

A G E N D A

CITY PLANNING COMMISSION

APRIL 14, 1983

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law and Read Standard Conditions

OLD BUSINESS:

1. Z-21-83

(Abeyance Item  
from 3/22/83)

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) & Offices  
(NOTE: Applicant agrees to amend P-R portion to R-CL)

2. Z-22-83

(Abeyance Item  
from 3/22/83)

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) & Offices  
(NOTE: Applicant agrees to amend P-R portion to R-CL)

3. Z-19-74

PLOT PLAN  
REVIEW

(Abeyance Item  
from 2/10/83)

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

4. Z-66-83

PLOT PLAN  
REVIEW

(Abeyance Item  
from 2/10/83)

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

5. Z-8-82

(Abeyance Item  
from 3/22/83)

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).

6. Z-66-64(34)

PLOT PLAN  
REVIEW  
(Abeyance Item  
from 3/22/83)

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).

7. Z-66-64(35)

PLOT PLAN  
REVIEW  
(Abeyance Item  
from 3/22/83)

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).

8. Z-66-64(36)

PLOT PLAN  
REVIEW  
(Abeyance Item  
from 3/22/83)

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).

NEW BUSINESS:

1. Z-25-83

Application of THE DONALD L. REAM IRREVOCABLE TRUST, ET AL for reclassification of property generally located on the north side of Bonanza Road, between Sandhill Road and Lamb Boulevard, from R-E (a portion under Resolution of Intent to R-3) to R-PD15.

Proposed Use: Medium Density Residential  
(Apartments)

2. TENTATIVE MAP  
MAJORCA COURT

Property generally located on the north side of Bonanza Road, west of Lamb Boulevard, R-3 and R-E Zones (R-E under Resolution of Intent to R-3) (proposed R-PD15).

Owner: The Donald L. Ream Irrevocable Trust, Et Al  
Subdivider: Hutchins Enterprises  
No. of Acres: 5 No. of Lots: 19

3. TENTATIVE MAP  
VEGAS GREEN  
TOWNHOUSES

Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

Owner: Leonard Van Dusseldorp  
Subdivider: Vegas First Development  
No. of Acres: 5.14 No. of Units: 48

4. TENTATIVE MAP  
WOODCREST

Property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent of Intent to R-E, R-D, R-1, and R-CL).

Owner: Nevada Savings and Loan Association  
Subdivider: Collins Brothers Corp.  
No. of Acres: 40 No. of Lots: 177

5. REVISED TENTATIVE MAP  
BEDFORD VILLAGE  
WEST

Property generally located on the northeast corner of Lorenzi Boulevard and Craig Road, R-1 Zone (under Resolution of Intent to R-CL).  
Owner: L & N Properties  
Subdivider: R.A. Homes, Inc.  
No. of Acres: 28 No. of Lots: 165

6. Z-24-83

Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for reclassification of property generally located on the north side of Stewart Avenue between Rue Thirteen North and 14th Street:

PARCEL #1 - from R-2 to C-1  
Proposed Use: Commercial

PARCEL #2 - from R-2 to R-3

Proposed Use: Medium High Density Apartments

7. Z-26-83

Application of COMANCHE, A LTD. PARTNERSHIP for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-PD21.

Proposed Use: Medium High Density Residential (Apartments)

8. Z-27-83

Application of DIVERSIFIED PROPERTIES CORPORATION ON BEHALF OF ELSIE A. BRODKIN, ET AL for reclassification of property generally located on the southwest corner of Lake Mead Boulevard and Jones Boulevard, from R-E to R-PD11.

Proposed Use: Medium Density Residential (One-Story Townhouses)

9. Z-28-83

Application of CHISM HOMES, INC. for reclassification of property generally located on the west side of Jones Boulevard between Lake Mead Boulevard and Vegas Drive, from R-1 to R-CL.

Proposed Use: Medium Low Density Detached Single Family Residences

10. Z-29-83

Application of ROBERT R. BLACK, ET AL for reclassification of property generally located on the north side of Westcliff Drive, 1,000' west of Buffalo Drive, from N-U to R-CL.

Proposed Use: Medium Density Detached Single Family Residences (Zero Lot Line)

11. Z-112-80  
REINSTATEMENT  
AND EXTENSION  
OF TIME  
Request of DALTON PROPERTIES, INC. for a Reinstatement and Extension of Time on property generally located on the south side of Monroe Avenue, between "J" Street and "N" Street, R-1 Zone (Resolution of Intent to R-PD10).
12. Z-15-81  
EXTENSION  
OF TIME  
Request of FREMONT CONSTRUCTION CO. for an Extension of Time on property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, R-4 Zone (Resolution of Intent to R-5).
13. Z-68-78  
REINSTATEMENT  
AND EXTENSION  
OF TIME  
Request of SUN SURVEY, INC. for a Reinstatement and Extension of Time on property located at 4979 and 4999 E. Owens Avenue, R-2 Zone (Resolution of Intent to R-3).
14. Z-57-81  
REINSTATEMENT  
AND EXTENSION  
OF TIME  
Request of NEVADA ESCROW SERVICE, INC. for a Reinstatement and Extension of Time on property generally located on the northwest corner of Meade Avenue and Rancho Drive, R-E Zone (under Resolution of Intent to M and C-1).
15. Z-5-69  
PLOT PLAN  
REVIEW  
Request of FIRST INTERSTATE BANK for a Plot Plan Review on property generally located on the southwest corner of Rainbow Boulevard and Westcliff Drive, R-1 Zone (under Resolution of Intent to C-1).
16. Z-20-76  
PLOT PLAN  
REVIEW  
Request of GARY GUY WILSON ON BEHALF OF A.V.A. INVESTMENT CORPORATION for a Plot Plan Review for retail stores including a convenience store with gasoline sales on property generally located on the southeast corner of Lorenzi Boulevard and Washington Avenue, C-1 Zone.
17. Z-75-81  
REINSTATEMENT  
AND EXTENSION  
OF TIME  
Request of NEVADA ESCROW SERVICES for a Reinstatement and Extension of Time on property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-MHP and R-E Zones (Resolution of Intent to R-CL).

NOTICE OF PUBLIC HEARING

APRIL 14, 1983

Notice is hereby given that on April 14, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-24-83

HOUSING AUTHORITY OF THE CITY OF LAS VEGAS  
FOR RECLASSIFICATION OF PROPERTY GENERALLY  
LOCATED ON THE NORTH SIDE OF STEWART AVENUE,  
BETWEEN RUE THIRTEEN NORTH AND 14TH STREET.

PARCEL #1:

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL

PARCEL #2:

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF  
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST,  
M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE)

CITY CLERK

Apr 13 22 PM '83

RECEIVED

*Simon*



NOTICE OF PUBLIC HEARING

APRIL 14, 1983

Notice is hereby given that on April 14, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-25-83

THE DONALD L. REAM IRREVOCABLE TRUST, ET AL  
FOR RECLASSIFICATION OF PROPERTY GENERALLY  
LOCATED ON THE NORTH SIDE OF BONANZA ROAD,  
BETWEEN SANDHILL ROAD AND LAMB BOULEVARD.

FROM: R-E (RESIDENCE ESTATES) (A PORTION  
UNDER RESOLUTION OF INTENT TO R-3)

TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL (APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE WEST HALF (W $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER  
(SE $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE  
SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 30, TOWNSHIP  
20 SOUTH, RANGE 62 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

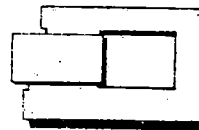
(SEE LOCATION MAP ON REVERSE SIDE.)

SANDHILL RD

BONANZA RD

4150

4200  
UNION HALL



PARKING

STORAGE  
AREA

45 43 41 39

47

24

46 44 42

51 54 52

24

7-25-83  
UNION HALL TEL.

NOTICE OF PUBLIC HEARING

APRIL 14, 1983

Notice is hereby given that on April 14, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-26-83

COMANCHE, A LTD. PARTNERSHIP FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF BONANZA ROAD AND PAGE STREET.

FROM: R-E (RESIDENCE ESTATES)

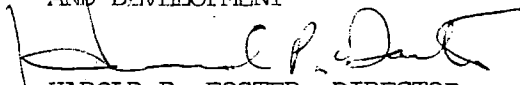
TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL  
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHWEST  
QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ )  
OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62  
EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

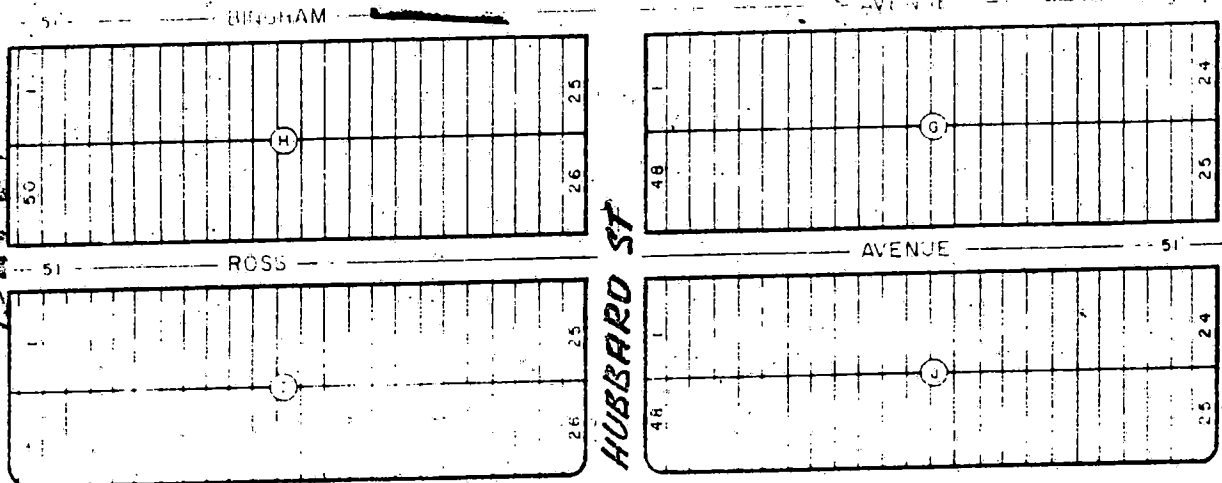
  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

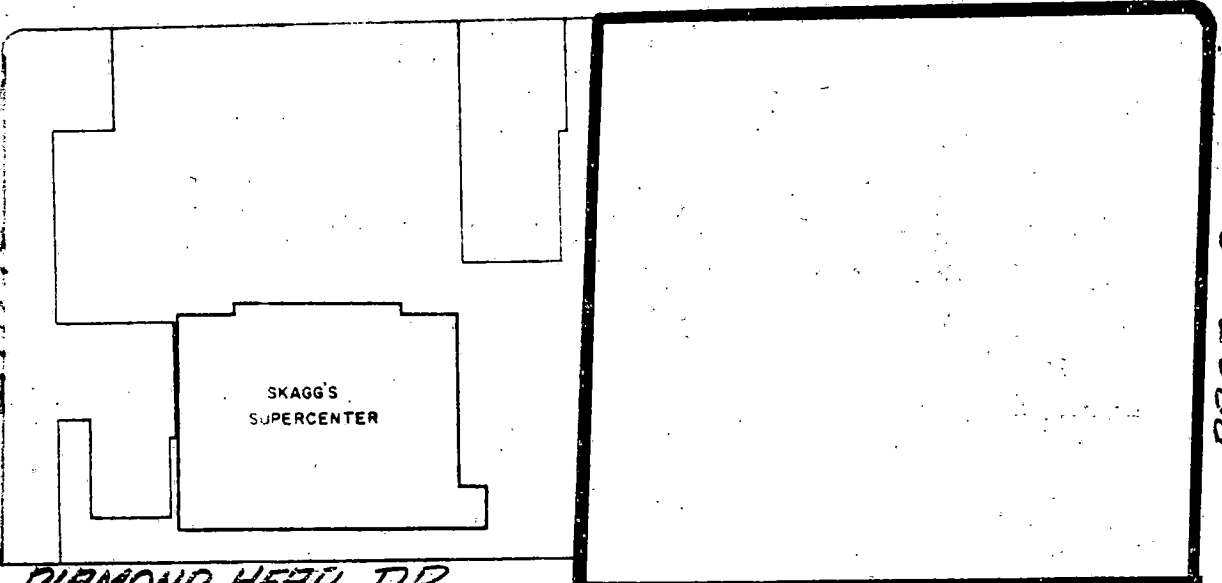
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(SEE LOCATION MAP ON REVERSE SIDE.)

