/6-0-1
(BUGBEE ABSTAINED)

CONDITIONS:

1. Extension of Time shall be limited to a one year time period (expires
April 20, 1984).
2. Conformance to all ordinance amendments enacted subsequent to the original
approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: APRIL 20, 1983

2. TENTATIVE MAP Property generally located on the west side of
Sandhill Road, between Harris Avenue on the north
and Bonanza Road on the south, R-1 & R-E Zones
RENAISSANCE COTTAGES (under Resolution of Intent to R-CL).

ACTION: APPROVED
JOHNSTON/6-0-1
(BUGBEE ABSTAINED)
Owner/Subdivider: Renaissance Development Co.
No. of Acres: 81.6 No. of Lots: 335

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 tenta-
tive 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. Approval of the Reinstatement and Extension of Time for Z-88-81.
3. Conformance to the conditions of approval for Z-88-81.
4. No vehicular access to Bonanza Road and Sandhill Road from the abutting
lots.
5. Submit a driveway plan conforming to City of Las Vegas standards as required
by the Division of Traffic Engineering.

6. 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.
7. A waiver be permitted for the length of Block 7 which exceeds the design requirements.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COMMISSION: APRIL 20, 1983

3. FINAL MAP
 RENAISSANCE
 COTTAGES #1
 Property generally located on the southwest corner of Sandhill Road and Harris Avenue, R-1 & R-E Zones (under Resolution of Intent to R-CL).
 Owner/Subdivider: Renaissance Development Co.
 No. of Acres: 20.6 No. of Lots: 126

ACTION: APPROVED
 GUTHRIE/6-0-1
 (BUGBEE ABSTAINED)

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

4. TENTATIVE MAP
 BONANZA PARK
 CONDOMINIUM
 DEVELOPMENT
 Property generally located on the south side of Bonanza Road, east of Rancho Drive, C-1, C-2, and C-M Zones (under Resolution of Intent to R-PD46).
 Owner/Subdivider: Bonanza Park Ltd.
 No. of Acres: 2.45 No. of Units: 132

ACTION: APPROVED
 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-62-82.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COMMISSION: APRIL 6, 1983

5. FINAL MAP
 BONANZA PARK
 CONDOMINIUM
 DEVELOPMENT
 Property generally located on the south side of Bonanza Road, east of Rancho Drive, C-1, C-2, and C-M Zones (under Resolution of Intent to R-PD46).
 Owner/Subdivider: Bonanza Park Ltd.
 No. of Acres: 2.45 No. of Units: 132

ACTION: APPROVED
 GUTHRIE/UNANIMOUS

10. Z-22-83

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northeast corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R.

ACTION: ABEYANCE
TRACY/UNANIMOUS

Proposed Uses: Medium Low Density Residential (Single Family Homes) and Offices

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 26

TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: APRIL 14, 1983

11. Z-23-83

Application of HIGHLAND PARTNERSHIP ON BEHALF OF MERCY, INC. for reclassification of property located at 1124, 1128 and 1130 South Highland Drive, from P-R to C-1.

ACTION: APPROVED
MACK/UNANIMOUS

Proposed Use: Ambulance Service Office and Maintenance Facility for Minor Repairs and Service of the Ambulances

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Construct an 8' high decorative screen wall along the westerly side of the north property between the driveway and the north property line that is set back for a planter with mature landscaping. Said wall shall extend east at the south end to provide additional screening and then a landscaped planter be installed between the wall and the north side of the existing drive-through structure.
3. The height of the maintenance building shall not exceed 16' except for the parapet along the north side of the building.
4. Ambulances shall not use the driveway access to Desert Lane. All ambulance access to and from the property shall be from Highland Drive.
5. Sirens shall not be used or tested on this property.
6. Repair any damage to the existing street improvements as required by the Department of Public Services.
7. Approval of the parking and driveway plans by the Traffic Engineer.
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

PROTESTS: 34

TO BE HEARD BY CITY COMMISSION: APRIL 20, 1983

12. Z-8-82

Request of EMPIRE WEST COMPANIES for an Extension of Time on property generally located southwest of Charleston Boulevard and Mojave Road, R-2 Zone (under Resolution of Intent to R-4).

EXTENSION
OF TIME

ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: APRIL 14, 1983

13. Z-110-80

PLOT PLAN
REVIEW

Request of NEVADA SAVINGS AND LOAN ASSOCIATION for a Plot Plan Review to use the entrance from Torrey Pines Drive into the Tanglewood Subdivision as a temporary entrance to the model homes and sales office on property generally located northwest of Peachwood Road and Torrey Pines Drive, R-PD8 Zone.

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. The use of the models shall cease in two years or when the last unit in this tract is sold, whichever occurs first.
2. Provision of adequate parking in the immediate vicinity.
3. Conformance to the plot plan.

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

14. Z-57-78

PLOT PLAN
REVIEW

Request of BARRY W. BECKER ON BEHALF OF RANCHO BEL AIR SUBDIVISION for a Plot Plan Review to allow attached garages 5' from the rear property line where 15' is required on property generally located on the southwest corner of Mesquite Avenue and Rancho Drive, R-PD4 Zone.

ACTION: APPROVED
MACK/UNANIMOUS

CONDITION:

1. Recording of a deed restriction to the effect that the garage shall not be converted to livable area within 15' of the rear property line.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: APRIL 20, 1983

SUPPLEMENTAL AGENDA:

1. FINAL MAP
PARK VISTA
UNIT NO. 5

Property generally located east of Lorenzi Boulevard and south of Lake Mead Boulevard, N-U Zone (under Resolution of Intent to R-PD8).
Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 5.04 No. of Lots: 36

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval for the tentative map.
2. Provide sufficient dedication and temporary pavement on Marathon Drive and Gazelle Drive to permit access to Unit #4 at the time of development.

STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP
PARK VISTA
UNIT NO. 6

Property generally located on the east side of Lorenzi Boulevard, south of Lake Mead Boulevard, N-U Zone (under Resolution of Intent to R-PD8).
Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 7.9 No. of Lots: 55

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval for the tentative map.
2. A portion of Lorenzi Boulevard abutting Lots 10 and 11, Block 2, of this subdivision to be vacated before the recording of this final map.

STAFF RECOMMENDATION: APPROVAL

3. Z-66-64(34)

PLOT PLAN
REVIEW

Request of B.E. ADDIS BUILDERS for a Plot Plan Review to construct buildings on property generally located on the southeast corner of Builders Avenue and 30th Street, C-1 Zone (under Resolution of Intent to M).

ACTION: ABEYANCE
TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: APRIL 14, 1983

4. Z-66-64(35)

PLOT PLAN
REVIEW

Request of B.E. ADDIS BUILDERS for a Plot Plan Review to allow outside storage on property generally located on the west side of 30th Street, between Sunrise and Charleston Boulevard, C-1 Zone (under Resolution of Intent to M).

ACTION: ABEYANCE
TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: APRIL 14, 1983

5. Z-66-64(36)

PLOT PLAN
REVIEW

Request of B.E. ADDIS BUILDERS for a Plot Plan Review on property generally located on the north side of Charleston Boulevard, west of Mojave Road, C-1 Zone (under Resolution of Intent to M).

ACTION: ABEYANCE
TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: APRIL 14, 1983

6. Z-30-81

REINSTATEMENT
& EXTENSION
OF TIME

Request of KENNETH S. HUFF for a Reinstatement and Extension of Time on property generally located on the north side of Bonanza Road, between Sandhill Road and Lamb Boulevard, R-E Zone (Resolution of Intent to C-2).

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a one-year time period (expires April 20, 1984).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: APRIL 20, 1983

7. SO-2-83

SALES OFFICE

Request of R.A. HOMES for a Sales Office on property located at 101 Rockmoss Street, R-1 Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. The use shall cease in two years or when the last unit in the tract is sold, whichever occurs first.
2. Conformance to the plot plan.

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

8. Z-100-64(129)

PLOT PLAN
REVIEW

Request of KINKO'S COPIES for a Plot Plan Review
on property located at 608 S. 4th Street, R-4
Zone (under Resolution of Intent to C-2).

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide five (5) parking spaces off the alley and convert the rear dwelling for storage use only in conjunction with the use of the front building.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Any damage done to sidewalk improvements adjacent to the property during development will have to be repaired or replaced.
4. Execute a special improvement district agreement for paving the alley, as required by the Department of Public Services.
5. Only one office use shall be permitted on this property.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

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

ANNOTATED AGENDA
 CITY PLANNING COMMISSION
 MARCH 22, 1983

MINUTES:

FEBRUARY 10, 1983
 and FEBRUARY 22, 1983

APPROVED - COLEMAN/AYES: Unanimous

NEW BUSINESS:

1. Z-88-81
 REINSTATEMENT AND
 EXTENSION OF TIME

APPROVED - COLEMAN/AYES: Tracy, Johnston, Mack,
 Guthrie, Coleman, Kennedy
 NOES: None
 ABSTAINED: Bugbee
 SPECIAL CONDITION: 1. One year extension.

2. TENTATIVE MAP
 RENAISSANCE
 COTTAGES

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

SPECIAL CONDITIONS: 1. Approval of Reinstatement
 and Extension of Time for
 Z-88-81.
 2. Conformance to the conditions
 of approval for Z-88-81.
 3. No vehicular access to
 Bonanza Road and Sandhill
 Road from the abutting lots.
 4. Wall statement.
 5. Submit a driveway plan con-
 forming to City of Las Vegas
 standards as required by
 the Division of Traffic
 Engineering.
 6. Normal conditions 1 thru 3.
 7. Waiver will be necessary for
 the length of Block 7 which
 exceeds the design require-
 ments.

3. FINAL MAP
 RENAISSANCE
 COTTAGES #1

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

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

11. Z-23-83

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

- SPECIAL CONDITIONS:
- 1.. Height of roof line of building to be 16 feet, not including the parapet.
 2. No access off of Desert Lane with landscaping blocking access to maintenance building and all access off of Highland Drive for ambulances. However, access permitted off of Desert Lane to two other buildings on premises.
 3. No sirens used within this property.
 4. Resolution of Intent with twelve month time limit.
 5. Standard conditions 2 - 5.
 6. Any damage to existing street improvements shall be repaired as required by Public Services.
 7. Approval of the parking and driveway plans by the Traffic Engineer.
 8. Garage doors to be closed except when ambulances are exiting and entering maintenance facility.
 9. 8' Wall on Desert Lane.

PROTESTS: 34 on record with staff
John Solomon, 1304 Scharmast Lane
Mrs. Callahan, 217 Scharmast Lane
Sandy Tetterman, 1520 Ellis Avenue
Dolores Bennerman, 1213 Scharmast Lane
Dr. Ron Barton, 1200 Scharmast Lane

12. Z-8-82

EXTENSION
OF TIME

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

13. Z-110-80

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. The use of the model shall cease in two years or when the last unit in the tract is sold, whichever occurs first.
 2. Conformance to the plot plan.
 3. Provide adequate parking in immediate vicinity.
 4. Gate may remain on street as long as it is a private street.

14. Z-57-78

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

PLOT PLAN REVIEW

NOES: None

SPECIAL CONDITION: 1. Garages must remain for that
use and not be converted
into living area by means
of a deed restriction.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

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

PARK VISTA
UNIT NO. 5

NOES: None

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

2. Dedication of Marathon Drive
and Gazelle Drive with
temporary paved access to
Unit 4 to be provided at
the time of development.

2. FINAL MAP

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

PARK VISTA
UNIT NO. 6

NOES: None

SPECIAL CONDITIONS: 1. Conformance to the condi-
tions of approval for the
tentative map.

2. A portion of Lorenzi Blvd.
abutting Lots 10 and 11,
Block 2 of this sub-
division to be vacated
before recording of this
final map.

3. Z-66-64(34)

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

PLOT PLAN REVIEW

NOES: None

4. Z-66-64(35)

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

PLOT PLAN REVIEW

NOES: None

5. Z-66-64(36)

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

PLOT PLAN REVIEW

NOES: None

6. Z-80-81

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

REINSTATEMENT AND
EXTENSION OF TIME

NOES: None

SPECIAL CONDITIONS: 1. One year time limit.

2. Conformance to all
ordinance amendments
enacted subsequent to
the original approval.

7. SO-2-83
SALES OFFICE

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

- SPECIAL CONDITIONS:
1. The use shall cease in two years or when the last unit in the tract is sold, whichever occurs first.
 2. Conformance to the plot plan as submitted.

8. Z-100-64(129)
PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations amended to provide five parking spaces off the alley and convert the rear dwelling for storage use only in conjunction with use of the front building for office and copy service use.
 2. Standard conditions 2 - 5.
 3. Approval of the parking and driveway plan by the Traffic Engineer.
 4. Any damage done to sidewalk improvements adjacent to the property during development will have to be repaired or replaced.
 5. Execute a Special Improvement District Agreement for paving the alley as required by Public Services.
 6. One office use only shall be permitted on this property.

/ANNOTATED AGENDA

MINUTES:

March 22, 1983

APPROVED - GUTHRIE/AYES: Unanimous
 NOES: None
 EXCUSED: Coleman

OLD BUSINESS:

1. TENTATIVE MAP

WEST MEADOWS

(Abeyance Item
from 4/26/83)

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

2. FINAL MAP

WEST MEADOWS

(Abeyance Item
from 4/26/83)

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

3. FINAL MAP

CEDAR PARK II
AMENDED(Abeyance Item
from 4/26/83)

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

NEW BUSINESS:

1. TENTATIVE MAP

MARION VIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for zoning application Z-58-81.
 2. No vehicular access to Owens Ave. and Marion Dr. from the abutting lots.
 3. Wall statement.
 4. Waiver be permitted from the requirement of a minimum lot frontage of 30 feet on a cul-de-sac, but that it not be less than 20 feet.
 5. Permit rolled curb and gutter with adjacent sidewalks have 5" thick concrete.

2. FINAL MAP
MARION VIEW

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

- SPECIAL CONDITIONS:
1. Sidewalks adjacent to rolled curb to have 5" thick concrete.
 2. Approval of the tentative map.
 3. Conformance with the tentative map.
 4. Conformance to the conditions of approval for the tentative map.

3. TENTATIVE MAP
REDROCK HEIGHTS

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-29-83.
 2. No vehicular access to Westcliff Dr. from the abutting lots.
 3. Wall statement.
 4. Waiver permitted for the length of Block 1 which exceeds the design requirements.