# 7-26-83

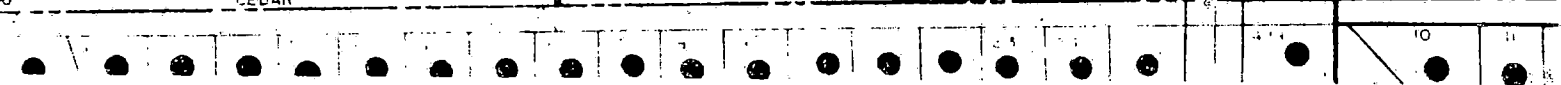
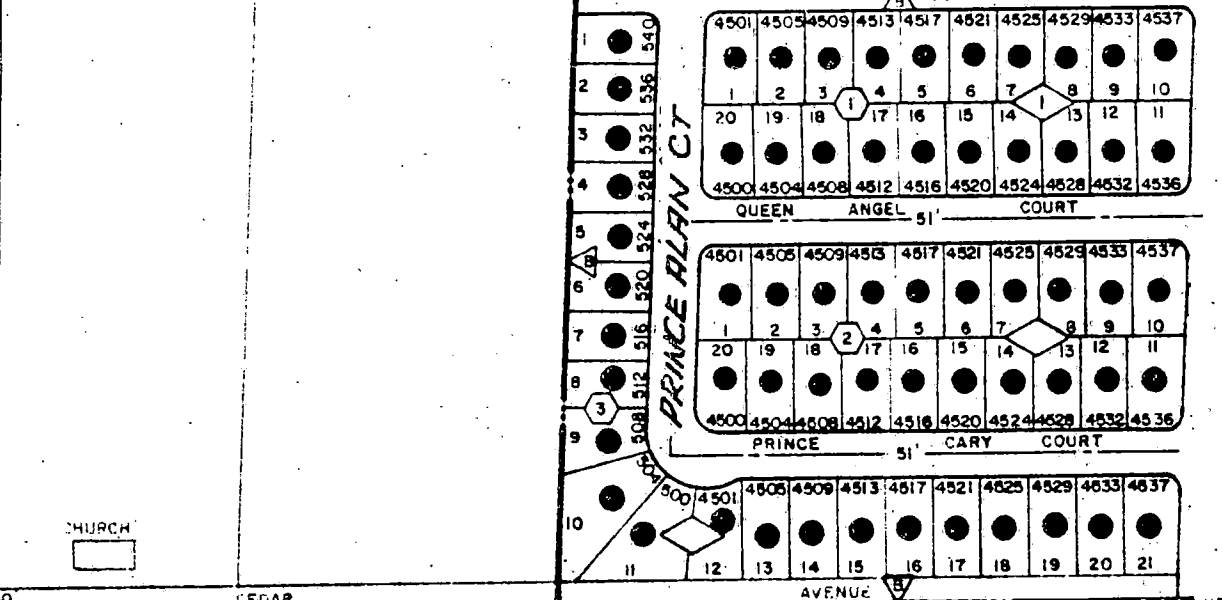


## BONANZA RD



PAGE ST

## DIAMOND HEAD DR



NOTICE OF PUBLIC HEARING

APRIL 14, 1983

Notice is hereby given that on April 14, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-27-83

DIVERSIFIED PROPERTIES CORPORATION ON BEHALF  
OF ELSIE A. BRODKIN, ET AL FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE SOUTHWEST  
CORNER OF LAKE MEAD BOULEVARD AND JONES BOULEVARD.  
FROM: R-E (RESIDENCE ESTATES)  
TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT)  
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL  
(ONE-STORY TOWNHOUSES)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A  
PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE  
SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 23, TOWNSHIP  
20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

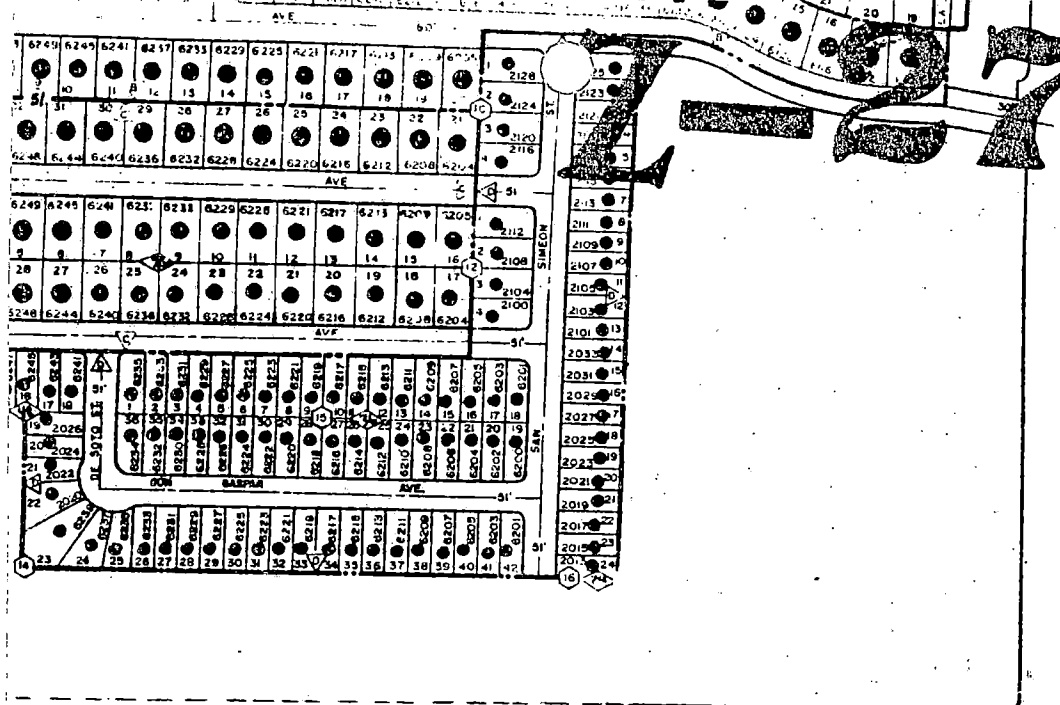
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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(SEE LOCATION MAP ON REVERSE SIDE.)

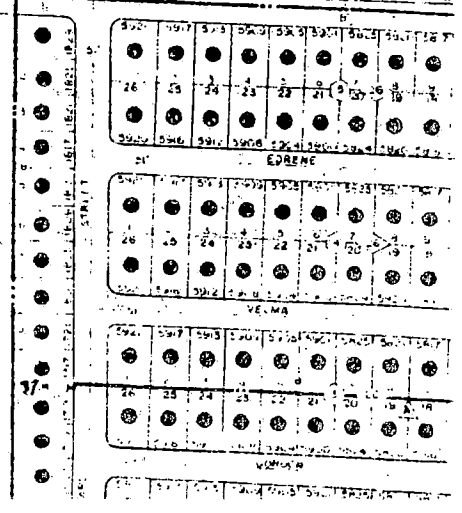
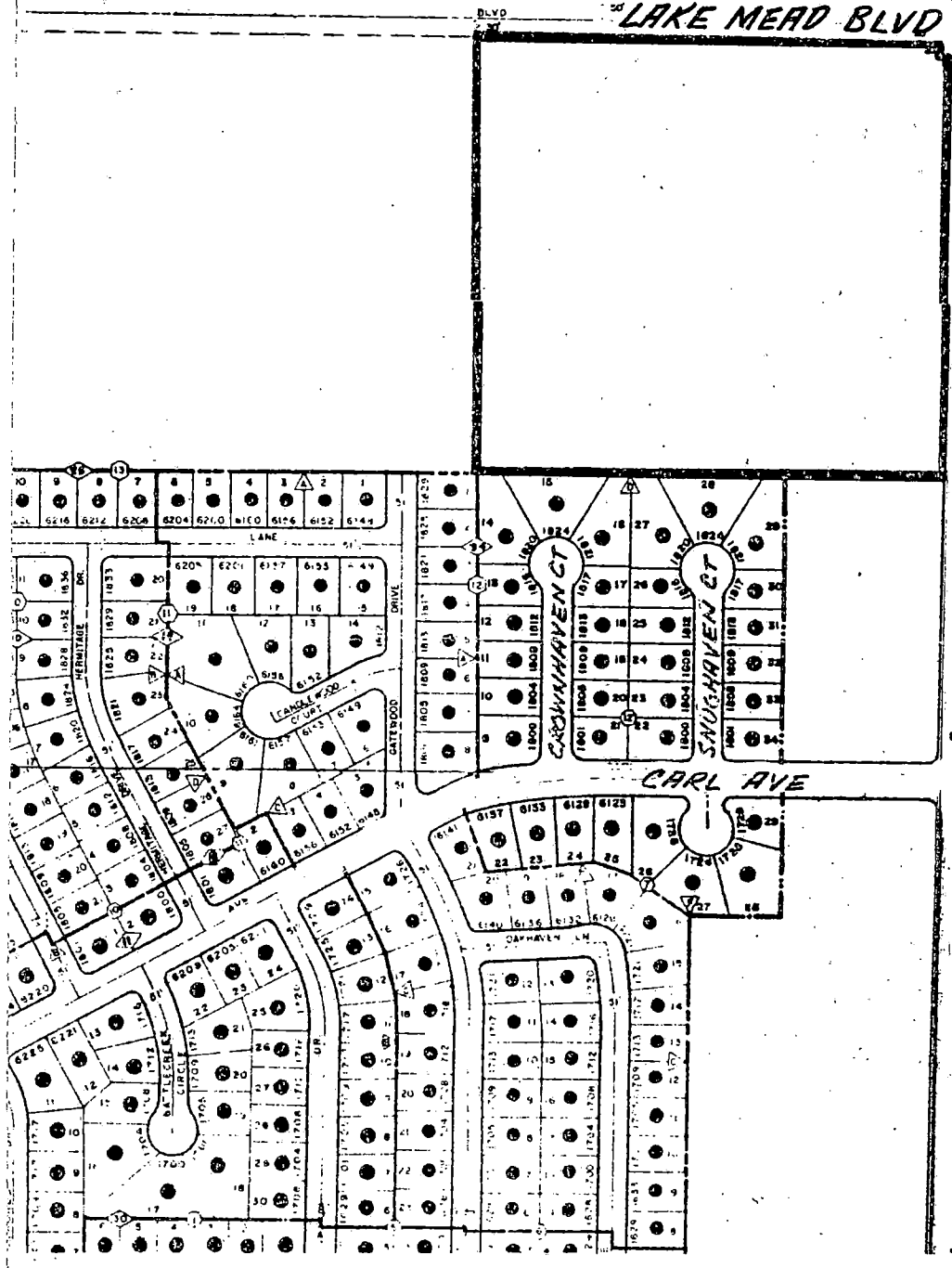


83



LAKE MEAD BLVD

JONES BLVD



NOTICE OF PUBLIC HEARING

APRIL 14, 1983

Notice is hereby given that on April 14, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-28-83

CHISM HOMES, INC. FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED ON THE WEST  
SIDE OF JONES BOULEVARD BETWEEN LAKE MEAD  
BOULEVARD AND VEGAS DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED  
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF THE EAST HALF (E $\frac{1}{2}$ ) OF  
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 23,  
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

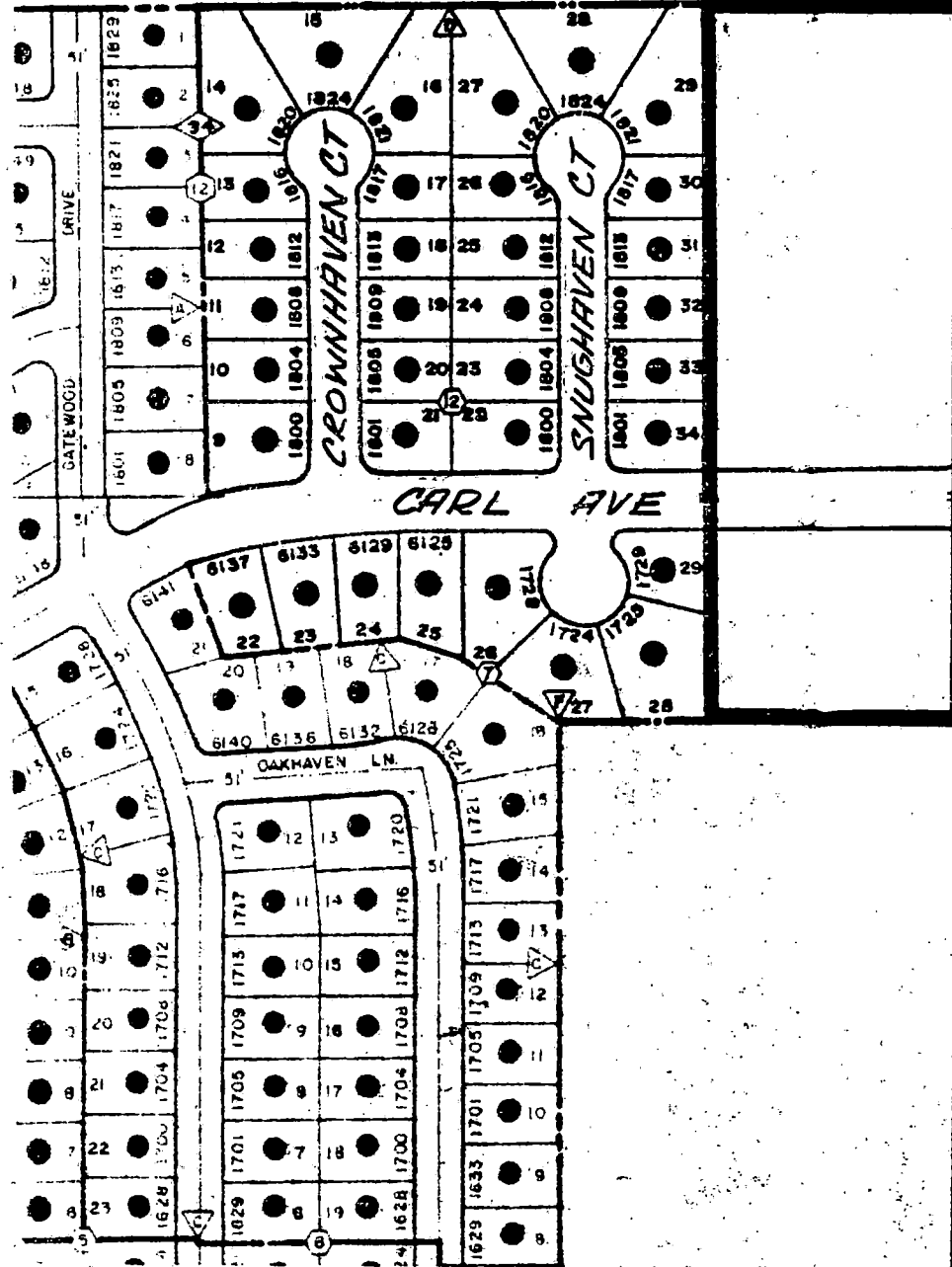
  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

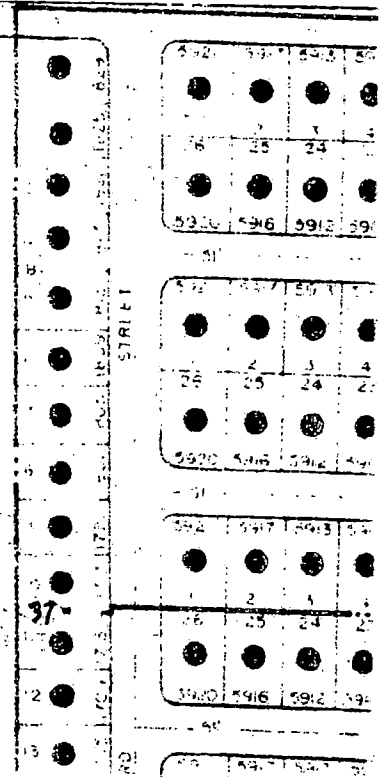
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there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

# 7-28-83



JONES BLVD



NOTICE OF PUBLIC HEARING

APRIL 14, 1983

Notice is hereby given that on April 14, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-29-83

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

FROM: N-U (NON-URBAN)

TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY DETACHED SINGLE FAMILY  
RESIDENCES (ZERO LOT LINE)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF  
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 28,  
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

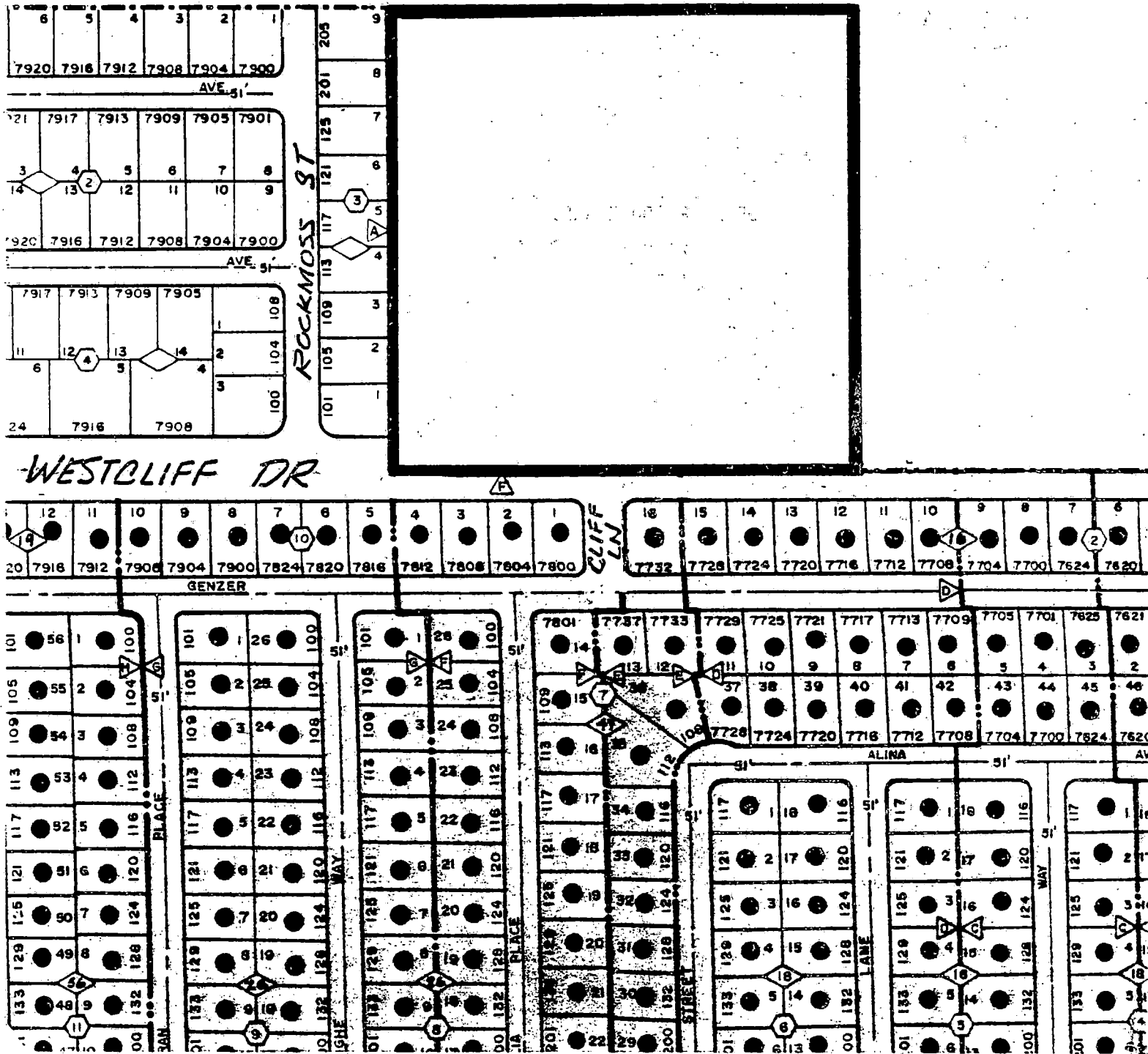
HPF:cme

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(SEE LOCATION MAP ON REVERSE SIDE.)

# Z-29-83

COUNTY



NOTICE  
APRIL 14, 1983

Notice is hereby given that on April 14, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following request:

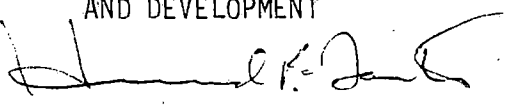
Z-19-74

PLOT PLAN  
REVIEW

REQUEST OF THE GREENS' HOMEOWNERS ASSOCIATION, INC. FOR A PLOT PLAN REVIEW TO ALLOW BARBED WIRE ON THE PERIMETER FENCE SURROUNDING THE DEVELOPMENT ON PROPERTY GENERALLY LOCATED BETWEEN W. WASHINGTON AVENUE AND W. BONANZA ROAD, 525' EAST OF DECATUR BOULEVARD, EXTENDING 800' ALONG W. WASHINGTON AVENUE AND W. BONANZA ROAD, R-PD8 ZONE.

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

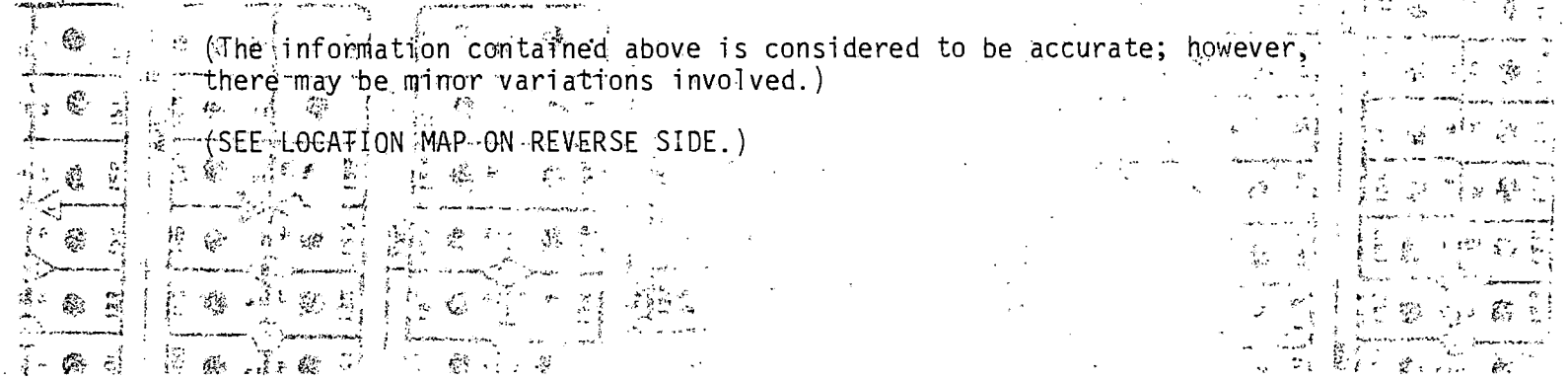
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)





MINUTES

CITY PLANNING COMMISSION

APRIL 14, 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. FOSTER read the normal conditions that would apply to any approved rezoning items heard at this meeting.