4. TENTATIVE MAP
PLAZA'S OFFICE
PARK (A COMMERCIAL
CONDOMINIUM)

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

- SPECIAL CONDITION: 1. Conformance to the conditions of approval for Z-108-63.

5. TENTATIVE MAP
BREEZEWOOD

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-75-81.
 2. No vehicular access to Lamb Blvd. from the abutting lots.
 3. Wall statement.
 4. Map to be redesigned as required by the Dept. of Community Planning & Develop.

6. FINAL MAP

TRISTE COURT

AND REQUEST
FOR WAIVER OF
IMPROVEMENTS
ON TULLY AVENUE

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

NOES: None

EXCUSED: Coleman

- SPECIAL CONDITIONS:
1. Conformance with the tentative map.
 2. Conformance to the conditions of approval for the tentative map.
 3. Install curb, gutter and sidewalk at time of development and post a cash bond equivalent to cost of pavement, etc. with the City.

7. Z-39-83

5/24/83 P.C.Meeting

ABEYANCE - JOHNSTON/AYES: Bugbee, Tracy, Johnston,
Mack, Guthrie, Kennedy

NOES: None

EXCUSED: Coleman

8. TENTATIVE MAP

LIBERTY VILLAGE

ABEYANCE - JOHNSTON/AYES: Bugbee, Tracy, Johnston,
Mack, Guthrie, Kennedy

NOES: None

EXCUSED: Coleman

9. Z-34-83

DENIED - JOHNSTON/AYES: Bugbee, Tracy, Johnston,
Mack, Guthrie, Kennedy

NOES: None

EXCUSED: Coleman

- PROTESTS: 3 on record with staff
1 letter from Bonanza Village Homeowners
29 persons in audience
126 signatures on petitions
Claire Scherer, 1941 Ophir Drive
Glenn O'Granda, Pres. Bonanza Village
Homeowners Assoc.
William Sanford, 900 N. Tonopah Drive
Stephanie Hanchett, 1077 Comstock Drive
1 *LETTER*

10. Z-35-83

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

NOES: None

EXCUSED: Coleman

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1 through 5 and 7 and 8.
 3. Install sidewalk and street lighting on Wilson Ave. and "C" Street as required by the Dept. of Engineering Services.
 4. Pave the alley as required by Dept. of Engineering Services.
 5. Pour oil to eliminate dust.

- PROTESTS: 3 on record with staff
Janet Baliadis, 716 North "C" Street
Don Baliadis, 716 North "C" Street

6. One year review. PAGE 2

11. Z-36-83

APPROVED - JOHNSTON/AYES: Bugbee, Johnston, Mack, Kennedy.
NOES: Tracy, Guthrie
EXCUSED: Coleman

- SPECIAL CONDITIONS:
1. Resolution of Intent.
 2. Standard conditions 1 - 8.
 3. Provision of 6' block wall along the north and east property lines.
 4. Dedicate 60' of right-of-way for Westcliff Drive, 40' of right-of-way for Tenaya Way, and 25' radius corner at Westcliff and Tenaya Way.
 5. Install half-street improvements on Westcliff Drive and Tenaya Way.

PROTESTS: Dennis Murphy, 101 Antelope Way
Bruce Hershey, 101 Thunder
Brad Smuckler, 1128 Willow Tree
38 signatures on petitions

12. Z-37-83

DENIED - KENNEDY/AYES: Tracy, Mack, Guthrie, Kennedy
NOES: Bugbee, Johnston
EXCUSED: Coleman

PROTESTS: Steve Buffington, 201 Las Vegas Blvd. South,
appeared to represent the owners of the
property immediately to the south of this
proposed parcel.

13. Z-40-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Approval of the building elevations by the Dept. of Community Planning and Development.
 3. Construction of a 6' block wall along the south property line.
 4. Dedication of right-of-way for Highland Drive and Lake Mead Blvd., including the radius corner at the intersection of the two streets.
 5. Install full half-street improvements on Highland and Lake Mead as required by Engineering Services.
 6. Eliminate the middle driveway on Highland Drive.

PROTESTS: 0

APPROVALS: 2 on record with staff
Mrs. Dupree, 1412 Jimmy Avenue

14. Z-41-83

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

NOES: None
EXCUSED: Coleman

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Redesign layout as required by Dept. of Community Planning and Development.
 3. Dedicate 30' of right-of-way for Rock Springs Drive and the radius corner at the intersection of Vegas Drive and Rock Springs Dr.
 4. Install half-street improvements on Vegas Drive and Rock Springs Drive as required by Engineering Services.

PROTESTS: 20 signatures on petition
Brad Smuckler, 1128 Willow Tree

15. C1-1-83

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

C-1 USE REVIEW

NOES: None
EXCUSED: Tracy, Coleman

- SPECIAL CONDITIONS:
1. No paper or temporary signs painted on the walls or windows.
 2. All items be off-loaded immediately into the building.
 3. No rental of items over five years old.
 4. All items shall be new when first rented.

16. S0-4-83

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

SALES OFFICE

NOES: None
EXCUSED: Coleman

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
 2. Temporary office use shall cease within two years or whenever the last model is sold, whichever occurs first.

DIRECTOR'S BUSINESS:

1. Ordinance Amendment ABEYANCE - Mack/AYES: Unanimous
2. Two meetings in June, July & Aug. APPROVED - JOHNSTON/AYES: Bugbee, Johnston, Mack, Guthrie, Kennedy
NOES: Tracy
EXCUSED: Coleman

MINUTES

CITY PLANNING COMMISSION

MARCH 22, 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 at 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 M. 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. CLEMMER 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 February 10, 1983 and February 22, 1983 City Planning Commission meetings with the correction on the February 22, 1983 minutes as follows: On page 9, Item 10, Z-14-83, Legon Street should be spelled LEIGON Street. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. Z-88-81

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of RENAISSANCE DEVELOPMENT COMPANY, INC. for a Reinstatement and Extension of Time on property generally located on the north side of Bonanza Road between Pecos Road and Sandhill Road, R-E. (Residence Estates) and R-1 (Single-Family Residence) Zones (under Resolution of Intent to R-CL, R-3 and C-1).

MR. NULL stated the first three items on this agenda are all interrelated. This item consists of a reinstatement because the zoning has lapsed by about seven weeks; however, it is within the six-month reinstatement period. Further, they wish to have a one-year extension of time. Staff would have no objections to these requests.

MRS. COLEMAN made a Motion for APPROVAL of Z-88-81, Reinstatement and Extension of Time, for a period of one year.

Voting was as follows:

1. Z-88-81
(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on April 20, 1983 at 2:00 P.M.

2. TENTATIVE MAP
RENAISSANCE
COTTAGES
APPROVED

Property generally located on the west side of Sandhill Road, between Harris Avenue on the north and Bonanza Road on the south, R-1 (Single-Family Residences) and R-E (Residence Estates) Zones (under Resolution of Intent to R-CL).

Owner/Subdivider: Renaissance Development Company
No. of Acres: 81.6 No. of Lots: 335

MR. NULL stated the area of this tentative map is located south of Harris Avenue and west of Sandhill Road. Staff would recommend the following conditions: 1) Approval of Reinstatement and Extension of Time for Z-88-81, 2) Conformance to the conditions of approval for Z-88-81, 3) No vehicular access to Bonanza Road and Sandhill Road from the abutting lots, 4) Wall statement, and 5) Submit a driveway plan conforming to the City of Las Vegas standards as required by the Division of Traffic Engineering. With these conditions and the normal conditions, staff would recommend approval. Further, a waiver will be necessary for the length of Block 7 which exceeds the design requirements. Staff would recommend approval of the waiver.

RALPH KRAEMER, 3160 West Sahara Avenue, appeared to represent the applicant. They are in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Renaissance Cottages, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on April 20, 1983 at 2:00 P.M.

3. FINAL MAP
RENAISSANCE
COTTAGES #1
APPROVED

Property generally located on the southwest corner of Sandhill Road and Harris Avenue, R-1 (Single-Family Residences) and R-E (Residence Estates) Zones (under Resolution of Intent to R-CL).

Owner/Subdivider: Renaissance Development Company
No. of Acres: 20.6 No. of Lots: 126

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

3. FINAL MAP
(Continued)

RALPH KRAEMER, 3160 West Sahara Avenue, appeared for the applicant. They are in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Renaissance Cottages #1, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"ABSTAINED: Chairman Bugbee

Motion for APPROVAL carried unanimously.

4. TENTATIVE MAP

BONANZA PARK
CONDOMINIUM
DEVELOPMENT

APPROVED

Property generally located on the south side of Bonanza Road, east of Rancho Drive, C-1 (Limited Commercial) C-2 (General Commercial) and C-M (Commercial Industrial) Zones (under Resolution of Intent to R-PD46).

Owner/Subdivider: Bonanza Park, Ltd.

No. of Acres: 2.45 No. of Units: 132

MR. NULL stated this is a condominium development. Staff would recommend approval with the following conditions:
1) Conformance to the conditions of approval for Z-62-82, and 2) Normal conditions.

JAMES RUSSELL, G.C. Wallace Engineering, 1100 East Sahara Avenue, appeared to represent the developer. They are in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Bonanza Park Condominium Development, 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.

5. FINAL MAP

BONANZA PARK
CONDOMINIUM
DEVELOPMENT

APPROVED

Property generally located on the south side of Bonanza Road, east of Rancho Drive, C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial Industrial) Zones (under Resolution of Intent to R-PD46).

Owner/Subdivider: Bonanza Park Ltd.

No. of Acres: 2.45 No. of Units: 132

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

JAMES RUSSELL, G.C. Wallace Engineering, 1100 East Sahara Avenue, appeared for the developer. They are in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Bonanza Park Condominium Development, subject to staff's conditions.

5. FINAL MAP
(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.

6. VAC-4-83
APPROVED

Petition of Vacation submitted by DONALD DENZEL to vacate a portion of the west half of Rigel Avenue generally located between Sirius Avenue and Meade Avenue.

MR. NULL stated this is a request for vacating 10 feet on the west side of Rigel Avenue from Meade Avenue on the north to Sirius Avenue on the south. The utility companies and City departments have no objection. Staff would recommend approval with the following conditions: 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, and 2) Normal conditions. Staff has one letter in favor and none in opposition.

DONALD DENZEL, 3011 Rigel Avenue, appeared for the application.

No one was present in opposition.

MR. NULL said this is an 80 foot street at the present time and they are requesting 10 feet off the west side, which would reduce the street to 70 feet wide. This is just right-of-way and not an improved street.

MR. KENNEDY made a Motion for APPROVAL of VAC-4-83.

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.

7. A-3-83(A)
APPROVED

Petition of Annexation submitted by RICHARD G. WORTHEN, ET AL, to annex property generally located on the north side of Westcliff Drive, west of Buffalo Drive, containing 10 acres.

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

RICHARD G. WORTHEN, 515 North 15th Street, appeared for the application. He plans to develop residential housing.

MRS. TRACY made a Motion for APPROVAL of A-3-83(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.

8. Z-20-83

DENIED

Application of NELLIS LAND COMPANY for reclassification of property generally located on the north side of Bonanza Road, west of Lillian Street, from R-E (Residence Estates) to R-3 (Limited Multiple Residences).

Proposed Use: Medium-High Density Apartments

MR. FOSTER stated the Las Vegas Wash Drainage Channel is abutting the property to the west. To the north is a residence estates subdivision that is almost developed. The property abuts commercial to the east. Across Bonanza Road to the south there is more commercial, then a mobile home park, and a vacant R-E parcel next to the channel with R-CL on the west side of the channel. The pattern along Bonanza Road is commercial and medium-high density residential. This proposal is for 23 fourplexes on lots that will be approximately 50' x 173'. They are proposing a private driveway along the rear coming off Lillian. There is a side setback problem because of the stairways so the lots will have to be adjusted. Staff feels it would be better to break up the long driveway with a central access down to Bonanza Road which would delete one fourplex. They are proposing 92 units and this would mean 88 units and possibly a loss of another lot because of adjustments to the stairways to meet the required setbacks in the R-3. Staff feels the proposal is compatible for the area. The buildings are basically one story with the fourth unit on the second floor and the two-story portion along the Bonanza side of the property. This neighborhood will withstand the increased density as outlined in the General Plan. Staff would recommend approval, subject to: 1) Resolution of Intent, 2) Standard conditions 2 through 5, 3) Conformance to the plot plan amended to provide side setbacks as required by the R-3 zone, 4) Revise the lot layout as required by the Department of Community Planning and Development, 5) Approval of the joint access by the City Commission, 6) Provision of the fire hydrants and water flow as required by Fire Services, 7) Conformance to the Flood Hazard Reduction Ordinance, 8) Install street improvements on Bonanza and Lillian as required by the Department of Public Services, and 9) Construct a 6 foot block wall along the north property line. Staff has 66 protests on record.

BOB KEES, 3507 Florrie Avenue, and JERRY WEST, 2420 Ellis Street, appeared for the application. They accept staff's recommendations.

JOHN MERCHANT, 4977 Nettie Avenue, appeared in protest. This will create additional traffic, especially on Lillian, for that area.

KATHY TOWNSMAN, 4815 Harris Avenue, appeared in protest. She feels the additional children in the area would create a problem for the persons who own horses in the R-E area. There are no recreational areas for children. She questioned how the buildings will be maintained. She would prefer commercial on this property.

GERALD HASTY, 4884 Irene Avenue, appeared in protest. They feel this is an inappropriate population density for the area, an incompatible lifestyle with the surrounding residents, and the possibility of overloaded schools. He prefers commercial development on this property.

There were 18 persons present in protest.

BOB KEES and JERRY WEST appeared in rebuttal. They tried to keep this development primarily one-story buildings. They will have ample green areas and across the front along Bonanza

8. Z-20-83

(Continued)

there will be a wrought iron/brick fencing with individual gates going into each unit. Each building will be in the \$150,000 price range with each unit renting for around \$400 a month. They meet the code for parking spaces. They will provide maintenance-free lawn service for the first six months after the buildings are sold and then continue the service for a fee if the owners request the service. They do not plan to have a recreation area.

MR. JOHNSTON made a Motion for DENIAL of Z-20-83 because it is incompatible with the surrounding area.

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.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on April 20, 1983 at 2:00 P.M.

9. Z-21-83

ABEYANCE

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 (Single-Family Residences) to R-CL (Residential Compact Lots) and P-R (Professional Offices).

Proposed Uses: Medium-Low Density Residential
(Single-Family Homes) and Offices

MR. FOSTER stated that Items 9 and 10 are basically the same type of applications. The increased density requested on this application is miniscule as compared to R-1 zoning. To the west there is predominantly single-family dwellings. The General Plan does allow for increased density in this area. The property owners requested a row of R-1 homes be placed along the north and west sides of the parcel where R-CL is requested, so they would back up to the existing R-1 homes. The developer has indicated he is in agreement to this change. This change would reduce the number of units from 97 to 85, with 22 R-1 lots and 63 R-CL lots. The R-1 is existing zoning, so that would be excluded from this application. The density is approximately 6 units per acre. A 3-acre parcel for P-R is proposed at the corner of Alta and Rainbow. The building will be one story. Staff would recommend approval of the application with the following conditions: 1) Conformance to the revised plot plan that has been submitted showing the row of R-1 along the north and west sides, 2) Resolution of Intent, subject to a twelve-month time limit, 3) Standard conditions 2 through 5 shall be applicable to the P-R portion only, 4) Provision of fire hydrants and water flow as required by the Department of Fire Services, 5) Dedication of 20 feet of right-of-way for Alta Drive as required by Public Services, 6) Install full-street improvements on Rainbow Boulevard and Alta Drive and street lights and sidewalk on Rainbow Boulevard as required by Public Services, 7) Repair any damage to the existing street improvements resulting from this development as required by Public Services, 8) The office buildings shall be for nonmedical uses because of the parking situation, 9) Approval of the storm drainage plan by Public Services, and 10) Approval of the curb cut locations by the Traffic Engineer. Staff does not have any protests on record.

ROBERT LEWIS, 5240 South Polaris Avenue, appeared for the application. They are in agreement with staff's recommendations.

9. Z-21-83

(Continued)

There were 23 persons in the audience in protest.

DEBORAH BREZNEY, 6901 West Prairie Way, appeared in protest. Some of the residents in the area met with Commissioner Lurie and Mr. Lewis a few days ago. The property owners do not want any P-R or R-CL on this property. There are no recreational facilities in this project. If this is approved, it will pave the way for other high density in the area. This will be an increased burden on the sewer and water systems, Police and Fire Departments, and increase the traffic flow.

MR. FOSTER said the R-CL ordinance does not require a common recreation area.

TOM SCHIERMBOCK, 6937 Kim Avenue, appeared in protest.

MARGARET WRIGHT, 6948 Erin Circle, appeared in protest. The Fire Department is too far away from this project.

MR. FOSTER said the Fire Department indicated their response time to this project would be about 4 to 5 minutes.

MR. LEWIS appeared in rebuttal stating they feel this is a good use for this project since Rainbow and Alta are busy streets.

MR. KENNEDY made a Motion for DENIAL of Z-21-83.

Voting was as follows:

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

Motion for DENIAL carried by a 4/3 vote.

After Item 10 MR. GUTHRIE made a Motion to Reconsider this application.

Voting was as follows:

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

Motion for RECONSIDERATION carried by a 4/3 vote.

MR. GUTHRIE made a Motion for ABEYANCE of Z-21-83.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/3 vote.

10. Z-22-83

ABEYANCE

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northeast corner of Alta Drive and Rainbow Boulevard, from R-1 (Single-Family Residences) to R-CL (Residential Compact Lots) and P-R (Professional Offices).

Proposed Uses: Medium-Low Density Residential
(Single-Family Homes) and Offices

10. Z-22-83

(Continued)

MR. FOSTER stated this is the parcel on the northeast corner of Alta and Rainbow. The applicant is requesting five acres for R-CL and 2.6 acres for P-R on the immediate corner. The R-1 will be retained along the west side of Lorenzi. There are 36 lots proposed in the R-CL. The office building will be one story. The increased density for the R-CL is slight and the P-R is compatible, so staff would recommend approval, subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations, 3) Standard conditions 2 through 5 to be applicable to the P-R only, 4) Provision of fire hydrants and water flow as required by Fire Services, 5) Dedication of 20 feet of right-of-way for Alta and the radius corners at Lorenzi and Rainbow as required by Public Services, 6) Install full-street improvements on Lorenzi and Alta and street lights and sidewalks on Rainbow as required by Public Services, 7) Any damage to the existing street improvements must be repaired by Public Services, 8) The office building be used for nonmedical uses only, 9) Approval of the curb cut locations by the Traffic Engineer, and 10) Approval of the storm drainage plan by the Department of Public Services. Staff does not have any protests on record.

ROBERT LEWIS, 5240 South Polaris Avenue, appeared for the application. They feel they have provided an adequate buffer along Lorenzi with the R-1 houses.

CHAIRMAN BUGBEE asked the applicant if he would be interested in changing the plot plan to all R-CL.

MR. LEWIS said he would be in favor of amending his application to all R-CL.

MRS. TRACY made a Motion for ABEYANCE of Z-22-83 so the plot plan can be revised.

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.

MR. FOSTER announced Items 9 and 10 would be heard again by the City Planning Commission on April 14, 1983 at 7:30 P.M.

11. Z-23-83

APPROVED

Application of HIGHLAND PARTNERSHIP ON BEHALF OF MERCY, INC. for reclassification of property located at 1124, 1128 and 1130 South Highland Drive, from P-R (Professional Offices) to C-1 (Limited Commercial).

Proposed Use: Ambulance Service Office and
Maintenance Facility for Minor
Repairs and Service of the
Ambulances.

MR. FOSTER stated on the east side of Highland Drive is the elevated Interstate 15 Freeway. There is existing P-R to the north fronting on Desert Lane and R-4 immediately north. To the south there is a small piece of P-R. There is an existing driveway off of Desert Lane with parking off that driveway. There is also an access out to Highland Drive. They propose a screening wall with mature landscaping along Desert Lane so the 18 foot high maintenance facility would be screened from view. Staff feels the height of the

11. Z-23-83

(Continued)

maintenance building should be lowered as much as possible. Staff would like to request all ambulances access from Highland Drive. The maintenance facility could be moved farther east on the property so there would be sufficient turning space to enter the west side of the building. The maintenance facility will have a drive-through arrangement. Staff would recommend approval, subject to: 1) Lower the height of the maintenance facility to 14 or 15 feet, 2) Screening wall along Desert Lane and coming around south leaving the driveway access to Desert Lane, but no ambulances use the Desert Lane access, 3) No sirens used on this property, 4) Resolution of Intent, subject to a twelve-month time limit, 5) Standard conditions 2 through 5, 6) Repair any damage to the existing street improvements as required by Public Services, 7) Approval of the parking and driveway plans by the Traffic Engineer. Staff has 34 protests primarily from the residential area to the southwest.

ATTY. TOM BELL appeared as the owner and president of Mercy Ambulance Company and ROBERT FORBES appeared as Managing Director of Mercy Ambulance Company. This is a light preventive maintenance facility. There will not be any equipment or vehicles outside the building. There will be three or four vehicles being worked on inside the building all the time; however, this facility will not be open on weekends. The ambulances are dispatched on emergency calls from the hospitals and not from this location.

DOUGLAS LEE, 3599 Polaris Avenue, architect for the facility, appeared stating the doors are 12 feet high with beams on top bringing the total height of the building to approximately 18 feet. In addition, there is a parapet wall along the north side that extends 2 feet higher that is required by the Building Code.

JOHN SOLOMON, 1304 Charmast Lane, appeared in protest. He is only in favor of professional offices on this property.

MRS. CALLAHAN, 217 Charmast Lane, appeared in protest. They do not want a garage in this area, nor ambulances entering and exiting on Desert Lane.

SANDY TETTERMAN, 1520 Ellis Avenue, appeared in protest.

DOLores BENNERMAN, 1213 Charmast Lane, appeared in protest. She feels this will pave the way for other commercial development in the area.

DR. RON BARTON, 1200 Charmast Lane, appeared in protest. He would like to have this item held in abeyance so the surrounding property owners can come to the meeting with an attorney.

ATTY. TOM BELL appeared in rebuttal. They will not have any gas pumps on the premises. There will only be three or four ambulances entering and exiting this property every day.

MR. MACK made a Motion for APPROVAL of Z-23-83, subject to staff's recommendations and specifically no ambulance traffic on Desert Lane, the garage doors closed except when an ambulance is entering or exiting the facility, and the height of the roof line to be 16 feet, not including the parapet.

Voting was as follows:

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

"NOES" None

11. Z-23-83

Motion for APPROVAL carried unanimously.

(Continued)

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on April 20, 1983 at 2:00 P.M.

12. Z-8-82

Request of EMPIRE WEST COMPANIES for an Extension of Time on property generally located southwest of Charleston Boulevard and Mojave Road, R-2 Zone (under Resolution of Intent to R-4).

EXTENSION
OF TIME

ABEYANCE

MR. FOSTER stated this is the first request for an extension of time. This application is for a three-story apartment building development. The applicant has also submitted a request for an extension of time on the variance for the three-story buildings. They have indicated financial reasons for not developing during the past year. Staff would recommend approval, subject to: 1) One year time limit, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

No one appeared on behalf of this application.

MR. MACK made a Motion for ABEYANCE of Z-8-82, Extension of Time, so the applicant can be present.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on April 14, 1983.

13. Z-110-80

PLOT PLAN REVIEW

APPROVED

Request of NEVADA SAVINGS AND LOAN ASSOCIATION for a Plot Plan Review to use the entrance from Torrey Pines Drive into the Tanglewood Subdivision as a temporary entrance to the model homes and sales office on property generally located northwest of Peachwood Road and Torrey Pines Drive, R-PD8 Zone.

MR. FOSTER stated the applicant would like to change the location of the model homes from Smoke Ranch and Olivewood to the northwest of Peachwood Road and Torrey Pines Drive by the use of a gate. Staff would recommend approval, subject to: 1) The use of the models shall cease in two years or when the last unit in this tract is sold, whichever occurs first, 2) Conformance to the plot plan, 3) Provision of adequate parking in the immediate vicinity, and 4) Gate may remain on the street as long as it is a private street.

BILL NELSON, 4360 Walter Avenue, appeared to represent Nevada Savings and Loan Association. They are in agreement with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of Z-110-80, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

13. Z-110-80
(Continued)

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

Motion for APPROVAL carried unanimously.

14. Z-57-78
PLOT PLAN REVIEW
APPROVED

Request of BARRY W. BECKER ON BEHALF OF RANCHO BEL AIR
Subdivision for a Plot Plan Review to allow attached
garages 5 feet from the rear property line where 15 feet
is required on property generally located on the southwest
corner of Mesquite Avenue and Rancho Drive, R-PD4 Zone.

MR. FOSTER stated this is a request for 5 foot setbacks for
garages on the remainder of the lots in that subdivision.
The ordinance presently allows a detached garage to come
within 5 feet of the rear property line with a 6 foot
setback between the garages and residences. Staff would
recommend approval, subject to: 1) The garages remain
as garages and not be converted into living area.

BARRY BECKER, 50 South Jones Boulevard, appeared to
represent Rancho Bel Air Subdivision. He had no objection to
a deed restriction stating the garages cannot be converted
into living area.

MR. MACK made a Motion for APPROVAL of Z-57-78, Plot Plan
Review, with staff's condition of a deed restriction.

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 April 20, 1983.

SUPPLEMENTAL AGENDA:

1. FINAL MAP
PARK VISTA
UNIT NO. 5
APPROVED

Property generally located east of Lorenzi Boulevard and
south of Lake Mead Boulevard, N-U Zone (under Resolution
of Intent to R-PD8).
Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 5.04 No. of Lots: 36

MR. NULL stated this subdivision does not have any access.
Therefore, staff would recommend the following conditions: 1)
Conformance to the conditions of approval for the tentative
map; and 2) Provide sufficient dedication and temporary
pavement on Marathon Drive and Gazelle Drive to permit access
to Unit 4 at the time of development. This final map is in
substantial conformity with the tentative map and staff
would recommend approval.

JAMES RUSSELL, G.C. Wallace Engineering, 1100 East Sahara Avenue,
appeared to represent Metropolitan Development Corporation.
They are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for
Park Vista Unit No. 5, subject to staff's conditions.

Voting was as follows:

1. FINAL MAP
(Continued)

"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
PARK VISTA
UNIT NO. 6
APPROVED

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

Owner/Subdivider: Metropolitan Development Corporation
No. of Acres: 7.9 No. of Lots: 55

MR. NULL stated that at one time the east side on Lorenzi was 50 feet wide and there was a vacation of 10 feet, but the vacation did not go all the way to the north property line so there is a small piece of land that will have to be vacated. Staff would recommend approval, subject to the following conditions: 1) Conformance to the conditions of approval for the tentative map, and 2) A portion of Lorenzi Boulevard abutting Lots 10 and 11, Block 2 of this subdivision is to be vacated before recording of this final map. The final map is in substantial conformity with the tentative map.

JAMES RUSSELL, G. C. Wallace Engineering, 1100 East Sahara Avenue, appeared to represent Metropolitan Development Corporation. They are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Park Vista Unit No. 6, 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. Z-66-64 (34)
PLOT PLAN REVIEW
ABEYANCE

Request of B. E. ADDIS BUILDERS for a Plot Plan Review to construct buildings on property generally located on the southeast corner of Builders Avenue and 30th Street, C-1 Zone (under Resolution of Intent to M).

MR. FOSTER stated staff has requested the applicant to reduce the size of the building to 8,500 square feet. The building will contain retail or service facilities. There will be 17 off-street parking spaces and landscaping along Builders Avenue. This will be a one-story building. Staff would recommend approval, subject to: 1) Building will only contain 8,500 square feet with 17 parking spaces and landscaping, 2) Approval of the elevations by the Department of Community Planning and Development, 3) Standard conditions 2 through 5, 4) Approval of the parking and driveway plan by the Traffic Engineer, 5) Repair any damage to the existing street improvements as required by Public Services, and 6) Provision of fire hydrants and water flow as required by Fire Services.

No one was present on behalf of the application.

MRS. TRACY made a Motion for ABEYANCE of Z-66-64(34), Plot Plan Review, so the applicant can be present.