OLD BUSINESS:

1. Z-21-83

(Abeyance Item  
from 3/22/83)

APPROVED

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

MR. FOSTER stated this item was held in abeyance from the last meeting. The applicant has amended the P-R portion to R-CL. They are proposing a row of R-1 abutting the developed R-1 to the north and west. The R-CL constitutes about 87 lots. There are 20 R-1 lots for a total of 107 lots. This is 6.2 units per acre or about 2 units per acre more than if it was developed on an R-1 basis. However, this proposed density would still be in keeping with the General Plan. Because of the proximity of this property to Rainbow and Alta, staff would recommend approval, subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) The west and north tier of lots remain R-1 and the P-R portion amended to R-CL, 3) Conformance to the revised plot plan and elevations, 4) Provision of fire hydrants and water flow as required by Fire Services, 5) Approval of the site plan by the Department of Community Planning and Development with the detached single-family dwellings set back 20 feet from the front and 15 feet from the rear property lines, 6) Dedication of a

1. Z-21-83

(Continued)

20 foot right-of-way for Alta Drive as required by Public Services, 7) Install street improvements on Rainbow and Alta and street lights and sidewalks on Rainbow as required by Public Services, 8) Any damage to the existing street improvements resulting from this development shall be repaired as required by Public Services, 9) Conformance to the storm drainage plan by Public Services, and 10) Approval of the curb cut locations by the Traffic Engineer. There were 26 protestants at the last hearing on this item. They indicated they would rather see the property developed on an R-1 basis as it's presently zoned.

ROBERT LEWIS, 5240 South Polaris Avenue, appeared for the application.

DEBORAH BREZNEY, 6901 West Prairie Way, appeared in protest. The residents in the area are still in favor of R-1 zoning for the Alta/Rainbow area.

TOM SCHIERMBOCK, 6937 Kim Avenue, appeared in protest. The property values in the area will depreciate if R-CL is built on this parcel.

ROBERT LEWIS appeared in rebuttal. They prefer to build R-CL homes because that's what the buying public can afford. The R-CL homes will sell from about \$65,000 to approx. \$78,000. The R-1 homes will sell from about \$85,000 to approx. \$95,000. The R-CL homes will run from 1,000 square feet to about 1,450 square feet of livable area and they would have a two-car garage. The R-1 homes will have approx. 1,400 square feet to about 1,750 square feet.

There were 36 persons in the audience in protest.

MRS. TRACY made a Motion for DENIAL of Z-21-83.

Voting was as follows:

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

Motion for DENIAL did not carry by a 5/2 vote.

MR. JOHNSTON made a Motion for APPROVAL of Z-21-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/2 vote.

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

2. Z-22-83

(Abeyance Item  
from 3/22/83)

APPROVED

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

MR. FOSTER stated there are 55 R-CL lots proposed on this site. There are about 5.2 units per acre and only 1 unit per acre more than in an R-1 development. Staff would recommend approval with the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) P-R portion amended to R-CL, 3) Conformance to the revised plot plan and elevations, 3) Approval of the site plan by

2. Z-22-83

(Continued)

the Department of Community Planning and Development with the detached single-family dwellings set back 20 feet from the front and 15 feet from the rear property lines, 6) Dedication of a 20 foot right-of-way for Alta Drive and the radius corner at Lorenzi and Rainbow as required by Public Services, 7) Any damage to the existing street improvements resulting from this development shall be repaired as required by Public Services, and 8) Full half-street improvements on Lorenzi Boulevard.

ROBERT LEWIS, 5240 South Polaris Avenue, appeared for the application.

DEBORAH BREZNEY, 6901 West Prairie Way, appeared in protest. The residents in the area are still in favor of R-1 zoning for the Alta/Rainbow area.

TOM SCHIERMBOCK, 6937 Kim Avenue, appeared in protest. The property values in the area will depreciate if R-CL is built on this parcel.

ROBERT LEWIS appeared in rebuttal. They prefer to build R-CL homes on this parcel because that's what the buying public can afford.

There were 36 persons in the audience in protest on this application and also on Item 1, Z-21-83.

MRS. TRACY made a Motion for DENIAL of Z-22-83.

Voting was as follows:

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

Motion for DENIAL did not carry by a 4/3 vote.

MR. JOHNSTON made a Motion for APPROVAL of Z-22-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/2 vote.

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

3. Z-19-74

PLOT PLAN REVIEW

(Abeyance Item  
from 2/10/83)

APPROVED

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

MR. FOSTER stated this item was held in abeyance from the February 10 Planning Commission meeting to determine what the City Commission was going to do on the proposed ordinance amendment to consider allowing razor wire around townhouse and condominium developments. The ordinance amendment did not allow razor wire around any type of residential developments. Consequently, these items were

3. Z-19-74

(Continued)

placed back on the agenda to consider the request for barbed wire. This parcel is partially developed along the north and west sides. The problem they are having is that the students from Western High School to the south climb over their fence. They are requesting barbed wire around the entire development. Staff feels the barbed wire should be deleted from the area that abuts the single-family homes. Staff would recommend approval, subject to: 1) Barbed wire strands shall be a minimum of 6 feet from grade and entirely within the property lines of this development. The barbed wire cannot exceed 18 inches above the fence and shall not be coiled, 2) Conformance to the plot plan amended to exclude barbed wire along the single-family side of the property, 3) Remove razor wire that is presently on the property, and 4) Two-year time limit on this request. The applicant feels that when the entire development is completed they will not have a problem with the students and will remove the barbed wire. Staff does not have any protests on record.

BARRY BECKER, 50 South Jones Boulevard, appeared for the application. They concur with staff's conditions with the exception of taking down the razor wire. He understands the razor wire ordinance may be heard again. They would prefer to leave the barbed wire up for the one single-family home along Washington if they can obtain the approval of that property owner.

SAM THOMPSON, 4428 Thompson Circle, appeared in protest. He owns one of the homes abutting this parcel. He objects to barbed wire on his back fence.

NATHAN HODGKINS, 4424 Thompson Circle, appeared in protest. His property abuts this parcel. He also objects to barbed wire on his common fence.

MR. MACK made a Motion for APPROVAL of Z-19-74, Plot Plan Review, subject to staff's recommendations and barbed wire allowed on single-family homes adjacent to this parcel upon approval of the homeowner and barbed wire to be removed on the portion adjacent to the church when the church is torn down and the property is developed as residential.

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 action is final.

4. Z-66-73

PLOT PLAN  
REVIEW

(Abeyance Item  
from 2/10/83)

APPROVED

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

MR. FOSTER stated this item was held in abeyance from the February 10 Planning Commission meeting to determine what the City Commission was going to do on the proposed ordinance amendment to consider allowing razor wire around townhouse and condominium developments. The ordinance

4. Z-66-73

(Continued)

amendment did not allow razor wire around any type of residential developments. Consequently, these items were placed back on the agenda to consider the request for barbed wire. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Remove all existing razor wire, 3) Barbed wire shall not project more than 18 inches above the 6 foot fence and shall not be coiled, and 4) Reviewed in two years. There were some protests from the Springhurst Subdivision at the last meeting.

JAMES JONES, 2109 Plaza Del Fuentes, Chairman of the Spanish Oaks Homeowners Association, appeared for the application. They plan to appeal the new razor wire ordinance to the City Commission.

OLGA SCHEEL, 3014 El Camino Avenue, appeared in protest. She objects to the appearance of the barbed wire and razor wire. She suggested the height of the wall could be increased, install a better lighting system on the wall, increase security patrol, or dismantle the wall and allow Metro to provide the security.

ALLEN COLLINS, Collins Brothers, appeared as the developer of Spanish Oaks. He is in favor of the barbed wire for security purposes. However, he suggested that Springhurst install landscaping near the fence to enhance the appearance on their side of the fence.

MR. JOHNSTON made a Motion for APPROVAL of Z-66-73, Plot Plan Review, subject to staff's conditions, but delete the condition pertaining to razor wire.

Voting was as follows:

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

Motion for APPROVAL carried by a 6/1 vote.

CHAIRMAN BUGBEE announced this action is final.

5. Z-8-82

EXTENSION OF TIME

(Abeyance Item  
from 3/22/83)

APPROVED

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).

MR. FOSTER stated this item was held in abeyance from the last meeting because the applicants were not present. The applicants have indicated they are proceeding on the project and feel they need a one-year extension. Staff would recommend approval, subject to: 1) Extension to expire April 7, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DALE COX, 5656 East Grant Street, Tucson, Arizona, appeared as the architect for the project. They are in agreement with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of Z-8-82, Extension of Time, subject to staff's conditions.

Voting was as follows:

5. Z-8-82  
(Continued)
- "AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

6. Z-66-64(34)  
PLOT PLAN REVIEW  
(Abeyance Item  
from 3/22/83)  
APPROVED

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 this is in an industrial area north of Charleston Boulevard and west of Mojave Road. They are proposing a new building on the site. Staff has discussed with the applicant a reduction in the building to about 8,500 square feet, providing 17 off-street parking spaces, and also providing landscaping along Builders Avenue. Staff would recommend approval, subject to: 1) Conformance to the plot plan amended to reduce the building to 8,500 square feet, provide 17 parking spaces, and landscaping along Builders Avenue, 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 resulting from this development as required by the Department of Public Services, and 6) Provision of fire hydrants and water flow as required by Fire Services.

BRUCE ADDIS, 3765 East Pama Lane, appeared for the application. He is in agreement with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of Z-66-64(34), Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this action is final.

7. Z-66-64(35)  
PLOT PLAN REVIEW  
(Abeyance Item  
from 3/22/83)  
APPROVED

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).

MR. FOSTER stated the applicant is already using this parcel as a storage site. They would like to exercise the Resolution of Intent to M (Industrial) so they would have more flexibility on the use of the property. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Vehicle parking only authorized on the west 50 feet, and 3) Provision of additional landscaping on the north side of the entry with irrigation on south planter.

BRUCE ADDIS, 3765 East Pama Lane, appeared for the application.

MR. GUTHRIE made a Motion for APPROVAL of Z-66-64(35), Plot Plan Review, subject to staff's conditions.

7. Z-66-64(35)

(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.

CHAIRMAN BUGBEE announced this action is final.

8. Z-66-64(36)

PLOT PLAN REVIEW

(Abeyance Item  
from 3/22/83)

APPROVED

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).

MR. FOSTER stated this is for a new one-story 4,200 square foot building. This will be for an auto parts office and another retail use. There is adequate parking and landscaping. Staff would recommend approval, subject to the following conditions: 1) Conformance to the plot plan, 2) Approval of the building elevations by the Department of Community Planning and Development, 3) Standard conditions 2 through 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 Fire Services, and 6) Repair any damage to the existing street improvements resulting from this development as required by Public Services.

BRUCE ADDIS, 3765 East Pama Lane, appeared for the application.

MR. MACK made a Motion for APPROVAL of Z-66-64(36), Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this action is final.

NEW BUSINESS:

1. Z-25-83

APPROVED

Application of THE DONALD L. REAM IRREVOCABLE TRUST, ET AL, for reclassification of property generally located on the north side of Bonanza Road, between Sandhill Road and Lamb Boulevard, from R-E (Residence Estates) (a portion under Resolution of Intent to R-3), to R-PD15 (Residential Planned Development).  
Proposed Use: Medium Density Residential (Apartments)

MR. FOSTER stated the site is about 14.75 gross acres. The south parcel along Bonanza Road is already under Resolution of Intent to R-3. The parcel immediately to the north is the second parcel connected with this application; whereas, the R-PD15 is requested on both parcels. Immediately to the east the abutting property is under Resolution of Intent to C-2. To the north and west

1. Z-25-83

(Continued)

is vacant R-E. This application will be for a series of fourplex lots. The layout is such that the driveway will be through a common access along the rear of these parcels that will circulate off the cul-de-sac street. The only access to Bonanza will be from the street. The access to these rear parking areas will be through the private driveway along the westerly side. There is ample landscaping along the front of these parcels. There will be 19 two-story fourplexes. Staff feels this request is in keeping with the General Plan. Therefore, staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, 3) Construct a 6 foot block wall around the perimeter with sight clearance provision at the street intersections as required by the Traffic Engineer, 4) Approval of the joint access to the parking lots by the City Commission, 5) Provision for fire hydrants and water flow as required by Fire Services, 6) Approval of the parking and driveway plan by the Traffic Engineer, 7) Dedicate 25.5 feet of right-of-way along the north side of the development, and 8) Repair any damage to the existing improvements resulting from this development as required by Public Services. Staff does not have any protests on record.