Voting was as follows:

3. Z-66-64(34)
(Continued)
- "AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy
"NOES" None
- Motion for APPROVAL carried unanimously.
4. Z-66-64(35)
PLOT PLAN REVIEW
ABEYANCE
- Request of B. E. ADDIS BUILDERS for a Plot Plan Review to allow outside storage on property generally located on the west side of 30th Street, between Sunrise and Charleston Boulevard, C-1 Zone (under Resolution of Intent to M).
- MRS. TRACY made a Motion for ABEYANCE of Z-66-64(35), Plot Plan Review, so a representative may be present on behalf of the application.
- 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.
5. Z-66-64(36)
PLOT PLAN REVIEW
ABEYANCE
- Request of B. E. ADDIS BUILDERS for a Plot Plan Review on property generally located on the north side of Charleston Boulevard, west of Mojave Road, C-1 Zone (under Resolution of Intent to M).
- MRS. TRACY made a Motion for ABEYANCE of Z-66-64(36), Plot Plan Review, so a representative may be present on behalf of this application.
- 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.
6. Z-80-81
REINSTATEMENT
AND EXTENSION
OF TIME
APPROVED
- Request of KENNETH S. HUFF for a Reinstatement and Extension of Time on property generally located on the north side of Bonanza Road, between Sandhill Road and Lamb Boulevard, R-E Zone (Resolution of Intent to C-2).
- MR. FOSTER stated this is for a mini-warehouse type of development. This is the first request for an extension of time. Staff would recommend approval, subject to: 1) One year time limit, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.
- KENNETH HUFF, 615 Park Paseo, appeared for the application. He is in agreement with staff's recommendations.
- MR. KENNEDY made a Motion for APPROVAL of Z-80-81, Reinstatement and Extension of Time, 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

6. Z-80-81

(Continued)

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on April 20, 1983 at 2:00 P.M.

7. SO-2-83

SALES OFFICE

APPROVED

Request of R. A. HOMES for a Sales Office on property located at 101 Rockmoss Street, R-1 Zone.

MR. FOSTER stated this is a subdivision on the north side of Westcliff. The applicant proposes 6 homes on the west end of the subdivision. The street improvements have been put in. They want to have a sales office on the corner lot. Staff would recommend approval, subject to: 1) The use shall cease in two years or when the last unit in the tract is sold, whichever occurs first, and 2) Conformance to the plot plan as submitted.

BOB BOLLINGER, 1700 East Desert Inn Road, appeared for the application stating they are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of SO-2-83, Sales Office, 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 no further action would be taken on this item.

8. Z-100-64(129)

PLOT PLAN REVIEW

APPROVED

Request of KINKO'S COPIES for a Plot Plan Review on property located at 608 South 4th Street, R-4 Zone (under Resolution of Intent to C-2).

MR. FOSTER stated there are three buildings on the property at the present time. They propose to remove the building near the alley and put in five off-street parking spaces, plus two off of 4th Street on the front. The house on the rear of the property will be used for storage only. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to provide five parking spaces off the alley and convert the rear dwelling for storage use only in conjunction with use of the front building for office and copy service use, 2) Standard conditions 2 through 5, 3) Approval of the parking and driveway plan by the Traffic Engineer, 4) Any damage done to sidewalk improvements adjacent to the property during development will have to be repaired or replaced, 5) Execute a Special Improvement District Agreement for paving the alley as required by Public Services, and 6) One office use only shall be permitted on this property.

GERRY ALICIA, 4343 Fresno Drive, appeared for the application. He is in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of Z-100-64(129), Plot Plan Review, subject to staff's recommendations.

8. Z-100-64(129):

(Continued)

Voting was as follows:

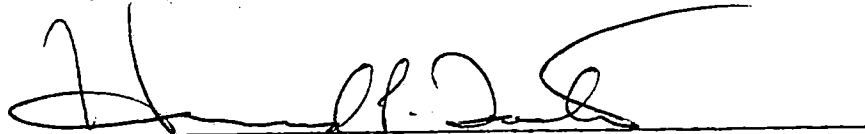
"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 10:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

NAME

ADDRESS

JAMES RUSSELL

1100 E. SAMARA AVE.

DONALD DENZEL

3011 BIRCH

JERRY WEST

2420 ELLIS ST. N. LV. NV.

ROBERT LEWIS

8240 S. POLARIS LAS VEGAS

Deborah Brezney

6901 W. Prairie 89128

NAME

ADDRESS

Bob Kees

3507 FLORENCE AVE

Gerald Hasty

4884 IRENE AVE

John L Merchant

4977 NETTIE AVE

Tom Shierlock

4937 KIM AVE

Ray W Reed

50 JONES S#101

Russell Stiff

615 Park Place

W. Lelling

1700 E. DI.

Harry Alford

4343 Fresno Dr.

INTER-OFFICE MEMORANDUM

Date

March 22, 1983

TO:

FOSTER

FROM:

~~NULL~~

SUBJECT:

CITY PLANNING COMMISSION MEETING
MARCH 22, 1983
AGENDA ITEM CONDITIONS

COPIES TO:

• LINDA OWENS
JOHN ROETHEL
CINDY EADE

NEW BUSINESS:2. Tentative Map - Renaissance Cottages

- Approval of Reinstatement and Extension of Time for Z-88-81.
- Conformance to conditions of approval for Z-88-81.
- No vehicular access to Bonanza Road and Sandhill Road from the abutting lots.
- Wall statement.
- Submit a driveway plan conforming to City of Las Vegas standards as required by the Division of Traffic Engineering.
- Normal conditions 1 - 3
Waverly, no cut / w/c road

3. Final Map - Renaissance Cottages #1

- Approval of the tentative map.
- Conformance to the conditions of approval for the tentative map.

4. Tentative Map - Bonanza Park (Condominium Development)

- Conformance to the conditions of approval for Z-62-82.
- Normal conditions 1 - 3.

5. Final Map - Bonanza Park (Condominium Development)

- Approval of the tentative map.
- Conformance to the conditions of approval for the tentative map.

6. VAC-4-83

Staff has received a letter indicating all property owners adjacent to Rigel Avenue, between Meade Avenue and Sirius Avenue, wish to have the entire street vacated. If the adjacent owners are in agreement, the Planning Commission can enlarge the area of the petition and renotify the owners, utilities and City departments. The Traffic Engineering Division does not want to reduce the street width below 60' until there is a definite determination of the use for the property east of Rigel Avenue. Staff recommends that Rigel be reduced to 60' and the complete vacation not be considered until such time a definite use is proposed for the property east of Rigel Avenue.

TO: FOSTER
RE: AGENDA ITEM CONDITIONS
MARCH 22, 1983
CITY PLANNING COMMISSION MEETING
MARCH 22, 1983
PAGE TWO

7. A-3-83(A)

10.4 acres
R-E (County zoning)
N-U (City equivalent)

SUPPLEMENTAL:

1. Final Map - Park Vista Unit No. 5

- / Conformance to the conditions of approval for the tentative map.
- / Dedication of Marathon Drive and Gazelle Drive with temporary paved access to Unit 4 to be provided at the time of development.

2. Final Map - Park Vista Unit No. 6

- Conformance to the conditions of approval for the tentative map.
- / A portion of Lorenzi Boulevard abutting Lots 10 and 11, Block 2 of this subdivision to be vacated before recording of this final map.

HAN:cme

March 21, 1983

TO: HAROLD P. FOSTER, DIRECTOR	FROM: ROBERT C. CLEMMER, ACTING CHIEF ZONING DIVISION
SUBJECT: PLANNING COMMISSION MEETING OF MARCH 22, 1983	COPIES TO: CINDY JOHN ROETHEL CITY CLERK'S OFFICE

NEW BUSINESS:

1. Z-88-81

This expired 2/3/83. This is the first request for an extension under this file, but there was a previous action which was similar. They have not given a reason for the delay.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall expire April 20, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: Q

NOT A PUBLIC HEARING. SET FOR C. C. APRIL 20, 1983.

8. Z-20-83

This proposal is in N-29-E and there is 15 acres on Owens Avenue and an anticipated 10 acres on Nellis and this site which is 6.6 acres brings the total to 32 acres within the 10% range of the General Plan. The population estimates of the General Plan will not be exceeded by this proposal. This project consists of 92 units or a fourplex on each of 23 lots. The parking is provided at 1.5 spaces per unit.

The joint access to the parking bays on each lot will have to be approved by the City Commission. The building setbacks are not proper as the stairway comes within 3.25' of the side property line where 6.5' are the required setbacks.

The design of the subdivision is not proper as it creates a triangular parcel [Part of VAC-9-77 (Marco St.)] which is not incorporated.

Z-20-83 (continued)

The buildings appear functional, but not unattractive, so are aesthetically acceptable. The only negative is that there is R-E to the north and the proposal is 4-5 times as dense. The design modifications will possibly reduce the project to 21 or 22 lots. Assuming 22, the net density would be 17.2 units per acre. The 40' setback requirement along the channel is recommended by Dennis Jesnson, flood control protection measures.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 2-5.
3. Conformance to the plot plan amended to provide side setbacks as required by the R-3 Zone.
4. Amend the lot layout as required by the Department of Community Planning and Development.
5. Approval of the joint access by the City Commission.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.
7. Conformance to the Flood Hazard Reduction provisions as required by the Department of Public Services.
8. Install street improvements on Bonanza as required by the Department of Public Services.
9. Provide a 6' block wall along the north property line.

PROTESTS: 66

PUBLIC HEARING.

SET FOR CITY COMMISSION APRIL 20, 1983.

9. Z-21-83

Under separate cover, you have the reports on schools, fire response time, police and recall Lorenzi carried approximately 1,000 T.P.D.. This project consists of 97 R-CL lots and a P-R development. The lots are all over 42' x 100' and the models submitted will fit the lots. They are 30' x 60' and 32' x 50', a combination of 2 and 3 bedroom units (detached). They are aesthetically good and have 2 car garages. There are one and two story plans.

They range in size from 1,600 to 1,900 sq. ft. including garage and patios.

This entire site on the northwest corner of Rainbow & Alta is 20.2 acres gross. The net area is 17.1 acres on which they intend to develop 97 lots which is 5.6 units per net acre of the overall site. The net area excluding the P-R is 14.1 acres which is 6.9 units per net net. If this site were entirely developed as R-1, there would be 101 units as opposed to their proposed 97 units with three acres of P-R.

Z-21-83(continued)

This neighborhood is L-34-N and contains 295 gross acres. The design population for this neighborhood is 5,340 people. There are currently 991 single family dwellings which have 3.3 persons per household which will comprise a population of 3,270 people and there is no other developable property aside from this 20 acre site so that this R-CL proposal is entirely within the General Plan and probably could be said that we could advocate a higher density in order to use the available public facilities in the neighborhood to the best advantage, but I would not go so far as to say that.

This project will have a population of 320 people for a total population of 3,590. The P-R plan is a one story 44,000 sq. ft. building with 119 spaces provided allowing a maximum employee count of 79 and should be limited to nonmedical related offices as the parking demand for medical related offices would probably average 7 spaces per office x 19 offices = 133 spaces required. The revised plan of R-1 lots on the north and west reduces the density (net net) to 6 units per acre (85 units on 14.1 net acres).

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the revised plot plan and elevations ^{6 R-1} _{22 22}
3. Standard conditions 2-5 shall be applicable to the P-R only.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Approval of the R-CL site plan by the Department of Community Planning & Development with detached single family dwellings set back 20' from the front property lines and 15' from the rear property lines.
6. Dedication of 20' of right-of-way for Alta Drive as required by the Department of Public Services.
7. Install full street improvements on ^{Rainbow} ~~Barra~~ Boulevard and Alta Drive and street lights and sidewalk on Rainbow Boulevard as required by the Department of Public Services.
8. Any damage to the existing street improvements resulting from this development shall be repaired as required by the Department of Public Services.
9. The office building shall be allowed nonmedical related offices only.
10. Approval of the storm drainage plan by the Department of Public Services.
11. Approval of the curb cut locations by the Traffic Engineer.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION APRIL 20, 1983.

10. Z-22-83

As above, you have back-up under separate cover.

The same buildings are proposed in these R-CL sites as in Z-21-83. The office building in this site has the same type of parking problems, i.e. 35,000 sq. ft., one story with 98 spaces allowing a maximum of 65 employees and 19 medical offices would require 133 spaces usually, although, these 19 offices are smaller and may fall into the 114 space range.

The overall site including the currently developing R-1 is identical, i.e. 20.2 acres gross of which this proposal is for 9.44 acres gross, 5 acres net R-CL and the P-R is 2.6 net acres. If this 9.44 gross acre site were developed R-1, it would yield 47 units, whereas, they are proposing 36 R-CL units and 2.6 acres of P-R. This neighborhood is L-35-N. There are 1136 single family units at 3.3 persons per family equals a population of 3,748. There are 12.8 acres of R-3 which at 2.8 persons per household would yield 681 population. There are 8 acres of R-E vacant which as R-CL would allow 211 people. There are 5.7 vacant acres of R-1 which would have a population of 94 people for a total of 4,734 people, and adding the population of this proposal, 118 people would give 4,852.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. Standard conditions 2-5 shall be applicable to the P-R only.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Approval of the R-CL site plan by the Department of Community Planning and Development with detached single family dwelling set back 20' from the front property lines and 15' from the rear property lines.
6. Dedication of 20' of right-of-way for Alta Drive and the radius corners at Lorenzi Boulevard and Rainbow Boulevard as required by the Department of Public Services.
7. Install full street improvements on Lorenzi Boulevard and Alta Drive and street lights and sidewalk on Rainbow Boulevard as required by the Department of Public Services.
8. Any damage to the existing street improvements resulting from this development shall be repaired as required by the Department of Public Services.
9. The office building shall be allowed nonmedical related offices only.

Z-22-83 (continued)

- ~~10.~~ Approval of the curb cut locations by the Traffic Engineer.
- ~~11.~~ Approval of the storm drainage plan by the Department of Public Services.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION APRIL 20, 1983.

11. Z-23-83

C-1 Zoning for this site is not inappropriate as there is C-1 to the north and on the tile company property several lots south. Highland is access to the industrial area to the southeast under I-15. However, Desert Lane is residential and in past zoning actions access has not been allowed to expand and residential characteristics have been maintained under the P-R provisions. The proposed maintenance building with 18' high roof line and (3) 12' high overhead doors is completely out of character with west side of the site.

The applicants have indicated that they might shift the building and screen it if required, but they needed access to Desert Lane. They indicated ambulances could infrequently be dispatched from this location, but they would refrain from using sirens until they got to the major streets. Staff is not opposed to a change to C-1 if the P-R restraints are kept on the Desert Lane side, but would be opposed otherwise.