DAVID CAUSEY, Causey Engineering, 3175 South Eastern Avenue, engineer, and ED HUTCHINS, 4787 West Montana Avenue, developer, appeared for the application. They have provided a 30 foot dedication of right-of-way along the north side of the development.

MR. FOSTER said staff would prefer a 30 foot dedication.

GEORGE ROPER, 4150 East Bonanza Road, appeared in protest. He is the coordinator for the Carpenters' Joint Apprenticeship and Training Committee and they are located directly across the street from these proposed apartments. They object to the density of the population that this type of housing provides. They feel single-family dwellings should be built on this property.

ED HUTCHINS appeared in rebuttal stating they will not be going a full R-3 density, but 15 units per acre rather than 25 units. They have more parking spaces provided than the code requires.

MR. JOHNSTON made a Motion for APPROVAL of Z-25-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983 at 2:00 P.M.

2. TENTATIVE MAP  
MAJORCA COURT  
APPROVED

Property generally located on the north side of Bonanza Road, west of Lamb Boulevard, R-3 and R-E Zones (R-E under Resolution of Intent to R-3) (proposed R-PD15).  
Owner: The Donald L. Ream Irrevocable Trust, Et Al  
Subdivider: Hutchins Enterprises  
No. of Acres: 5 No. of Lots: 19

2. TENTATIVE MAP

(Continued)

MR. NULL stated they plan to change the name of this development from Majorca Court to Triste Court. Staff would recommend approval with the normal conditions and subject to: 1) Approval of zoning request Z-25-83, 2) Conformance to the conditions of approval for Z-25-83, 3) Wall statement, and 4) Provide a hydrology report as requested by Public Services. Also, a waiver be permitted for the length of the cul-de-sac street which exceeds the design requirements. Staff recommended approval of the waiver.

DAVID CAUSEY, Causey Engineering, 3175 South Eastern Avenue, appeared for the application. They are in accord with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Majorca (Triste) Court, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983 at 2:00 P.M.

3. TENTATIVE MAP

VEGAS GREEN  
TOWNHOUSES

APPROVED

Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

Owner: Leonard Van Dusseldorp  
Subdivider: Vegas First Development  
No. of Acres: 5.14 No. of Units: 48

MR. NULL stated staff would recommend approval with the normal conditions and subject to: 1) Conformance to the conditions of approval for Z-15-83, 2) Conformance to the Flood Hazard Reduction Ordinance, and 3) Provide a hydrology report as required by Public Services.

DICK BRAND, 2300 East Desert Inn Road, appeared to represent the owner. They concur with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Vegas Green Townhouses, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983.

4. TENTATIVE MAP  
WOODCREST  
APPROVED

Property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL).

Owner: Nevada Savings and Loan Association  
Subdivider: Collins Brothers Corporation  
No. of Acres: 40 No. of Lots: 172

MR. NULL stated staff would recommend approval with the normal conditions, subject to: 1) Conformance to the conditions of approval for Z-64-82, 2) No vehicular access to Alexander Road from the abutting lots, and 3) Wall statement.

ALLEN COLLINS, Collins Brothers, P. O. Box 4247, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Woodcrest.

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 May 4, 1983 at 2:00 P.M.

5. REVISED TENTATIVE MAP  
BEDFORD VILLAGE WEST  
APPROVED

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

Owner: L & N Properties, Inc.  
Subdivider: R. A. Homes, Inc.  
No. of Acres: 28 No. of Lots: 165

MR. NULL stated staff would recommend approval with the normal conditions, subject to: 1) Conformance to the conditions of approval for Z-2-83, 2) No vehicular access to Lorenzi Boulevard and Craig Road from the abutting lots, 3) Wall statement, 4) Provide a hydrology report as required by the Department of Public Services, and 5) Joint use driveways to be approved by the Division of Traffic Engineering. Also, a waiver will be necessary 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; and a waiver be permitted for the length of the cul-de-sac streets which exceed the design requirements. Staff would also recommend approval of the waiver.

GARY LAKE appeared for the application.

MRS. COLEMAN made a Motion for APPROVAL of the Revised Tentative Map for Bedford Village West, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983 at 2:00 P.M.

6. Z-24-83

APPROVED

Application of THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for reclassification of property generally located on the north side of Stewart Avenue, between Rue Thirteen North and 14th Street.

- Parcel #1:

From: R-2 (Two-Family Residence) to C-1 (Limited Commercial)

Proposed Use: Commercial

Parcel #2:

From R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence).

Proposed Use: Medium-High Density Apartments

MR. FOSTER stated this property abuts R-3 zoning to the east. To the north is the east leg of the Freeway. Immediately to the north is R-3. To the west is the N.A.L.A. Community Center in an R-2 zone. North of Stewart Avenue there is C-2 zoning to a depth of three lots. The applicant is proposing commercial along 13th Street and Stewart Avenue. Northeast of that up to the Freeway is the proposed R-3. The applicant has not submitted a development plan. Staff is concerned as to how far east the commercial pattern should extend from this property. Possibly a transition along the easterly 150 feet of the C-1 that is requested be amended to P-R, which would stop the commercial zoning pattern at that point. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 2 through 5, 3) Approval of the uses and development plans and elevations by the Planning Commission, and 4) Amend the application on the easterly 150 feet of the proposed C-1 extending north 150 feet from Stewart Avenue to P-R for parking only. Staff has one letter of protest from a lady who indicated she felt this site should be used for a park.

ART SARTINI, Director of The Housing Authority of the City of Las Vegas, appeared stating they plan to relocate their central offices to this site. They are in accordance with staff's recommendations. This project will be an extension of the Senior Citizens' Center across the street.

LEENA TODD, 413 Greenbriare Townhouse Way, appeared in protest.

BLAINE CARTER, 345 North 15th Street, appeared in protest. There are no recreation facilities in the area. This is too high a population density for the area.

HERB LODERAN, 6424 Cheyenne Avenue, appeared in protest. He is concerned as to what will be developed in the commercial area.

TARJA ROSE, 315 North 15th Street, appeared in favor, but requested that whatever is built on this property be well maintained.

ART SARTINI appeared in rebuttal stating this will be strictly a senior citizens' complex so there will not be a need for recreation facilities for children. This project will be maintained in the same standard as all the other Housing Authority projects.

MR. MACK made a Motion for APPROVAL of Z-24-83, subject to staff's conditions.

Voting was as follows:

6. Z-24-83  
(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983 at 2:00 P.M.

7. Z-26-83  
APPROVED

Application of COMANCHE, A LIMITED PARTNERSHIP for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E (Residence Estates) to R-PD21 (Residential Planned Development).

Proposed Use: Medium-High Density Residential  
(Apartments)

MR. FOSTER stated the applicant is proposing 212 apartments on this 10-acre site at 21 units per acre. There will be one and two story buildings. The site abuts commercial to the west. To the south there are single-family homes. To the east there is a commercial nursery by means of a variance. Because there are single-family homes fronting on Diamond Head Drive, staff worked with the applicant on their plan that included a block wall across the street from these homes, off-street parking next to the fence, moving the buildings as far north as possible, and having one-story buildings at that location, with the balance of the buildings two stories. There will be accesses out to Page Street and Bonanza Road with no access to Diamond Head Drive. Another possibility would be to have single-family homes across Diamond Head Drive from the existing single-family homes. Staff has no objection to this request as long as the density would be lowered from an R-PD21 to an R-PD15. This would reduce the number of units to 160. Staff would recommend approval, subject to: 1) Amending the application to R-PD15, 2) Resolution of Intent subject to a twelve-month time limit, 3) Standard conditions 2 through 5, 4) Provision of fire hydrants and water flow as required by Fire Services, 5) Dedicate 30 feet of right-of-way for Diamond Head Drive, including the radius corner at the intersection of Diamond Head and Page Street, 6) Install full half-street improvements on Bonanza Road, Page Street and Diamond Head Drive as required by Public Services, and 7) Planning Commission approval of the revised plan. Staff has a petition with 57 signatures in protest, 2 letters in protest and 16 letters from students at Eldorado High School in protest.

KATHY PAGE, 2235 East Flamingo Road, appeared as a developer of the project. The entire project will be surrounded by a wall. They will have an on-site management program. They have ample parking spaces for the residents and their guests. There will be extensive landscaping.

JEFF ROSEN, 2235 East Flamingo Road, appeared as a developer of the project. This development is in compliance with the General Plan by using R-PD21 zoning. There is adequate commercial in the area to support this project. There are recreational facilities to accommodate the children that would be living in the project.

There were 22 persons present in protest.

JUDITH MARION, 4509 Diamond Head Drive, appeared in protest. She submitted petitions with approximately 72 signatures in protest. The R-PD21 density is too high for this area. This

7. Z-26-83

(Continued)

project will adversely affect the schools in the area, the traffic situation, increase vandalism and depreciate the property values of the surrounding homes.

RICK BEERES, 4525 Diamond Head Drive, appeared in protest.

ROBERT BURSTON, 4537 Queen Angel Court, appeared in protest. Edward Albert School is already overcrowded and plans are being made to operate that school on a year-round basis.

LINDA CALLAHAN, 504 Prince Island Court, appeared in protest. There is already too much traffic in the area.

KATHY PAGE AND JEFF ROSEN appeared in rebuttal. They contacted many of the residents in the area prior to this meeting to explain the project. There will be an adult section and family section so there will be a control on the number of children living in this project. They would be agreeable to R-PD15 zoning.

MRS. TRACY made a Motion for APPROVAL of Z-26-83, subject to staff's conditions and buffer of 51 foot lots with homes that face Diamond Head Drive with homes comparable to those across the street and the remainder of the parcel to be R-PD15 zoning with adequate setbacks.

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-27-83

ABEYANCE

Application of DIVERSIFIED PROPERTIES CORPORATION ON BEHALF OF ELSIE A. BRODKIN, ET AL for reclassification of property generally located on the southwest corner of Lake Mead Boulevard and Jones Boulevard, from R-E (Residence Estates) to R-PD11 (Residential Planned Development).

Proposed Use: Medium Density Residential  
(One-Story Townhouses)

MR. FOSTER stated the site is 15.9 gross acres. The request is for 166 units, or 10 units per acre. There is commercial zoning immediately to the west, R-3 abutting to the west and south, single-family homes immediately to the south, under Resolution of Intent to R-3 to the east and under Resolution of Intent to commercial on the north. This property is lower than the single-family development immediately to the south. Staff feels this project would be compatible to the area and would recommend approval, subject to: 1) Amend application from R-PD11 to R-PD10, 2) Resolution of Intent with a twelve-month time limit, 3) Conformance to the plot plan amended to provide 20 foot separations in front to side and 10 foot separations in side-to-side buildings, 4) Conformance to the elevations which have been submitted, 5) Provision of a 6 foot high block wall along the south property line measured from the highest adjacent grade, 6) Compliance with the City of Las Vegas' Flood Hazard Reduction Ordinance, 7) Dedication of 20 feet of right-of-way for Lake Mead Boulevard, 8) Approval of the parking and driveway plans by the Traffic Engineer, and 9) Install sidewalks on Jones Boulevard and street improvements on Lake Mead Boulevard as required by Public Services. Staff has petitions with 229 signatures in protest.

8. Z-27-83

(Continued)

DICK DICKSTEIN, 3199 South Eastern Avenue, appeared to represent Diversified Properties Corporation. They are in agreement with staff's recommendations, except for the R-PD10. They plan to build single-story single-family townhouses. The price range will be in the mid-50's. They plan to build 172 units comprising 6 different elevations.

There were 19 persons in the audience in protest.

RANDY FITCH, 6125 Carl Avenue, appeared in protest. This project is not compatible to the area.

JULIE HENSON, 6204 Lanning Lane, appeared in protest. The schools in the area are crowded at the present time.

MICHAEL LORENZO, 1801 Snughaven Court, appeared in protest. There is a problem with traffic congestion in the area already. There is an abundance of similar-type dwellings for sale in Las Vegas at the present time. The applicant did not contact any of the residents in the area to inform them of this proposed development. This will increase the crime rate in the area.

A petition was presented with approximately 194 signatures in protest.

DICK DICKSTEIN appeared in rebuttal stating Robert O'Brien contacted him in regard to this application after the letters were sent out advising the surrounding property owners and he also told him he would be available to meet with the property owners. They have already invested \$44,000 in this property.

PARK HAAS, 3199 South Eastern Avenue, appeared to represent Diversified Properties Corporation. This parcel sits lower than the homes in the area. There are 9 homes that border the property on the southwest corner and over 80% of the surrounding property is vacant land.

ROBERT O'BRIEN, 1804 Snughaven Court, appeared in protest. He did not call the applicant, but a friend of his in the real estate business called on his behalf. The area is becoming too densely populated.

MRS. TRACY made a Motion for ABEYANCE of Z-27-83 so the applicants may meet with the surrounding property owners and incorporate their ideas into this project to make it more compatible with the area.

Voting was as follows:

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

Motion for ABEYANCE carried by a 6/1 vote.

CHAIRMAN BUGBEE announced this item would be heard again by the Planning Commission on April 26, 1983.

9. Z-28-83

DENIED

Application of CHISM HOMES, INC. for reclassification of property generally located on the west side of Jones Boulevard between Lake Mead Boulevard and Vegas Drive, from R-1 (Single-Family Residence) to R-CL (Residential Compact Lot).

Proposed Use: Medium-Low Density Detached  
Single-Family Residences

9. Z-28-83

(Continued)

MR. FOSTER stated this application is for 26 lots approximately 40' x 105' in size. Staff feels the slight increase in density would be in keeping with the zoning pattern in the area. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of the site plan by the Department of Community Planning and Development, 3) Provision of fire hydrants and water flow as required by Fire Services, 4) Compliance to the Flood Hazard Reduction Ordinance, 5) Install sidewalks on Jones Boulevard and street improvements on Carl Avenue as required by Public Services, and 6) Repair any damage to the existing street improvements as a result of this development as required by Public Services. Staff has 194 protests on record.

DAVID WEIR, VTN-Nevada, 2800 West Sahara Avenue, appeared to represent Chism Homes. The density is 4.8 units per acre. The minimum width of the lots are 40' and the depth is 110' to 113'. There is approximately 50' between each home. The homes will be in the \$70,000 - \$80,000 range.

ALLEN LAROCHE, Chism Homes, 4535 West Sahara Avenue, appeared for the application. The buying public cannot afford R-1 homes. These homes will be of a high quality.

There were 19 persons in protest in the audience.

RANDY FITCH, 6125 Carl Avenue, appeared in protest. This project is not compatible to the area.

MICHAEL LORENZO, 1801 Snughaven Court, appeared in protest. He was under the impression this parcel would be developed with the same type of homes as his neighborhood. However, he does feel Chism Homes constructs a high-quality home.

PATRICIA STAMBAUGH, 1821 Snughaven Court, appeared in protest. When she bought her home she was under the impression this area would be developed with the same type of homes as her home. This project will increase the density and depreciate the value of the surrounding homes.

ALLEN LAROCHE appeared in rebuttal. Their main objective is the cost of the homes and the ability of the buyer to qualify to purchase the homes.

MR. GUTHRIE made a Motion for DENIAL of Z-28-83 because this project is incompatible with the area.

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.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983.

10. Z-29-83

APPROVED

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

Proposed Use: Medium Density Detached Single-Family Residences (Zero Lot Line)

10. Z-29-83

(Continued)

MR. FOSTER stated this project is on a parcel just under 10 acres in size. The applicant is proposing 74 units. Staff has requested the plot plan be revised so the number of units will be reduced to 71. Staff feels all the lots should be a minimum of 4,000 square feet abutting the R-1 subdivision to the west. This project is compatible with the area and staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to provide a minimum of 16 foot front setbacks and 18 foot wide driveways for two parking spaces per site, 3) Provision of 40 foot minimum width lots along the west side of the development, 4) Redesign the plan as required by the Department of Community Planning and Development, 5) Dedication of 60 feet of right-of-way for Westcliff Drive as required by Public Services, 6) Install half-street improvements on the easterly street and Westcliff Drive as required by Public Services, and 7) Approval of the parking and driveway plans by the Traffic Engineer. Staff does not have any protests on record.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicant. He pointed out on a map as to how the surrounding area was developed. There will always be a need for different types of housing. The two bedroom house will contain 1,172 square feet, plus 343 square feet for the garage. The three bedroom house will contain 1,532 square feet, plus 343 square feet for the garage. This will not depreciate the property values of the homes in the area.

BILL PARADISE, 113 Tighe Way, appeared in protest.

MR. PARADISE, 113 Tighe Way, appeared in protest.

MR. JOHNSTON made a Motion for APPROVAL of Z-29-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983 at 2:00 P.M.

11. Z-112-80

REINSTATEMENT AND  
EXTENSION OF TIME

APPROVED

Request of DALTON PROPERTIES, INC. for a Reinstatement and Extension of Time on property generally located on the south side of Monroe Avenue, between "J" Street and "N" Street, R-1 Zone (Resolution of Intent to R-PD10).

MR. FOSTER stated this is the second request for an extension of time. They are within the reinstatement period and indicate economic reasons for the delay. Staff would recommend approval, subject to: 1) Extension shall be to May 4, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

ROBERT BLAIR, 3025 Procyon Avenue, appeared for the application. They are in accord with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of Z-112-80, Reinstatement and Extension of Time, subject to staff's recommendations.

11. Z-112-80

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on May 4, 1983.

12. Z-15-81

EXTENSION OF TIME

ABEYANCE

Request of FREMONT CONSTRUCTION COMPANY for an Extension of Time on property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, R-4 Zone (Resolution of Intent to R-5).

MR. FOSTER stated this is the second request for an extension of time due to financial reasons. Staff would recommend approval, subject to: 1) One year time limit to expire May 19, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

No one appeared on behalf of the application.

MRS. TRACY made a Motion for ABEYANCE of Z-15-81, Extension of Time, so the applicant may be present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard again by the City Planning Commission on April 26, 1983.

13. Z-68-78

REINSTATEMENT AND  
EXTENSION OF TIME

APPROVED

Request of SUN SURVEY, INC. for a Reinstatement and Extension of Time on property located at 4979 and 4999 East Owens Avenue, R-2 Zone (Resolution of Intent to R-3).

MR. FOSTER stated this is the fourth request for an extension of time. They are proceeding on the development. Staff would recommend approval, subject to: 1) One year time limit to expire on May 4, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DICK BRAND, Sun Survey, 2300 East Desert Inn Road, appeared for the application. They are in accord with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of Z-68-78, Reinstatement and Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

14. Z-57-81

REINSTATEMENT AND  
EXTENSION OF TIME

APPROVED

Request of NEVADA ESCROW SERVICE, INC. for a Reinstatement and Extension of Time on property generally located on the northwest corner of Meade Avenue and Rancho Drive, R-E Zone (under Resolution of Intent to M and C-1).

MR. FOSTER stated this is their first request for an extension of time which is requested because of economic reasons. Staff recommends approval subject to: 1) One year time limit to May 4, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

JACK CLARK, 723 South 3rd Street, appeared to represent the owners. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of Z-57-81, 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, Mr. Kennedy  
"NOES" None  
"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983 at 2:00 P.M.

15. Z-5-69

PLOT PLAN  
REVIEW

APPROVED

Request of FIRST INTERSTATE BANK for a Plot Plan Review on property generally located on the southwest corner of Rainbow Boulevard and Westcliff Drive, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated there is a shopping center on the parcel with a portion of it still under construction. This application is for a new bank facility. Staff would recommend approval, subject to: 1) Standard conditions 1 through 5, 2) Approval of the parking plan by the Traffic Engineer, and 3) Repair any damage to the existing street improvements as a result of this development as required by the Department of Public Services.

DON LOUDER, First Interstate Bank, appeared for the application. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of Z-5-69, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

16. Z-20-76

PLOT PLAN REVIEW

APPROVED

Request of GARY GUY WILSON ON BEHALF OF A.V.A. INVESTMENT CORPORATION for a Plot Plan Review for retail stores including a convenience store with gasoline sales on property generally located on the southeast corner of Lorenzi Boulevard and Washington Avenue, C-1 Zone.

MR. FOSTER stated to the east of this application is an R-1 subdivision. To the north is R-3 zoning. The surrounding property owners were notified because there has been substantial concern on the developments that have been proposed in the commercial areas essentially to the south of Silverstream Avenue. They are requesting a minor change to the development plan from what was approved when the C-1 zoning was allowed on this site. They are only proposing to develop a small portion in the north end. There will be a long building containing a convenience store at one end and the remainder will be leasable shops. They are proposing gasoline sales with pumps in the parking lot area. The gasoline sales requires a Use Permit and they have applied for it to the Board of Zoning Adjustment. The original plan showed a service station on the corner, fast-food operation, and shopping center to the south. Staff would recommend approval, subject to: 1) Conformance to the original conditions of approval for Z-20-76, 2) Conformance to the amended plot plan and elevations, 3) Standard conditions 2 through 5, 4) Gasoline sales only be allowed with a Use Permit under U-21-83 if it is approved by the Board of Zoning Adjustment, 5) Provision of fire hydrants and water flow as required by Fire Services, 6) Dedication of 40 feet of right-of-way for Lorenzi Boulevard including the radius corner at the intersection of Lorenzi Boulevard and Washington Avenue as required by Public Services, 7) Approval of the driveway plan by the Traffic Engineer, and 8) Install half-street improvements as required by Public Services on the abutting streets. Staff has not had any response from their advertised public hearing.

MARK WILSON appeared for the application.

ROSEMARY NOLAND, 813 Dolores Drive, appeared in protest. She objects to the gasoline station so close to her home.

TED SCHMIDT, 800 Dolores Drive, appeared in protest. He also objects to the gasoline station being so close to his home.

MR. JOHNSTON made a Motion for APPROVAL of Z-20-76, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" Mrs. Tracy

"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried by a 5/1 vote.

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

17. Z-75-81

REINSTATEMENT AND  
EXTENSION OF TIME

APPROVED

Request of NEVADA ESCROW SERVICES for a Reinstatement and Extension of Time on property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-MHP and R-E Zones (Resolution of Intent to R-CL).

MR. FOSTER stated this is the first request for a reinstatement

17. Z-75-81

(Continued)

and extension of time. Staff would recommend approval, subject to: 1) One year extension to May 4, 1984, 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DEAN WELSH, Nevada Escrow Services, 1701 West Charleston Boulevard, appeared for the application. They concur with staff's recommendations.

MRS. TRACY made a Motion for APPROVAL of Z-75-81, 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, Mr. Kennedy

"NOES" None

"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983 at 2:00 P.M.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

VALLEY WEST IX  
UNIT NO. 2

APPROVED

Property generally located on the northeast corner of El Capitan Way and Peccole Strada, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Bailey & McGah

No. of Acres: 18 No. of Lots: 69

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

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared to represent Bailey & McGah. They concur with staff's condition.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Valley West IX, Unit No. 2.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

2. FINAL MAP

WOODCREST

(This item was heard  
after Item No. 4  
under New Business,  
Tentative Map for  
Woodcrest.)

APPROVED

Property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL).

Owner: Nevada Savings & Loan Association

Subdivider: Collins Brothers Corporation

No. of Acres: 40 No. of Lots: 172

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

ALLEN COLLINS, Collins Brothers, P. O. Box 4247, appeared for the application.

2. FINAL MAP  
(Continued)

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Woodcrest.

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. EXTENSION OF TIME  
TENTATIVE MAP  
SHADOW ACRES  
(REVISED)  
APPROVED

Request of C & H ENTERPRISES, INC. for an Extension of Time on property generally located on the southeast corner of Alexander Road, and Thom Boulevard, R-E Zone.

MR. NULL stated Unit 2 of this subdivision was recorded on 4/2/82. Staff would recommend approval, subject to:  
1) One year extension.

DAVID CAUSEY, Causey Engineering, appeared for the application.

MR. MACK made a Motion for APPROVAL of the Extension of Time for the Tentative Map for Shadow Acres (Revised).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this action is final.