The notice included the ambulance related use so a further Use Permit is waived. It is recommended that they reduce the overhead door height toward 8' with a 14' overall building height. The side of the screen wall along Desert Lane would be a function of the height of the overhead door. If they can use an 8' door a 6' screen wall would suffice. However, if they need 9', 7', 10', 8' wall, etc..

Staff would recommend APPROVAL subject to:

- ~~1.~~ Resolution of Intent with a twelve (12) month time limit.
- ~~2.~~ Standard conditions 2 - 5.
3. Conformance to the plot plan and elevations amended to shift the building toward Highland Drive sufficiently to allow access from Highland Drive only and provision of an opaque residentially designed screen wall set back from Desert Lane with landscaping between said wall and Desert Lane and access to the maintenance building east of the screen wall. Further, the maintenance building west exposure should be designed to be aesthetically compatible with the screen wall and the overhead doors and building height might have to be lowered to accomplish that.
- ~~4.~~ Sirens shall not be used within this property.
- ~~5.~~ Repair any damage to existing street improvements as required by the Department of Public Services.

Z-23-83 (continued)

6. Approval of the parking and driveway plans by the Traffic Engineer.

7. No access from Desert Lane from this maintenance facility.

PROTESTS: 34

~~PUBLIC HEARING.~~ SET FOR CITY COMMISSION APRIL 20, 1983.

12. Z-8-82

This will expire April 7, 1983 and this is the first request for an extension. The height Variance extension is in, as well. They cite financial holdups which are being resolved.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall expire April 7, 1984.

2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING.

SET FOR CITY COMMISSION APRIL 20, 1983.

13. Z-110-80

In their letter they propose to change model locations from Smoke Ranch and Olivewood to the northwest of Torrey Pines and Peachwood. These are private streets. The tract to the east are back up lots.

Staff recommends APPROVAL subject to:

1. The use of the models shall cease in two years or when the last unit in this tract is sold, whichever occurs first.

2. Conformance to the plot plan.

3. Provision of adequate parking in the immediate vicinity.

4. *Site may remain on street as long as 1.*

PROTESTS: N/A

NOT A PUBLIC HEARING.

SET FOR P. C. FINAL ACTION.

14. Z-57-78

This is an R-PD4 subdivision with private streets. It has been set-up similar to an R-1 development. We have had several special rear setback authorizations, however, they were supported only when adjacent to the open space of the water district operating property.

The proposed situation of the garage to within 5' of the rear property line would only be possible in the R-1 Zone if a breezeway 6' wide were kept between the house and the garage. This is, therefore, not a problem if the garage can be restricted from ever being converted to livable area from this accessory use allowed in the rear yard area.

Staff recommends APPROVAL subject to:

1. Recording of a deed restriction to the effect that the garage shall not be converted to livable area within the rear 15' of the lot.

PROTESTS: N/A

SUPPLEMENTAL:

3. Z-66-64(34)

This proposal has been reduced by the applicant to a maximum floor area of 8,500 sq. ft. including several proposed mezzanine offices. It will allow 17 spaces at 1 per 500 sq. ft.. Landscaping is needed on Builders Avenue. It will be used for shops or retail. There are no elevations.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to reduce the building to 8,500 sq. ft. provision of 17 parking spaces and provision of landscaping along Builders Avenue.
2. Approval of the elevations by the Department of Community Planning and Development.
3. Standard conditions 2-5.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Repair any damage to the existing street improvements as required by the Department of Public Services.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR P. C. FINAL ACTION.

4. Z-66-64(35)

This proposal is to allow the existing exterior storage use to continue. There is a 232 unit apartment complex to the west in a C-2 Zone and a 50' use restriction applies limiting that area to vehicle parking only. The fencing and gates exist to the front property line and there is landscaping inside on the south portion, but not on the north. The applicant agrees to landscape and irrigate to the north 10' inside the gate storage area.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Vehicle parking only is authorized on the west 50'.
3. Provision of additional landscaping on the north side of the entry with irrigation system extended from the south planter.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR P. C. FINAL ACTION.

5. Z-66-64(36)

This is a one story 4,200 sq. ft. building to be used for auto parts and office or another retail use. There is adequate parking and landscaping. No building elevations have been submitted.

Z-66-64(36) (continued)

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Approval of the building elevations by the Department of Community Planning and Development.
3. Standard conditions 2 - 5.
4. Approval of the curb cuts and parking plan by the Traffic Engineer.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.
6. Repair any damage to the existing street improvements as a result of this development as required by the Department of Public Services.

PROTESTS: N/A
NOT A PUBLIC HEARING. SET FOR P. C. FINAL ACTION.

6. Z-80-81

This expired February 17, 1983. This is the first request for an extension of time. No reason stated. The R-CL request of Hunters from last Planning Commission is immediately north.

Staff recommends APPROVAL subject to:

1. This Resolution of Intent shall expire April 20, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A
NOT A PUBLIC HEARING. SET FOR CITY COMMISSION APRIL 20, 1983.

7. SO-2-83

This is the customary sales office for tract home sales. There is no off-street parking area shown and usually this is provided. They will hold a nearby lot open in case the need arises.

Staff recommends APPROVAL subject to:

1. The use shall cease in two years or when the last unit in the tract is sold, whichever occurs first.
2. Conformance to the plot plan.

PROTESTS: N/A
NOT A PUBLIC HEARING. SET FOR P. C. FINAL ACTION.

8. Z-100-64(129)

Two dwellings exist on this property and they propose removal of one but the layout is based on retention of both with five parking spaces, three of which are too tight. Two offices would require a minimum of 12 spaces. Retention of the rear building for residential purposes would not conform to the C-2 requirements.

They have residential occupancy and will use it in conjunction with the use of the front building for storage purposes, and they will redesign the parking to provide five spaces off the alley.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to provide five (5) parking spaces off the alley and convert the rear dwelling for storage use only in conjunction with use of the front building for office and copy service use.
2. Standard conditions 2 - 5.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Any damage done to sidewalk improvements adjacent to the property during development will have to be repaired or replaced.
5. Execute a special improvement district agreement for paving the alley, as required by the Department of Public Services.
6. One office use only shall be permitted on this property.

PROTESTS: N/A
NOT A PUBLIC HEARING. SET FOR P.C. FINAL ACTION.

RCC:hb

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 1
NEW BUSINESS, Item No. 10, Z-22-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northeast corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed uses: Medium Low Density Residential (Single-Family Homes) and Offices

CHAIRMAN BUGBEE:

Item 10.

HAROLD FOSTER:

This is the parcel on the northeast corner of Alta and Rainbow. It's essentially, as pointed out earlier by the developer, he does have a recorded subdivision on the north portion of the site. He's asking for five acres of R-CL and 2.6 acres of P-R on the immediate corner. It lays out essentially in this fashion -- recorded subdivision is on the north. He is proposing to retain the R-1 along the west side of Lorenzi where he'll have a row of R-1. They'll be across from the existing R-1 on the east side of Lorenzi. There is 36 lots proposed in the R-CL. It's a one-story office building as shown on this particular site. It's a similar type of arrangement as proposed on the northwest corner. Staff, in evaluating this, again finds that the increased density for the R-CL is relatively slight and we also felt that because of the major intersection there that P-R was appropriate, so we recommended approval with the following conditions, if approved: Resolution of Intent subject to a twelve-month time limit. Conformance to the plot plan and elevations. Standard conditions 2 through 5 to be applicable to the P-R only. Provision of fire hydrants and water flow as required by Fire Services. Dedication of 20 feet of right-of-way on Alta and the radius corners at Lorenzi and Rainbow as required by Public Services. Install full street improvements on Lorenzi and Alta Drive and street lights and sidewalk on Rainbow as required by Public Services. Any damage to the existing street improvements must be repaired as required by Public Services. Office building be used for non-medical uses only. Approval of the curb cut locations by the Traffic Engineer. Approval of the storm drainage plan by the Department of Public Services. While we have no protests on record, apparently these same people are here to protest on this one.

COMMISSIONER COLEMAN:

Mr. Foster, may I ask, what is the proposed width of Alta at that intersection?

HAROLD FOSTER:

Eighty feet. It's a secondary street.

COMMISSIONER COLEMAN:

Eighty feet.

CHAIRMAN BUGBEE:

Yes, sir. This is a public hearing to be conducted in the same manner as the last hearing.

ROBERT LEWIS:

Robert Lewis, 5240 South Polaris. There is not a whole lot different about this proposal than the one on the other side of the street. Our feeling is that we have provided an adequate buffer along Lorenzi where we have R-1 houses that would match the existing R-1. Most of the houses that are being produced right now are R-CL type houses, that's what the marketplace is demanding. That's, I believe, why the

ROBERT LEWIS: City enacted an ordinance allowing it. Our feeling is that it's a real compatible use, particularly with houses that are going to be that close to Rainbow Boulevard, which is a busy street.

CHAIRMAN BUGBEE: There seems to be a major objection against this possible potential commercial, or P-R in there. Would you look at this thing as all R-CL?

ROBERT LEWIS: Yes, I would.

CHAIRMAN BUGBEE: Can that be done at this hearing, Mr. Foster?

HAROLD FOSTER: Yes, it could be. The P-R could be amended to R-CL.

COMMISSIONER GUTHRIE: I don't object to the R-CL because in that particular area along the Expressway I think R-CL is compatible. It's just that great big hunk of P-R that turned my head the other way, but I would have to see how the innerface would be. I think you did a pretty good job of blending the R-1 with the R-CL, but just a big chunk of R-CL --

CHAIRMAN BUGBEE: I would think they'd have to run another cul-de-sac in there.

COMMISSIONER TRACY: I don't think we should do that at this meeting because we should allow the man an opportunity to go back and revise his plan and if he can make it something that's agreeable, more agreeable at least to the people who live there. It would give him a chance to come back with something that's redrawn because I wouldn't vote for something sight unseen.

CHAIRMAN BUGBEE: Wouldn't we have to, if it were zoned, he would still have to come in front of us with a map, would he not?

COMMISSIONER TRACY: I wouldn't vote for something unless I saw it. I'd want to see what he would do with the area and how he would come around Alta, etc.

HAROLD FOSTER: You could hold it until the next meeting and he could submit a plan.

CHAIRMAN BUGBEE: If that's agreeable with you, I'll entertain a motion to hold this in abeyance.

COMMISSIONER TRACY: I move to hold this in ABEYANCE and to allow Mr. Lewis to revise the map. This is a suggestion that you also get with that neighborhood group again and show them your revision before you come back.

ROBERT LEWIS: I would be happy to do that. Do you want me to do it on both sides of the street?

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 3
NEW BUSINESS, Item No. 10, Z-22-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northeast corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed uses: Medium Low Density Residential (Single-Family Homes) and Offices

COMMISSIONER TRACY: You might as well get everybody you can because that will just save you time, if you can get some consensus before you come in here.

ROBERT LEWIS: Is it possible to bring up the other one and table that one also until we bring something back?

COMMISSIONER COLEMAN: Mr. Foster, may I ask you something? I know I sound like a broken record, but for years we've been talking about the bridle trail, the horse thing, and I keep getting answers like "yes, it's being worked on" or something, but Angel Park has always come into it and is there any plan to come down that area of Rainbow with a horse trail?

HAROLD FOSTER: It was primarily to go somewhat north, northeast, over to Floyd Lamb State Park and tie in in that fashion, sort of a periphery type of ring around the urban area that would tie in with Horsemen's Park and maybe use the drainage channels and some of the major power line easements on these transmission lines and use those types and it wasn't intended to have a bridle trail through this urban area.

COMMISSIONER TRACY: I have a question, but that isn't really Mr. Lewis's problem. There is a bike -- the city, state, whatever it is, bike path -- what happens when they develop all that? Where do they move the bike path?

HAROLD FOSTER: Basically, the bike path is just in the improved street section and it's just a marked situation that there is a bike path and that's how most of it is through the city, except for that separate path that's along Charleston that goes out to Redrock Canyon.

COMMISSIONER TRACY: Okay, because there's a -- it's marked "Bike Path" and there's an asphalt piece, a paved asphalt piece, that's separate from the street.

HAROLD FOSTER: It will still remain marked as "Bike Path" and they'll have to go on the paved section.

CHAIRMAN BUGBEE: If the Chair may intercede, there is a motion on the floor. I'd like to bring it out and the motion is to hold this in abeyance for you to come back with a new map. Cast your votes, please. That motion has carried.

END OF EXCERPT

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 1
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

CHAIRMAN BUGBEE:

Item 9, Z-21-83.

HAROLD FOSTER:

This is an application of Lewis Homes of Nevada for reclassification of property generally located on the northwest corner of Alta and Rainbow from R-1 to R-CL and P-R. The proposed uses are medium-low density residential, which are single-family homes and offices. This item and the next item, which is Z-22-83, are very similar and by the same applicant. They are just across Rainbow from each other. I'll give you some general comments about the area that will apply to both of them and then the particulars and then we'll go on an application by application basis. You remember last fall they did apply for R-CL zoning on both of these parcels. They were denied. There have been some applications to the south by other owners for some higher density and some P-R and those were also denied. The one to the southeast of Alta and Rainbow was denied in part in the fact that that particular neighborhood -- if that would have been approved, it would have been exceeding the designed population for that neighborhood. On these two neighborhoods where these two applications are involved, the neighborhood actually splits at Rainbow and we're looking at the one neighborhood from Alta north, each of Rainbow, up to the Expressway, and so forth. That neighborhood is essentially low-density residential. There's some multi-family further east, but the increased density that is requested on this application is relatively miniscule and essentially that same situation exists on the parcel on the west side of the northwest corner of Alta and Rainbow where they're asking for the R-CL. Again, the number of units per acre is so slight from what you would have on an R-1 basis that it makes no impact on the overall neighborhood, and as you can see, to the west is predominantly single family and in each neighborhood the General Plan does allow for some increased density. The application concerning Z-21-83 is the one that is being pointed to; it's on the northwest corner. They're asking for P-R on the immediate corner; it's a three-acre parcel. On the remaining site they were asking for it all to be rezoned to R-CL, which is some 14 acres. However, the developer met with a group of representatives from the neighborhood a week or so ago and at that time the property owners requested that a row of R-1 be placed along the north and west sides of the parcel where he's requesting the R-CL, so that it would back up to the existing R-1 and the developer indicated he was in agreement to doing that. That change reduced the number of units from 97 that he had proposed on the R-CL to 85 total, 22 would be R-1 lots and then the 63 are R-CL. The R-1 lots, the existing zoning, is R-1 so what you'd be doing is essentially excluding those from the application and just considering the remaining portion for

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 2
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

HAROLD FOSTER:

the R-1 and the P-R. The density is about 6 units per acre. As you know, normally on R-1 you get around 4 to 5 units per acre, so we're just increasing density here, if it is approved, by 1 or 1½ units more per acre. They have submitted a plot plan. Again, this gray indicates the 3 acres proposed for P-R. The orange shaded portion is for the R-CL, which is essentially 40' x 100', which are 4,000 square foot lots, and the row of R-1 along the west and north sides of the parcel. This is the plot plan showing a schematic design of possibly how the P-R parcel would be developed; the building shaded in red with parking along the west and north sides; a lot of landscaping at the intersection of two major streets. At the meeting when the developer met with the property owners, there was quite a bit of discussion as to whether it would be more desirable to have P-R here versus R-CL and some of the people there preferred to have the P-R rather than the R-CL, just figuring because of the major intersection here it would be undesirable, both from a traffic and a noise standpoint, for the residents as well as possibly aesthetically they felt that maybe a nice landscaped one-story office building would be more compatible. Staff is inclined to agree with that. We feel that the slight increase in density requested under the R-CL is compatible with the area based on the fact that this parcel is bounded by two major streets, and Rainbow being a very wide primary street, we would therefore recommend approval of the application, subject to the revised plot plan that has been submitted showing the row of R-1 along the north and west sides. Also, that it be by a Resolution of Intent, subject to a twelve-month time limit. They have submitted some elevations. They haven't decided how the units would exactly set on the R-CL lots. I think last time they indicated the setbacks would essentially be the same as the R-1, which would be 20' in the front and 15' rear. Possibly the developer can comment on that. Standard conditions 2 through 5 be applicable on the P-R portion, which has to do with landscaping and so forth. Provision of fire hydrants and water flow as required by Fire Services. Dedication of 20' of right-of-way for Alta as required by Public Services. Also, install full-street improvements on Rainbow and Alta and street lights and sidewalks on Rainbow as required by Public Services. Repair any damage to existing improvements as a result of the construction on this property. The office buildings shall be essentially for non-medical use because the parking is so much greater for medical offices. They do not have that so it would have to be just for general office use. Approval of the storm drainage for this plan as required by Public Services. Approval of the curb cut location by the Traffic Engineer. Thus far we have not received any written protests on record. The property owners that met with the

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 3
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

HAROLD FOSTER: developer and staff and Commissioner Lurie were going back to a much larger general meeting and I don't know what occurred at that meeting; there's probably someone here to comment on it.

CHAIRMAN BUGBEE: This is a public hearing. Is the applicant here?

ROBERT LEWIS: I'm Robert Lewis. My address is 5240 South Polaris, Las Vegas. I'm representing Lewis Homes of Nevada, the applicant. I'm in agreement with what staff has recommended and will be happy to answer any questions.

COMMISSIONER TRACY: I have one question and I'm not sure to direct it to you or to Harold. You indicated that there's not going to be that much increase in houses per acre. What I counted on Wallace's zoning map here is 52 units and what I show on another plot plan is 32 units, so we're talking about a 20 unit difference. Is that right? How many acres is it?

HAROLD FOSTER: This whole parcel is 17 acres and if you subtract the 3 acres from the P-R, you have 14 acres.

COMMISSIONER GUTHRIE: When did you meet with the property owners?

ROBERT LEWIS: Last Wednesday.

COMMISSIONER GUTHRIE: I congratulate you for doing that. It saves a lot of problems for us when that happens.

COMMISSIONER COLEMAN: What protection will the houses have that back up to Rainbow?

ROBERT LEWIS: We're going to construct a 6 foot wall along Rainbow and, in addition, the elevation of Rainbow is slightly higher than what our houses are going to be, in some cases, so there will have to be more than a 6 foot wall protection, in certain cases.

COMMISSIONER COLEMAN: Would a wall statement be required on that, Mr. Foster?

HAROLD FOSTER: Yes, on the subdivision map.

COMMISSIONER TRACY: I have another question. This is something that really bothers me about developers in this town. I have a copy here of a map that your sales office is giving for this particular development at the north end. What it shows on here are all R-1's. There is no indication whatsoever that there's any kind of smaller lot size at all. When asking the question about, if there was a possibility that these would be changed in size -- the assurance the sales office gave is that this is exactly what's going

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 4
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

COMMISSIONER TRACY: to be here. They are all R-1 lots. When further asked what is going between -- this is the north half -- what was going on the south half, the answer was, "Probably houses, we're not really sure. We don't know, if they are houses, what size they're going to be." I'm not sure why you would set up a sales office with this kind of a map and then come in and ask for a change because this is this afternoon that this map is being given out and I want to take you personally to task, along with other home developers who do this. I don't think that's fair, because people going to the neighborhood may think this is what they're getting and that's not what they're getting at all.

ROBERT LEWIS: You're mistaken. That map is recorded. That's exactly how it's going to be built.

COMMISSIONER TRACY: That's not what this looks like. This goes right onto Lorenzi. This is Lorenzi right here. These are the R-1's and these are the R-CL's right behind the row of R-1's.

CHAIRMAN BUGBEE: That's a recorded map; there just aren't any houses there yet.

ROBERT LEWIS: It's existing zoning. You asked the question of what's going to happen to the south. The reason they don't know is because that's why we're appearing here tonight.

COMMISSIONER TRACY: I understood that part of it, but what I was trying to figure out is why this particular thing was given out, but now that it was explained, I take back what I just said to you because obviously this matches. My concern was when I saw existing R-1 and Celeste, there are homes between Celeste and the property that you have that I think Sproul or you developed anyway. I assume that that was what those were because it says it's bordered by Celeste, so you've answered my question. Thank you.

COMMISSIONER GUTHRIE: I have a question. The R-CL's will be detached units. They will not be the duplex type, will they?

ROBERT LEWIS: No, they'll be detached units.

COMMISSIONER GUTHRIE: Do you have any elevations of what they're going to look like yet?

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 5
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

ROBERT LEWIS: I don't have them with me. They'd look similar to the ones that we're building on East Charleston right now.

COMMISSIONER GUTHRIE: You have a pretty good idea of what they're going to look like.

ROBERT LEWIS: Yes. We know almost exactly what they're going to look like. When we met with some of the neighbors, one of the conditions they asked for is that we not build any of them less than 1,100 square feet of livable area, and that's a condition that's agreeable.

COMMISSIONER GUTHRIE: Did all the neighbors get to see the elevations? Do they know what it's going to look like?

ROBERT LEWIS: I think so.

CHAIRMAN BUGBEE: You say on East Charleston, you're talking about the stuff just on the other side of Nellis, aren't you?

ROBERT LEWIS: Yes.

CHAIRMAN BUGBEE: I've been down there. They're a nice looking attractive unit. I'm going to allow you some time for rebuttal. Is there someone here, a spokesman? I'd like to see hands first of the people opposing this. Twenty-six. Do you have a spokesman?

DEBORAH BREZNEY: My name is Deborah Brezney. My address is 6901 West Prairie Way. I live on the south side of Alta in the Sproul Homes division. In our area of Alta and Rainbow we have a cross section of a citizens awareness group concerning rezoning. We have discussed Z-21-83 and Z-22-83 at our meetings. We sent a small delegation to meet with Commissioner Lurie and Mr. Lewis at the Teen Center Wednesday evening. We indicated we did not want to accept anything but R-1, but we would listen to any compromise Mr. Lewis may have. Mr. Lewis did not come with a compromise. He asked us what we would like. We told him we did not have to compromise. The property was R-1 and he would have to make the compromise. He indicated he would put in a few more R-1's west of Rainbow replacing some R-CL's as was indicated earlier. We reported back to our main group Thursday evening. We had a unanimous vote, no P-R, no R-CL. P-R: we asked Mr. Lewis what feasibility studies have you done on P-R? "None," he said. What marketing analysis have you done on P-R, we asked? "None," he said. How do you know it will go, we asked? "Well, I just have a feeling," he answered. When will you start construction on P-R, we asked? "In about a year," he answered. Vacancies presently abound with vacant P-R's in this town. Why build

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 6
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

DEBORAH BREZNEY:

more? There are no P-R's on Alta. P-R can be rezoned to commercial at a later time and then what are we looking at in a residential neighborhood: a tavern, an arcade, a car wash? All useful services but not in a residential area. What will we tell the residents in a year, we asked, if you decide to come back and have this property rezoned commercial? "You will have more residents to help you fight in the R-CL division," he answered. R-CL; R-CL has only been in existence for a year and a half, adopted September 16, 1981. Reading from part of the ordinance it states: "All developments shall provide common recreation facilities or other common facilities when deemed necessary by the City Commission." There are no recreational facilities in this project. The R-CL's are small in size. They cannot be enlarged because there is no property in order to enlarge them. The property does not allow for improvements, such as a pool. We feel investors may purchase some R-CL's and rent them out as a tax writeoff. Some builders and developers are currently reducing prices on homes and they are even offering to buy down mortgages to lower levels in order to move existing unsold inventories. Precedent: medium density R-CL and P-R will ultimately lead to another proposal by a developer on the southeast corner of Alta and Rainbow to possibly high density and P-R, such as Metropolitan proposed recently. Then, that will lead to the southwest corner of Alta and Rainbow. That might include apartments and P-R. Our Commissioner Lurie has indicated that Spanos has contacted him concerning that property. Rezoning of other properties in the area: West Coast Holdings -- would you like to see this notice? You have seen it, January, 1983.

CHAIRMAN BUGBEE:

Just tell us about it.

DEBORAH BREZNEY:

Okay. West Coast Holdings recently bought County property and had it annexed into the city, that's just above the Hush Puppy, in order to build a high-density complex there. The staff, according to the newsletter, the staff of the Planning Commission indicated at their recent meeting that this zoning change, if approved, would be a precedent to pave the way for other high density uses of land in the area. If this were to happen, the list of adverse affects on our neighborhood would be extensive indeed, including increased crime and traffic congestion and noise. Also, there is a mobile home park that has been approved on the General Plan in our area. Problems: we have no public transportation in our area. We have no parks in our area. We have no recreational facilities in our area. This would put an increased burden on water and sewer systems and increased

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 7
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

DEBORAH BREZNEY:

burdens on Police and Fire Departments, increased traffic flow in our area. Broken promises: some Sproul and Lewis sales people have told buyers in the past that there would be a park, and in some cases, an elementary school at Alta and Rainbow. None exist! City Hall has told us that that area at Alta and Rainbow was zoned R-1 and now for the third time in seven months we are resisting a possible zoning change. We asked ourselves, who or what do we believe anymore and why check zoning when you move into an area. Thousands of people have demonstrated in the past that they want Alta and Rainbow kept R-1 through petitions, letters of protest, telephone calls, and/or personal visits to commission meetings. We again ask that the property be kept R-1. In closing, I would like to read a zoning ordinance, 19.02.010, short title: "The ordinance as codified in this title shall be known as and may be cited as the zoning ordinance of the City of Las Vegas, Nevada." Purpose: A. This title is adopted in order to conserve and promote the public, health, safety, morals and general welfare of the city and the present and the future inhabitants of the city. B. This title is adopted in conformity with and in consonance with a Comprehensive General Master Plan of the City of Las Vegas as adopted by the Board of City Commissioners on March 2, 1960 and February 5, 1975. In this regard this title is designed to improve the safety and convenience and lessen congestion of the public streets to provide adequate protection against fire, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sanitary sewage, storm drainage, schools, parks, recreation and other public conveniences and necessities, to maintain the character of land uses in the various property districts, to conserve the value of land and buildings and protect investment in same and to encourage the utmost property uses of the land." Thank you.

COMMISSIONER GUTHRIE:

Ma'am, what was the purpose of the reading of the ordinance? Do you feel this is in conflict with that ordinance?

DEBORAH BREZNEY:

Don't you?

COMMISSIONER GUTHRIE:

I asked you.

DEBORAH BREZNEY:

Yes.

CHAIRMAN BUGBEE:

We were very enlightened by your speech. Thank you.

HAROLD FOSTER:

Mr. Chairman, let me just comment on one point that was made here. The R-CL ordinance does not require a common area or recreation area. When we adopted the R-CL ordinance

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 8
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

HAROLD FOSTER: in that same ordinance is adopted the new R-CL district, as well as we amended the R-PD section, the same ordinance. It says if you develop a development like an R-CL in the R-PD zone, then you have to have recreation area. It does not require it for the R-CL district as requested here.

CHAIRMAN BUGBEE: Thank you for the clarification. Yes, sir.

TOM SCHIERMBOCK: I'm Tom Schiermbock, 6937 Kim Avenue. This is the third time we've been here. We've been all through about the police, business and you've heard about fire, schools, so let's not go over that whole thing.

CHAIRMAN BUGBEE: Let me state the Commission's position here. Police, fire, schools is not really our problem. We have agencies that handle those. Zoning is our problem.

TOM SCHIERMBOCK: Zoning is to improve, not degrade a neighborhood; that's what I understand this is supposed to be about. He brought up R-CL before, approximately four months ago, we fought that. All he has done is played with the numbers. He's cut out a parcel there for P-R, squeezed in the R-CL, R-CL is still approximately 7 units per acre, right, isn't that -- I think that's what it is. R-1 is roughly 4.6 units per acre. You are not improving a neighborhood by increasing from 4 to 7. We were living there first. He is a speculator. He bought land in order to make money on it. We bought property there because it's our homes, it's our investment. We should have some kind of say what goes in that area. You have over 1,000 letters. You've received many phone calls, petitions, you know what the people in that area want. We want R-1, R-1 only. If you're representing the people, that's the choice, it's R-1. It's not like there's only one person coming up here arguing. From the last two times that I've been up here, you've gotten over 1,000 petition signers, letters, phone calls, you know what the people want in the area, if you're representing us.

COMMISSIONER JOHNSTON: I don't think I've ever seen a petition with 1,000 signatures on it, never.

TOM SCHIERMBOCK: The last time we were up here, how many petitioners did we have?

COMMISSIONER JOHNSTON: About 300.

TOM SCHIERMBOCK: Three hundred, and the time before, that, how many were there?

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 9
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

COMMISSIONER JOHNSTON: It's not the same item.

TOM SCHIERMBOCK: Yes, sir, it's all concerning this same parcel of land. You know what the people want. Thank you.