4. A-4-83  
ABEYANCE

Petition of Annexation submitted by SAVEWAY SUPER SERVICE STATIONS, INC. to annex property generally located on the southeast corner of West Charleston Boulevard and Rainbow Boulevard, containing approximately 5 acres.

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

MRS. TRACY made a Motion for ABEYANCE of A-4-83 for a representative of this application to be present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on April 26, 1983.

5. Z-66-64(37)  
PLOT PLAN REVIEW  
APPROVED

Request of RUSSELL S. JOB for a Plot Plan Review on property generally located on the south side of Contract Avenue, between Mojave Road and 30th Street, C-1 Zone (under Resolution of Intent to M).

MR. FOSTER stated this is an application regarding a new 21,000 square foot building for a warehouse and auto body shop. There is adequate parking on the site. They plan to propose to back out onto Contract Avenue so the plot plan will have to be revised. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to eliminate the 12 backout spaces and proper a/c paving of the site, 2) Approval of the parking and driveway plans by the Traffic Engineer, 3) Repair any damage to the existing improvements resulting from this development as required by Public Services, 4) Provision for fire hydrants and water flow as required by Fire Services.

RUSSELL S. JOB, 3029 Contract Avenue, appeared for the application. He is in accordance with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of Z-66-64(37), Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

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

6. Z-23-79  
EXTENSION OF TIME  
APPROVED

Request of LOUDERMILK INVESTMENTS for an Extension of Time on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is the fourth request for an extension of time. Staff would recommend approval, subject to: 1) One year extension to April 18, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

MICHAEL LOUDERMILK, 3803 Mammoth Street, appeared for the application. They feel that since the economy is improving they will develop the property within the next year.

MR. JOHNSTON made a Motion for APPROVAL of Z-23-79, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on May 4, 1983 at 2:00 P.M.

7. Z-28-79

EXTENSION OF TIME

APPROVED

Request of WESTLAND MALL DEVELOPMENT COMPANY for an Extension of Time on property generally located on the southwest corner of Arville and Del Rey Avenue, C-1 Zone (under Resolution of Intent to R-PD8).

MR. FOSTER stated this is located south of the Westland Mall Shopping Center. It's the fourth request for an extension of time. Staff would recommend approval, subject to: 1) One year extension to April 18, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

LLOYD SOUDER, 300 South 4th Street, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of Z-28-79, Extension of Time, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. Z-66-73

PLOT PLAN REVIEW

APPROVED

Request of GILL BLONSLEY for a Plot Plan Review to construct a room addition on property located at 2012 Plaza De Cielo, R-PD6 Zone.

MR. FOSTER stated there is an existing patio cover on the rear of the existing residence that the applicant would like to enclose. There is a 12'4" setback at the present time. Staff would recommend approval, subject to: 1) Conformance to the plot plan.

KIRB LANGLEY appeared for the applicant.

MRS. TRACY made a Motion for APPROVAL of Z-66-73, Plot Plan Review.

Voting was as follows:

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

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.

9. RW-1-83

REQUEST FOR RAZOR WIRE

APPROVED

Request of M. J. "BUD" GIBSON, INC. to install razor wire on the perimeter fence surrounding the property located at 1914 South Highland Drive, M Zone.

MR. FOSTER stated the applicant is requesting razor wire along the south and west and along the front portion of the property. There are some gates that open outward which go into the public right-of-way. The gates will have to be changed to open inward or they would have to remove the razor wire from the tops of the gates. Staff

9. RW-1-83

(Continued)

would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to relocate the razor wire entirely within the private property boundaries including opening the gates inward.

GAIL GIBSON, 1914 South Highland Drive, appeared for the application. He is in agreement to having the gates open inward.

MR. GUTHRIE made a Motion for APPROVAL of RW-1-83, Request for Razor Wire, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

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

10. RW-2-83

REQUEST FOR  
RAZOR WIRE

APPROVED

Request of P & M INVESTMENTS to install razor wire on the perimeter of the property located at 1920 South Highland Drive, M Zone.

MR. FOSTER stated this request is for razor wire on a small section of the property in the front. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations that were submitted.

MARY JANE O'ROURKE, 1920 South Highland Drive, appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of RW-2-83, Request for Razor Wire.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

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

11. SO-3-83

SALES OFFICE

APPROVED

Request of PARK MANAGEMENT AND DEVELOPMENT, LTD. for a temporary sales office for Sweetwater Canyon Subdivision on property generally located on the northwest corner of Burningwood Lane and Vegas Drive, R-PD14.

MR. FOSTER stated they are requesting the use of a mobile home for their sales office with parking on the site. Staff would prefer to see a model home used for a sales office rather than a mobile home, but it is set back far enough that it will look acceptable. Staff would recommend approval, subject to: 1) Conformance to the plot plan that has been submitted, 2) Approval of the elevations by the Department

11. SO-3-83

(Continued)

of Community Planning and Development, and 3) Temporary office be used for two years or when the last unit in the tract is sold, whichever occurs first.

JOHN BRINEROTH, 1599 Amapola Drive, appeared to represent the applicant. This is only a temporary sales office. When the models are completed, the sales office will be made into one of the models.

MR. GUTHRIE made a Motion for APPROVAL of SO-3-83, Sales Office, subject to staff's conditions with the amendment that they move to the model homes for the sales office as soon as they are completed.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

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

12. CV-1-71

C-V USE REVIEW

APPROVED

Request of THE HEBREW ACADEMY for a C-V Use Review to conduct a school operation in the Kolod Recreation Center that is located to the rear of the Temple Beth Shalom on property located at 1600 East Oakley Boulevard, C-V Zone.

MR. FOSTER stated they are proposing some remodeling on this recreation building which has been used for a school for some time. They were not aware they were required to have this type of approval. When they came in for a permit to remodel, it was discovered that the school had never been approved. This application is a request to conduct a school operation in the recreation center and a review of the plot plan for an addition to the school. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

GEORGE RUDIAK appeared to represent The Hebrew Academy. They are in agreement with staff's conditions.

MR. MACK made a Motion for APPROVAL of CV-1-71, C-V Use Review,

Voting was as follows:

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

"NOES" None

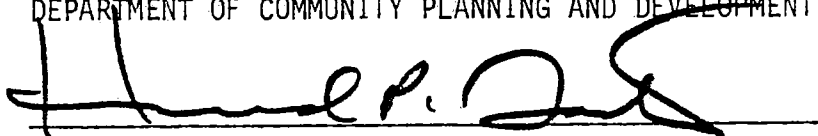
"EXCUSED" Mrs. Coleman

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 12:05 A.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
APRIL 14, 1983

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

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

ANNOUNCEMENT: Satisfaction of Open Meeting Law and Reading of  
Standard Conditions

OLD BUSINESS:

1. Z-21-83 Application of LEWIS HOMES OF NEVADA for reclassification  
of property generally located on the northwest corner  
(Abeyance Item from 3/22/83) of Alta Drive and Rainbow Boulevard, from R-1 to R-CL  
and P-R.  
Proposed Uses: Medium Low Density Residential  
(Single Family Homes) & Offices  
ACTION: APPROVED (NOTE: Applicant agrees to amend P-R portion to R-CL)  
JOHNSTON/5-2  
(Tracy & Kennedy - no)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. The west and north tier of lots on this property shall remain R-1.
3. The P-R portion of this application be amended to R-CL.
4. Conformance to the revised plot plan and elevations.
5. Approval of the site plan by the Department of Community Planning and Development with the detached single family dwellings set back a minimum of 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 Engineering Services.
7. Install half street improvements on Rainbow Boulevard and Alta Drive as required by the Department of Engineering Services.
8. Any damage to the existing street improvements resulting from this development shall be repaired as required by the Department of Engineering Services.
9. Approval of the storm drainage plan by the Department of Engineering Services.

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

PROTESTS: 62

2. Z-22-83 Application of LEWIS HOMES OF NEVADA for reclassification  
(Abeyance Item from 3/22/83) 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) & Offices  
ACTION: APPROVED (NOTE: Applicant agrees to amend P-R portion to R-CL)  
JOHNSTON/5-2  
(Tracy & Kennedy - no)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the revised plot plan and elevations.
3. Approval of the site plan by the Department of Community Planning and Development with detached single family dwellings set back a minimum of 20' from the front property lines and 15' from the rear property lines.

2. Z-22-83 - CONDITIONS (CONTINUED)

4. 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 Engineering Services.
5. Install half street improvements on Lorenzi Boulevard, Alta Drive and Rainbow Boulevard as required by the Department of Engineering Services.
6. Any damage to the existing street improvements resulting from this development shall be repaired as required by the Department of Engineering Services.
7. The P-R portion of this application be amended to R-CL.
8. Approval of the storm drainage plan by the Department of Engineering Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 62

TO BE HEARD BY CITY COMMISSION: APRIL 20, 1983

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3. Z-19-74  
PLOT PLAN REVIEW  
(Abeyance Item  
from 3/22/83)

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

ACTION: APPROVED  
MACK/Unanimous

CONDITIONS:

1. The barbed wire strands on top of the masonry wall shall be a minimum of 6' above grade and entirely within the property lines. The barbed wire shall not exceed 18" above the wall and shall not be coiled.
2. Conformance to the plot plan amended to exclude barbed wire along the developed single family area to the east, except for the residence on the north provided the property owner indicates in writing that it is acceptable along his property.
3. Review on removal of the barbed wire shall be conducted in two years.
4. The barbed wire shall be removed from any portion of the church site when it is developed for residential use.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

THIS ACTION BY THE PLANNING COMMISSION IS FINAL

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4. Z-66-73  
PLOT PLAN REVIEW  
(Abeyance Item  
from 3/22/83)

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

ACTION: APPROVED  
JOHNSTON/6-1  
(Tracy - no)

CONDITIONS:

1. The barbed wire strands on top of the masonry wall shall be a minimum of 6' above grade and entirely within the property lines. The barbed wire shall not exceed 18" above the wall and shall not be coiled.
2. Conformance to the plot plan.
3. Review on removal of the barbed wire shall be conducted in two years.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1

THIS ACTION BY THE PLANNING COMMISSION IS FINAL

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5. Z-8-82  
EXTENSION  
OF TIME  
(Abeyance Item  
from 3/22/83)

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).

ACTION: APPROVED  
KENNEDY/Unanimous

CONDITIONS:

1. Extension of Time shall expire April 7, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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6. Z-66-64(34)  
PLOT PLAN REVIEW  
(Abeyance Item  
from 3/22/83)

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: APPROVED  
COLEMAN/Unanimous

CONDITIONS:

1. Conformance to the plot plan amended to reduce the building size to 8,500 square feet with 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. Approval of the parking and driveway plan by the Traffic Engineer.
4. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.
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 PLANNING COMMISSION IS FINAL

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7. Z-66-64(35)  
PLOT PLAN REVIEW  
(Abeyance Item  
from 3/22/83)

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: APPROVED  
GUTHRIE/Unanimous

CONDITIONS:

1. Conformance to the plot plan.

7. Z-65-64(35) (CONTINUED)

2. Vehicle parking only is authorized on the west 50'.

3. Install additional landscaping on the north side of the entry gate with an irrigation system extending from the south planter.

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

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8. Z-66-64(36)  
PLOT PLAN REVIEW  
(Abeyance Item  
from 3/22/83)

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: APPROVED  
MACK/Unanimous

CONDITIONS:

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

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NEW BUSINESS:

1. Z-25-83

ACTION: APPROVED  
JOHNSTON/Unanimous

Application of THE DONALD L. REAM IRREVOCABLE TRUST, ET AL for reclassification of property generally located on the north side of Bonanza Road, between Sandhill Road and Lamb Boulevard, from R-E (a portion under Resolution of Intent to R-3) to R-PD15.

Proposed Use: Medium Density Residential  
(Apartments)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of a 6' block wall around the perimeter with sight clearance at the street intersection as required by the Traffic Engineer.
3. Approval of the joint access by the City Commission.