MARGARET WRIGHT: My name is Margaret Wright. I live at 6948 Erin Circle. You said the Planning Board is not concerned with fire services to our area. Well, sir, I have just been researching the ISO standards. Our city is fortunate right now to have a Class II city which saves a lot of us people a lot on our fire insurance rates. However, sir, if you continue these rezonings like you are doing in this area, number 1, first of all, I'm going to quote R-2 zoning, I mean, R-1 zoning. Right now you have rezoned enough property up in our area that we are in violation or in disagreement with the ISO standards.

CHAIRMAN BUGBEE: You're talking about insurance standards.

MARGARET WRIGHT: USIO, which is the U-L standards. One of the things in my research states that the Planning Commission and the Planning Board is supposed to take this under advisement. It is the responsibility of the Planning Board. As a Board, I think you have our safety in concern because that's one of the reasons for government.

CHAIRMAN BUGBEE: The Fire Department has been able to pretty well keep up with the development in this city.

MARGARET WRIGHT: Sir, I disagree with you. The ISO standards state: Number 1, There shall be two engine companies within a certain distance. Now, this area that you're talking about now, if you refer back to the City Manager's journal on ISO standards, you will find that the first arriving engine company should be no more than two miles away and the second arriving engine company should be no more than two and a half miles away, ladder truck and so on. The thing is, right now it is not. Our closest engine company is more than two miles away and the second arriving engine company is more than four miles away. Now, it states in the ISO standards -- this is for R-1, not R-CL, which allows for closer spacing of houses, which allows for such things as zero lot line. Let's face it, R-CL is nothing more than tenement-row housing.

CHAIRMAN BUGBEE: Wait a minute, we have Spanish Oaks that you can't call tenement-row housing, which is zero-lot line.

MARGARET WRIGHT: Right, but the thing is as far as fire protection there is no difference.

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 10
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

CHAIRMAN BUGBEE: I don't follow your argument. Your argument then is that we're going to change the fire standards because there's inadequate fire protection. Mr. Foster, did you research the fire situation on this recommendation?

HAROLD FOSTER: Yes, we have. Deputy Chief of Fire Services, Chief Judd, indicated that the equipment that is available at the Jones and Upland station is 1.7 miles away and the response time would probably range from about 4 to 5 minutes. Also, Captain Gunner indicated it would range from about 3.3 3/4 minutes to 4.5 minutes, so they're essentially in the same range. That's essentially no different than any of the area around it for R-1 homes, and essentially we have R-1 homes here with a few more with the increased density.

CHAIRMAN BUGBEE: I'm going to assume that Planning has done their homework and if you have something beside fire protection, I'll listen; if not, I'm going to say "thank you."

MARGARET WRIGHT: I really do request that he check the run records of Engine 6.

CHAIRMAN BUGBEE: I'm going to accept what he said, thank you. Any questions of the Commissioners? Mr. Lewis, would you like a minute for rebuttal?

ROBERT LEWIS: I don't really have a rebuttal. Obviously, I didn't have a meeting of the minds of people, but we feel that this is a good use for this property, given that Rainbow and Alta are both busy streets.

COMMISSIONER TRACY: I have one question about Alta, and I've heard this about Alta until I'm really tired of hearing this about Alta, and that is that there is commercial property on Alta. Just for the record, I want it to show that there is no commercial property on Alta from just slightly west of Decatur all the way up through the Sproul Development. There are R-1 houses that face Alta. The only exception to that is a Mormon church at the corner of Jones and Alta. Everything else has R-1 facing Alta, so I would appreciate it if there's not reference made to how busy Alta is because it may be a busy street, but there are certainly lots of R-1's that are facing it and I think that that's a really poor comment to make about Alta. There's no problem with Rainbow, but everybody knows Rainbow is busy and there's nothing that faces it, but Alta, there is nothing on it and as far as I'm concerned you're establishing something new by putting a P-R on Alta when there is nothing except R-1's facing Alta on both sides of it, so please leave Alta out of that.

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - 7:30 P.M. - PAGE 11
NEW BUSINESS, Item No. 9, Z-21-83, Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL and P-R. Proposed Uses: Medium Low Density Residential (Single-Family Homes) and Offices

CHAIRMAN BUGBEE: Any other questions, Commissioners? I'll close the public hearing.

COMMISSIONER KENNEDY: Looking for a motion?

CHAIRMAN BUGBEE: Yes.

COMMISSIONER KENNEDY: I don't feel this is the proper zoning for this area. We turned some down not too long ago, about two meetings ago, on P-R on Rainbow and Alta, so I'm going to move for DENIAL.

CHAIRMAN BUGBEE: The motion has passed. The motion was for DENIAL. It will be heard again on the 20th of next month in these chambers at 2 P.M.

(ITEM 10 WAS HEARD AT THIS TIME.)

COMMISSIONER GUTHRIE: I move that the previous motion (Item No. 9) be brought back to the next meeting, be brought back out for reconsideration.

CHAIRMAN BUGBEE: We'll have to bring it back out and vote on it.

HAROLD FOSTER: You have to make a motion to rescind your action now and move for reconsideration.

DEPUTY CITY ATTORNEY JOHN ROETHEL: Move for reconsideration.

CHAIRMAN BUGBEE: I understand you (Commissioner Guthrie) made a motion for reconsideration.

COMMISSIONER GUTHRIE: For reconsideration.

CHAIRMAN BUGBEE: Vote on the motion, please. That motion has carried. Now your main motion, Mr. Guthrie.

COMMISSIONER GUTHRIE: I move we hold Z-21-83 in ABEYANCE until the next meeting.--

CHAIRMAN BUGBEE: For a new plot plan for R-CL. Cast your vote, please. That motion has carried.

HAROLD FOSTER: This will come back before this Commission at your next meeting at 7:30 P.M. on April 14 here in these chambers. You will receive no further notice on it. You're being notified now.

END OF EXCERPT

CHAIRMAN BUGBEE:

Item 8, Z-20-83.

HAROLD FOSTER:

Application of Nellis Land Company for reclassification of property generally located on the north side of Bonanza Road, west of Lillian, from R-E to R-3. The proposed use is medium-high density apartments. You can see the subject property on the screen to your right. It's on the north side of Bonanza. The Las Vegas Wash Drainage Channel is the wide strip abutting the property to the west. To the north we have an R-E, which is a half-acre residence-estates subdivision and it's pretty well developed on that basis and then the property abuts commercial to the east that fronts on Nellis. Across Bonanza to the south we have more commercial and then a mobile home park and a vacant R-E parcel next to the channel and then there's some R-CL on the west side of the channel, so basically the pattern along Bonanza Road is getting away from the -- or somewhere inbetween the commercial and the higher-density residential in this area. The proposal is for some 23 fourplexes on lots that will be approximately 50' x 173' in depth in size. They are proposing a private drive along the rear coming off Lillian and then it would come out to Bonanza to the west. This would be the typical lot layout showing the fourplexes. These are actually two lots. There is a fourplex proposed on the front shaded in red, landscaping around it, and all the access would be from this private drive to the parking area in the rear. They have a 5.5 foot setback on one side. They have stairways leaving only 3.5 foot. They do have a setback problem which they're going to have to adjust the lots. Staff, in evaluating this proposal in terms of the site plan, we feel it would be better to break up this long driveway with having a central access down to Bonanza Road at this point and then possibly cul-de-sacing this drive and then also letting this go out to Lillian. The applicants are in agreement. They would lose a lot. They propose 92 units and this would mean possibly 88 and possibly the loss of another lot, making the adjustments for these stairways to meet the required setbacks in the R-3, if it is approved. Staff, in evaluating the request, finds that the proposal is compatible in the area. We do recognize the fact that it does back up to the R-E area to the north. The buildings are essentially one story, but one of the units, the fourth unit, will be on the second floor and the two-story portion of the building will be along the Bonanza side of the property, and then from that plot plan it showed there was some 70/80 feet from the building from the parking area back to the property line; then you know you have at least a 50 foot setback from the homes in the R-E area, so you're approaching 120/130 feet setbacks between buildings. Staff feels that there should be some protection afforded there. We would recommend a 6 foot block wall all along this north line where this accessway is proposed. In evaluating the population density for this neighborhood, as recommended

HAROLD FOSTER:

by the General Plan, it will withstand the increased density that's proposed here. They're not building to the maximum density as would be allowed in the R-3 zone, which would be about 24 units per acre. They're at about 17 units per acre. There's approximately 5 acres involved. Staff would recommend approval, subject to it being by Resolution of Intent, standard conditions 2 to 5, conformance to the plot plan amended to provide the side setbacks as required by the R-3 zone, revise the lot layout as required by the Department of Community Planning and Development, approval of the joint access by the City Commission, that is for that common accessway along the rear of the properties, provision of the fire hydrants and water flow as required by Fire Services, conformance to the Flood Hazard Reduction Ordinance, install street improvements on Bonanza and Lillian as required by the Department of Public Services, and then also, construct a 6 foot block wall along the north property line. From the advertised public hearing we have 66 protests on record, one was a petition with 65 signatures and a separate one. Most of them are from the R-E area to the north.

CHAIRMAN BUGBEE:

Thank you. This is a public hearing. We'll hear from the applicant and then if we have people against this application I would like to have two or three of your spokesmen as we have a long agenda tonight. Yes, sir.

BOB KEES:

I'm Bob Kees, 3507 Florrie Avenue.

JERRY WEST:

I'm Jerry West, 2420 Ellis Avenue, North Las Vegas.

CHAIRMAN BUGBEE:

Please sign in. Yes, sir. Do you understand staff? Do you have something you want to talk about?

BOB KEES:

We understand staff's recommendations and we accept them and go along with those approvals.

COMMISSIONER COLEMAN:

What is the depth of this property off of Bonanza?

HAROLD FOSTER:

One hundred seventy-three feet.

CHAIRMAN BUBBEE:

Anyone else before I let the protectors speak? Thank you. Is there someone here to speak against this? Yes, sir, come forward. You'll have a rebuttal action after we've heard from the protestors?

GERALD HASTY:

Gerald Hasty, 4884 Irene, and we have two other speakers I wish to introduce, Kathy and John. John will go first.

JOHN MERCHANT:

John Merchant, 4977 Nettie Avenue. I live one block and one lot off of Lillian, which is the main southeast access to the junior high school just to the north of -- in the

JOHN MERCHANT:

elbow on Harris as it turns north there is a junior high school there. The traffic on Lillian at school commencement and school excess is a major problem at the present time. In the yellow area across the Wash, I understand, is going to be developed with additional multi-dwelling units and yet there is no access across the Wash on Harris. They would have to go up to probably Washington or down to Bonanza and then back through Lillian. I feel that in spite of what the Master Plan and tentative may indicate, the area would be supersaturated with -- any traffic on Lillian makes living in my lot nearly impossible. The density -- I'm glad to hear the Planning Department has indicated not to come off of the rear property line adjacent to the Wash on the west -- to enter in onto Bonanza Road. Bonanza Road is a difficult access from the north on Lillian at best conditions. If you have 92 units, 138 off-street parking provided, it's true they don't all come and go at the same time, but it would inundate the area, and I certainly hope it stays in R-2. It has been said that the going price of the land of approximately \$60,000 an acre, or \$30,000 a half acre, is not a great deal of difference in the cost of the land than what it is for the single-family R-E.

KATHY TOWNSMAN:

My name is Kathy Townsman. I live at 4815 Harris Avenue. We also have a house at 4851 Harris Avenue. We have a house under construction at 4815 Irene and we have a vacant lot. We have been in this area since 1971 and with the property that we have acquired, I am sure you can understand we like it. We like it because it is half-acre lots. It's zoned for horses and the majority of us in this area do have horses. We feel with this project going in, backing up to our R-E property, with additional children in the area will pose a problem with us and our horses. They are very attracted to children. Some of us have two pools in the area. This project does not have any recreational facilities planned, no pool. We can see no recourse for these children in that area for recreational purposes at all, except maybe to perhaps prevail upon us to furnish our animals, perhaps our pools, etc. There actually isn't any close public pools in the area. There's no movie theatres. There's no bowling alleys. We feel that the streets would be overloaded. The schools would be overloaded. I'm also concerned about parking in that area for recreational vehicles and boats for these tenants. I understand that these are going to be built FHA. It's my understanding that they're going to sell these units to individual owners, hopefully to owner occupants, which means that the owner will occupy one unit and they will rent out three others. Now with 23 units, I happen to work for a mortgage company, 23 buildings to sell to an owner/

KATHY TOWNSMAN:

occupant, I feel is being a little over-optimistic. I just think that it would take quite some time to sell that many units to owner/occupants, which means that there would be investors in there. Also, I'm concerned about the maintaining of these apartments.

CHAIRMAN BUGBEE:

Wouldn't you call an owner/occupant an investor too.

KATHY TOWNSMAN:

An owner/occupant does occupy one of the units, and if they're selling FHA they get the maximum loan. On \$150,000 sales price, the maximum FHA is 142 sets. For an investor-type loan on that, the maximum loan on a \$150,000 selling price would be \$121,200, if my figures are right. I just don't feel that, the way we were lead to believe, that all these units are going to be strictly owned by an individual. I'm concerned about the rental prices in there. My one house, which is a small two bedroom, one bath house, but it has a pool, it has a spa, it's on a half acre, it's zoned for horses, it rents for \$700 a month, and I have no problem getting it. It's a cute house. It's well maintained and I have no problem renting it. I'm concerned about my property values. With the apartments supposedly going over there in the yellow area, I feel that that's enough. I think we could use some more commercial facilities in that area. That would be an ideal spot. There's a Lucky shopping area with a Lucky Supermarket, K-Mart across the street. We have a lot of fast-food restaurants in the area. We could use a nice restaurant. We could use a barber shop, more real estate offices, insurance offices. We could even use another bank. FIB there on the corner of Harris and Nellis has more business than they can handle. You can't get in or out of the place, plus the intersection at Harris and Bonanza is impossible, I mean, Harris and Nellis, is impossible. You're taking your life in your hands. I wish you would check the accident reports on that particular intersection, it's terrible. That is basically my only concern. We would like to keep this compatible with our area. We are willing to accept commercial. We are really quite upset with these apartments going up. We just feel our area would be much better. This is the third time I've been here on zoning changes. There is just one little area left in that whole area that was all R-E at one time. We've been there for ages and we would like to see it compatible with us. Thank you.

GERALD HASTY:

Gerald Hasty, 4884 Irene Avenue. Three main concerns that we have is that we feel it is an inappropriate population density in that area, incompatible lifestyle with us in that area, the possibility of overloaded schools. We have

GERALD HASTY:

REPRESENTATIVE:

seen it already in the Lewis Home areas, which is indicated in the yellow north of the area there, having a lot of traffic even on Irene Street, which is just in back of the proposed property. The only access to a junior high school at that point is either through Harris Street or Lillian, which the buses make free use of. The students, as they cross Bonanza over to the junior high school, are going through the Wash at this time and getting over onto Margo to access to the junior high school. I don't know what the plans are in the future for additional schooling for the yellow area over there, but it was pointed out, again, the only access that they would have would be Lillian, Harris or Monroe in which to get to the area. The street on Washington does not go through yet, so we're putting a large burden onto that intersection as it is and we feel this is just an increase where you would have a continual traffic pattern at all hours of the day being as how many people work at different hours within the day. A higher risk of crime has been voiced in our meetings with each other over this. This is a problem that everybody will say "high risk of crime." We in our neighborhood have seen it occur. It has happened to us as the population has increased in the area and we are concerned that it will become more bothersome. Privacy encroachment: each of us are there because we like our privacy that we have. We like the setbacks we have from each other and we feel like having to look over a 6 foot wall both into an apartment complex, because these are being rented by renters at least three out of four, and an apartment complex is an encroachment on our privacy and that concerns us. Now, incompatible lifestyles: we have our animals in that area. We're concerned about those. Many of us have horses, some of us don't have horses, but we don't mind it. As it stands now, we are allowed three horses into that area, three dogs or three cats. We'd hate to see that jeopardized and it is possible on down the road. We just have our gut feeling. We don't like the idea. We have our fears and our concerns. We have seen some of the areas that has been encroached in already as it has been taken over and we feel like it has been a detriment to our neighborhood and further encroachment of this nature will be further degrading that. Each of us there have made a long-term commitment and many of us have already been there for quite some period of time and would hate to have to consider a change in the way we feel and do things in that neighborhood. Thank you.

COMMISSIONER GUTHRIE:

I have a question. What is your preference for development of that property?

GERALD HASTY:

The general consensus among us seems to be commercial. One of the reasons why we are not objecting to that is because that's not necessarily a twenty-four hour operation. They are not neighbors moving into our neighborhood. We feel like that particular area could use further commercial development. Previous to Lucky's going in and Smith's Food King down on Stewart and Nellis and Alpha Beta at Lamb and Bonanza, our nearest shopping was Lucky's located at Eastern and Bonanza, which was quite some distance. We have no objection to being able to have services closer to us, especially now days as many of us have to watch our gas dollars. We have currently in there a video rental store, which is a nice neighborhood business and causes little trouble. We have Jack's Bar right on the end. That's less favorable. The beer cans are ending up on Lillian and Irene, but we can accept that. The bar closes at a reasonable hour and so causes less trouble that way we feel. We have a bakery that closes later than the normal ten o'clock, but it is closed and shut down for the night, at least until the next day. Apartment dwellers would not give us that rest but commercial would. There is a bakery going in. There used to be an ice cream parlor there. Unfortunately, they were unable to make a go of it.

COMMISSIONER GUTHRIE:

You answered my question.

CHAIRMAN BUGBEE:

One question I'd like to follow through with you on that is one of the major objections with all three of you has been an increased traffic flow during the daylight hours with the children going to school. I'm certain that a commercial center a quarter of a mile long in there, small shops, is going to put a tremendous amount of constant traffic there.

GERALD HASTY:

But the traffic will be going in and out of the commercial property off of Bonanza. It will not be coming and overflowing into our properties and streets of Lillian, Nettie, Margo --

CHAIRMAN BUGBEE:

Why do you feel the apartments will be overflowing into your streets?

GERALD HASTY:

Okay. The standard allowed parking facility is 1.3 spaces per unit.

HAROLD FOSTER:

One and a half spaces per unit.

GERALD HASTY:

One and a half spaces per unit and we feel that's insufficient. In a meeting we had with the developers we asked them, "Okay, where would the visitors park?" and the answer to that was Bonanza. Well, if they don't want to park on

GERALD HASTY:

Bonanza or if Bonanza gets cut off from parking, then that leaves them Irene and Lillian which to park on, if there isn't enough space within that 1.5. It's very common for people to use up that 1.5 consisting of one or two automobiles, maybe a motor home, maybe a camping trailer, so we feel like it would take very little time. This has been my observation up and down through the area where this is standard. There is a series of condominiums down past Lamb off of Hawaiian, I believe it is, Hawaii, anyway, just off of Bonanza, and the parking in there is very difficult.

CHAIRMAN BUGBEE:

Would you feel more comfortable if the parking were four spaces per unit or higher density parking is a problem? I can't really see it spilling into your neighborhood.

GERALD HASTY:

Well, that knocks down that argument, yes, but that's just one of many arguments that we have and we just feel like it's-- we just don't want it, it's as simple as that. We have these concerns. Okay, so you can allow more parking, but we still have the same number of families. Out of those families there's going to be a certain number of children and we don't see where adequate egress to the local schools is being done and we still have the complaints about privacy encroachment. We did not elect to live in a high-density housing area. We elected to live in a low housing area and at the times that each of us bought, some of us ten, twelve, fifteen years ago, it was indicated to us that that's what it was going to be, nice ranch estates.

CHAIRMAN BUGBEE:

That's one of the problems with developments, you know; that's one of the problems with the growth of a city.

GERALD HASTY:

That's correct and we're saying "please leave us a piece of it left." We're stuck there. We have already made the commitment. The builder, at this time, has only made a proposal. They have less to lose at this point than we do. They have lost their time. We have made a commitment to that area.

CHAIRMAN BUGBEE:

Any other questions, Commissioners?

COMMISSIONER COLEMAN:

I'd like to know how many people are here, other than you.

GERALD HASTY:

Please stand up. These are people that felt -- that took work off, took off from other engagements, to be here, plus we have the petition that was alluded to earlier of people that were concerned enough to sign it. We also have the letters that you have received and recorded. We feel strongly about this.

CHAIRMAN BUGBEE:

Thank you. I'll allow the applicant some rebuttal time.

BOB KEES:

When we planned this project, we knew that we were backing up into R-E zoning. Of course, R-E zoning is basically all over Clark County. We kept it under a low profile, and that was the reason why we tried the best we could to keep the one-level unit, and in order to make the four-family dwellings out of it, we moved the upstairs unit to the front so we'd give it a little more decoration. Again, we have gone along with what staff has recommended in order to approve the property the way they recommended it. Also, along the front we're having rolling green areas. Across the front of Bonanza, all the way along the front, we're having a very beautiful wrought-iron brick-type fencing with individual gates going into the units, keeping the tenant parking to the back, as recommended again by staff and the only parking along Bonanza will be the visitors that may come into the area.

COMMISSIONER GUTHRIE:

How are you sure of that, sir?

BOB KEES:

We're not.

CHAIRMAN BUGBEE:

You will have no access then with this rolling fence to the units. What will be your access off of Bonanza, a series of gates along that fence?

JERRY WEST:

There will be service gates on every --

BOB KEES:

We have a photograph here of a project we did before giving a general idea as to what the front of this is going to look like. We're trying to make it as nice as possible. These will be four-family dwellings, individually owned. Each lot and unit will be individually owned by an owner. They are going to be in the price range of around \$150,000. This means that these people who are buying these projects are going to be paying back approximately \$1,900 a month, roughly. We're not looking to come in with low density or high density with low-income families. We're looking for the high-income owners which are going to have to be charging somewhere in the neighborhood of \$400 to \$425 a month. This will eliminate a lot of the children in the area.

COMMISSIONER COLEMAN:

What are the size of the units? How is the breakdown on each--?

JERRY WEST:

Two bedroom/one bath with a hookup for washer and dryer in each unit. There will be approximately 837 square feet in each apartment.

COMMISSIONER COLEMAN:

Each apartment is two bedroom/one bath.

JERRY WEST:

Yes, ma'am, with a hookup for a washer and dryer in each unit.

CHAIRMAN BUGBEE:

The owner's apartment is two bedroom/one bath?

JERRY WEST: That's correct.

COMMISSIONER GUTHRIE: What is the parking? Are you at the minimum, one and a half spaces per unit?

BOB KEES: Yes, in the back side we're providing one and a half; that's basically all that the land would allow at this particular time, one and a half per unit.

COMMISSIONER GUTHRIE: How will the access be? I'm not sure I understand that.-- staff's proposal for the access.

HAROLD FOSTER: It will be a central access off of Bonanza that will circulate through to Lillian and then this, instead of coming south to Bonanza, it would cul-de-sac.

COMMISSIONER GUTHRIE: So you'd have one entrance off of Bonanza, as well as one off the end off of Lillian?

BOB KEES: Yes, sir, keeping a minimum flow as far as the traffic problem is concerned. They can go in and out either direction they want to.

CHAIRMAN BUGBEE: What's the width of your access route?

JERRY WEST: Twenty feet, with sixty feet, on Lillian at the present time has thirty feet. When we develop it, Lillian will then be sixty feet wide.

CHAIRMAN BUGBEE: Up to your property line.

JERRY WEST: Up to our property line, that's correct.

CHAIRMAN BUGBEE: Then I assume Lillian is only going to be developed on the east side.

JERRY WEST: That's correct, sir.

COMMISSIONER MACK: Do you own the property now or do you just have it in escrow contingent upon zoning?

BOB KEES: We have it in escrow contingent upon getting rezoning.

CHAIRMAN BUGBEE: Any other questions?

COMMISSIONER GUTHRIE: Yes. When did you plan to start construction if this is approved?

BOB KEES: Immediately upon approval.

COMMISSIONER GUTHRIE: You have your financing and everything?

JERRY WEST:

We have several pre-qualified buyers that are interested at the present time based upon the previous buildings that I've built, or that have been constructed, and we have to pre-qualify the buyers and then get construction loans and then start building. We won't build until we have the -- all the buyers ready and qualified.

COMMISSIONER COLEMAN:

Are the buyers going to move into these?

BOB KEES:

The ones that want to move in will move in, that's correct.

CHAIRMAN BUGBEE:

Any other questions?

COMMISSIONER MACK:

I'm concerned because I don't see any swimming pools or recreational areas for the kids, that's the only thing I'm concerned about. If you do have children in there, where are they going to play?

CHAIRMAN BUGBEE:

Isn't there a school right down the street?

BOB KEES:

There are just as many facilities for the existing children there as there's going to be here. Again, you've got to remember that because of the price that these units are going to be constructed, and they're going to be constructed with good quality and high sales prices as far as fourplexes are concerned, you're probably not going to get that many children because a family with children is not going to be able to stand the rent that these owners are going to have to charge on these. Now, there was a question earlier, and I just happened to remember it, about the maintenance of it. The maintenance on this unit is going to be free. The landscaping is going to be manicured, The lawns are going to be cut free of no cost.

COMMISSIONER TRACY:

Who will be providing that service if these are owned by individual people?

BOB KEES:

Mr. West is going to provide this service from hereon out. because he will probably wind up representing some of the owners in trying to establish some of the tenants in the units.

CHAIRMAN BUGBEE:

I don't understand this. Is this something you're writing into the deeds that you've got permanent maintenance or is this just a voluntary service?

BOB KEES:

It's a voluntary service.

JERRY WEST:

For the first six months I give it maintenance free. After that I -- the front lawn because of the -- on the front I want to put twenty feet of rolling green grass. Inbetween, as per the pictures I've shown, I have lava rock and sprinklers

JERRY WEST: on automatic timers. These are easily maintained buildings, with the exception of the lawn, and I would handle out of the sales of these things. I would provide for the first six months maintenance-free lawn service. After that it would be a question between the owners of the building either to maintain them or I would continue to maintain it -- I'm a licensed real estate broker here in the state of Nevada and I would do the landscaping if they're out of state.

COMMISSIONER GUTHRIE: Then it's really not free. I'm talking about 1990, 1995. I didn't think you were going to do that out of the goodness of your heart.

COMMISSIONER TRACY: You'll only be doing that for the owners that agree to purchase your services, is that correct?

JERRY WEST: To everybody for the first six months.

COMMISSIONER TRACY: No, I'm talking about after the first six months you would be doing it if they purchased your services. I have the same concern that Mr. Mack does and one of the problems with schools and using those facilities is that they usually lock their fields on weekends and I think that's a real poor thing to teach kids to climb the fences in order to use something that obviously they're locked out of to begin with. I don't think the school is an answer to your lack of recreational facilities. Being familiar with fourplexes in this town, they do attract a good deal of families and I still would like you to answer Mr. Mack's question. What do you propose to do as far as a recreational facility for these people? The pictures that I have here, and I'm assuming you're building somewhat on the same manner, it's all buildings and parking lot. I don't see any place where kids can play, except on the small sidewalk or in the parking lot, so what are your plans for that?

CHAIRMAN BUGBEE: I think we're being redundant on that because he did not indicate any recreational areas in his proposed plans so obviously he has not.

COMMISSIONER TRACY: Mr. Chairman, I'm being redundant. I'm repeating Mr. Mack's question because it wasn't answered.

CHAIRMAN BUGBEE: He has no answer. There are none on the plans.

COMMISSIONER TRACY: That never entered your thoughts in planning this then?

JERRY WEST: That's correct.

CHAIRMAN BUGBEE: I'm going to close this hearing and call for a motion.

EXCERPT - CITY PLANNING COMMISSION MEETING - MARCH 22, 1983 - PAGE 12
NEW BUSINESS: Item No. 8, Z-20-83, Application of NELLIS LAND COMPANY for reclassification of property generally located on the north side of Bonanza Road, west of Lillian Street, from R-E to R-3. Proposed Use: Medium High Density Apartments

COMMISSIONER JOHNSTON: I'll make a motion for DENIAL because I don't feel it's compatible with the area.

COMMISSIONER COLEMAN: I think they're too completely incompatible lifestyles and that's one place I disagree on our Master Plan judgement of what goes where because I cannot see apartment living right next to horse country, it just doesn't work, and I'm certainly against it.

COMMISSIONER TRACY: I'm against it because I agree with Mrs. Coleman that you need to have some kind of buffer zone with this and I think it needs definitely some more planning.

CHAIRMAN BUGBEE: Cast your vote, please. The motion to DENY has carried. This will be heard again on the 20th at the City Commission at 2 o'clock.

END OF EXCERPT