1. Z-25-83 (CONTINUED)
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Approval of the parking and driveway plan by the Traffic Engineer.
6. Dedicate thirty feet (30') of right-of-way for Tully Avenue as required by the Department of Engineering Services.
7. Repair any damage to existing improvements resulting from this development as required by the Department of Engineering Services.
8. Conformance to the plot plan and elevations.
9. 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.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL  
 TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

PROTESTS: 1

2. TENTATIVE MAP  
 MAJORCA COURT  
 (TRISTE COURT)

Property generally located on the north side of Bonanza Road, west of Lamb Boulevard, R-3 and R-E Zones (R-E under Resolution of Intent to R-3) (proposed R-PD15).

ACTION: APPROVED  
 COLEMAN/Unanimous

Owner: The Donald L. Ream Irrevocable Trust, Et Al  
 Subdivider: Hutchins Enterprises  
 No. of Acres: 5 No. of Lots: 19

CONDITIONS:

1. Approval of zoning application Z-25-83.
2. Conformance to the conditions of approval for Z-25-83.
3. 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.
4. A waiver be permitted for the length of the cul-de-sac street which exceeds design requirements.
5. 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.
6. Provide a hydrology report as required by the Department of Engineering Services.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
 TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

3. TENTATIVE MAP Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9).  
VEGAS GREEN  
TOWNHOUSES Owner: Leonard Van Dusseldorp  
Subdivider: Vegas First Development  
ACTION: APPROVED No. of Acres: 5.14 No. of Units: 48  
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval for Z-15-83.
2. Conformance to the Flood Hazard Reduction Ordinance.
3. Provide a hydrology report as required by the Department of Engineering Services.
4. 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.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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4. TENTATIVE MAP Property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1, and R-CL).  
WOODCREST Owner: Nevada Savings and Loan Association  
Subdivider: Collins Brothers Corp.  
ACTION: APPROVED No. of Acres: 34 No. of Lots: 161  
TRACY/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval for Z-64-82.
2. No vehicular access to Alexander Road from the abutting lots.
3. 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.
4. 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.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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5. REVISED TENTATIVE MAP Property generally located on the northeast corner of Lorenzi Boulevard and Craig Road, R-1 Zone (under Resolution of Intent to R-CL).  
BEDFORD VILLAGE  
WEST Owner: L & N Properties  
Subdivider: R.A. Homes, Inc.  
ACTION: APPROVED No. of Acres: 28 No. of Lots: 165  
COLEMAN/UNANIMOUS

5. REVISED TENTATIVE MAP - BEDFORD VILLAGE WEST (CONTINUED)

CONDITIONS:

1. Conformance to the conditions of approval for Z-2-83.
2. No vehicular access to Lorenzi Boulevard and Craig Road from the abutting lots.
3. 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.
4. Provide a hydrology report as required by the Department of Engineering Services.
5. Joint use driveways to be approved by the Division of Traffic Engineering.
6. A waiver be permitted from the requirement of a minimum lot frontage of 30' on a cul-de-sac, but that it not be less than 20'.
7. A waiver be permitted for the length of the cul-de-sac streets which exceed design requirements.
8. 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.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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6. Z-24-83

Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for reclassification of property generally located on the north side of Stewart Avenue, between Rue Thirteen North and 14th Street:  
PARCEL #1 - from R-2 to C-1  
Proposed Use: Commercial

ACTION: APPROVED  
MACK/UNANIMOUS

PARCEL #2 - from R-2 to R-3  
Proposed Use: Medium High Density Apartments

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Approval of the uses, development plans and elevations by the Planning Commission.
3. The easterly 150' of the proposed C-1 extending 150' from Stewart Avenue be amended to P-R and used for parking purposes only.
4. Install new portland cement concrete curb, gutter, and sidewalk as required by the Department of Engineering Services.
5. 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.

6. Z-24-83 (CONTINUED)

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

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

PROTESTS: 3

7. Z-26-83

Application of COMANCHE, A LTD. PARTNERSHIP for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-PD21.

ACTION: APPROVED  
TRACY/UNANIMOUS

Proposed Use: Medium High Density Residential  
(Apartments)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. The application be amended to R-PD15.
3. A row of lots for detached single family residences shall be provided on the south side of the development, along Diamond Head Drive. The lots shall be a minimum of 50' x 100' in size and the homes shall be constructed prior to or concurrently with the apartment development.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Dedicate thirty (30) feet of right-of-way for Diamond Head Drive, including the radius corner at the intersection of Diamond Head Drive and Page Street, as required by the Department of Engineering Services.
6. Install full half-street improvements on Bonanza Road, Page Street and Diamond Head Drive as required by the Department of Engineering Services.
7. Planning Commission approval of the revised plan.
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.

PROTESTS: 82

STAFF RECOMMENDATION: APPROVAL WITH APPLICATION BEING AMENDED TO R-PD15  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

8. Z-27-83

Application of DIVERSIFIED PROPERTIES CORPORATION  
ON BEHALF OF ELSIE A. BRODKIN, ET AL for reclassi-  
fication of property generally located on the south-  
west corner of Lake Mead Boulevard and Jones Boulevard,  
from R-E to R-PD11.

ACTION: ABEYANCE  
TRACY/6-1  
(KENNEDY - NO)

Proposed Use: Medium Density Residential  
(One-Story Townhouses)

STAFF RECOMMENDATION: APPROVAL OF R-PD10 ZONING PROTESTS: 192  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: APRIL 26, 1983

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9. Z-28-83

Application of CHISM HOMES, INC. for reclassification  
of property generally located on the west side of  
Jones Boulevard, between Lake Mead Boulevard and  
Vegas Drive, from R-1 to R-CL.

ACTION: DENIED  
GUTHRIE/4-3  
(BUGBEE, JOHNSTON  
& MACK - NO)

Proposed Use: Medium Low Density Detached  
Single Family Residences

STAFF RECOMMENDATION: APPROVAL PROTESTS: 136  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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10. Z-29-83

Application of ROBERT R. BLACK, ET AL for reclassifi-  
cation of property generally located on the north side  
of Westcliff Drive, 1,000' west of Buffalo Drive, from  
N-U to R-CL.

ACTION: APPROVED  
JOHNSTON/UNANIMOUS

Proposed Use: Medium Density Detached  
Single Family Residences  
(Zero Lot Line)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Redesign the plan as required by the Department of Community Planning and Development.
3. The front setbacks shall be a minimum of 16' and there shall be provided 18' wide driveways for two parking spaces on each site.
4. The lot width shall be a minimum of 40' along the west property line.
5. Dedication of sixty (60) feet of right-of-way for Westcliff Drive as required by the Department of Engineering Services.
6. Install full half-street off-site improvements as required by the Department of Engineering Services.
7. Approval of the parking and driveway plans by the Traffic Engineer.

STAFF RECOMMENDATION: APPROVAL PROTEST: 1  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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11. Z-112-80

Request of DALTON PROPERTIES, INC. for a Reinstatement  
and Extension of Time on property generally located on  
the south side of Monroe Avenue, between "J" Street  
and "N" Street, R-1 Zone (under Resolution of Intent  
to R-PD10).

REINSTATEMENT  
AND EXTENSION  
OF TIME

ACTION: APPROVED  
KENNEDY/4-0 (BUGBEE & JOHNSTON EXCUSED)  
(COLEMAN EXCUSED FOR THE REMAINDER OF THE MEETING)

CONDITIONS:

1. Extension of Time shall expire May 4, 1984.

11. Z-112-80 (CONTINUED)

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

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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12. Z-15-81 Request of FREMONT CONSTRUCTION CO. for an Extension of Time on property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, R-4 Zone (under Resolution of Intent to R-5).  
EXTENSION OF TIME

ACTION: ABEYANCE  
TRACY/4-0 (BUGBEE & JOHNSTON EXCUSED)

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: APRIL 26, 1983

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13. Z-68-78 Request of SUN SURVEY, INC. for a Reinstatement and Extension of Time on property located at 4979 and 4999 E. Owens Avenue, R-2 Zone (under Resolution of Intent to R-3).  
REINSTATEMENT AND EXTENSION OF TIME

ACTION: APPROVED  
KENNEDY/4-0 (BUGBEE & JOHNSTON EXCUSED)

CONDITIONS:

1. Extension of Time shall expire May 4, 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

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14. Z-57-81 Request of NEVADA ESCROW SERVICE, INC. for a Reinstatement and Extension of Time on property generally located on the northwest corner of Meade Avenue and Rancho Drive, R-E Zone (under Resolution of Intent to M and C-1).  
REINSTATEMENT AND EXTENSION OF TIME

ACTION: APPROVED  
TRACY/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire May 4, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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15. Z-5-69 Request of FIRST INTERSTATE BANK for a Plot Plan Review on property generally located on the southwest corner of Rainbow Boulevard and Westcliff Drive, R-1 Zone (under Resolution of Intent to C-1).  
PLOT PLAN REVIEW

ACTION: APPROVED  
TRACY/UNANIMOUS

15. Z-5-69 (CONTINUED)

CONDITIONS:

1. Approval of the parking plan by the Traffic Engineer.
2. Repair any damage to the existing street improvements as a result of this development as required by the Department of Engineering Services.
3. Conformance to the plot plan and elevations.
4. 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.
5. Submittal of a landscaping plan prior to or at the time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.

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

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16. Z-20-76

PLOT PLAN  
REVIEW

ACTION: APPROVED  
JOHNSTON/5-1  
(TRACY - NO)

Request of GARY GUY WILSON ON BEHALF OF A.V.A. INVESTMENT CORPORATION for a Plot Plan Review for retail stores including a convenience store with gasoline sales on property generally located on the southeast corner of Lorenzi Boulevard and Washington Avenue, C-1 Zone.

CONDITIONS:

1. Conformance to the original conditions of approval of Z-20-76.
2. The gasoline sales shall be allowed if the Board of Zoning Adjustment approves the required Use Permit.
3. Conformance to the amended plot plan and elevations.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Dedicate 40' of right-of-way for Lorenzi Boulevard, including the radius corner at the intersection of Lorenzi Boulevard and Washington Avenue, as required by the Department of Engineering Services.
6. Approval of the driveway plan by the Traffic Engineer.
7. Install full half-street off-site improvements as required by the Department of Engineering Services.
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.

16. Z-20-76 (CONTINUED)

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

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

PROTESTS: 2

17. Z-75-81 Request of NEVADA ESCROW SERVICES for a Reinstatement and Extension of Time on property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-MHP and R-E Zones (under Resolution of Intent to R-CL).
- REINSTATEMENT  
AND EXTENSION  
OF TIME

ACTION: APPROVED  
TRACY/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire May 4, 1984.
2. Conformance with all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

SUPPLEMENTAL AGENDA

1. FINAL MAP Property generally located on the northeast corner of El Capitan Way and Peccole Strada, N-U Zone (under Resolution of Intent to R-PD8).  
VALLEY WEST IX  
UNIT NO. 2 Owner/Subdivider: Bailey & McGah  
No. of Acres: 18 No. of Lots: 69

ACTION: APPROVED  
JOHNSTON/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP Property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL).  
WOODCREST Owner: Nevada Savings & Loan Association  
Subdivider: Collins Brothers Corporation  
No. of Acres: 40 No. of Lots: 172
- ACTION: APPROVED (7-0)  
GUTHRIE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. EXTENSION OF TIME Request of C & H ENTERPRISES, INC. for an Extension of Time on property generally located on the southeast corner of Alexander Road and Thom Boulevard, R-E Zone.
- TENTATIVE MAP  
SHADOW ACRES  
(REVISED)

ACTION: APPROVED  
MACK/UNANIMOUS

3. EXTENSION OF TIME  
TENTATIVE MAP - SHADOW ACRES (REVISED) (CONTINUED)

CONDITION:

1. The Extension of Time shall be limited to one year.

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

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4. A-4-83(A)                      Petition of Annexation submitted by SAVEWAY SUPER SERVICE STATIONS, INC. to annex property generally located on the southeast corner of West Charleston Boulevard and Rainbow Boulevard, containing approximately 5 acres.
- ACTION: ABEYANCE  
TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: APRIL 26, 1983

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5. Z-66-64(37)                      Request of RUSSELL S. JOB for a Plot Plan Review on property generally located on the south side of Contract Avenue, between Mojave Road and 30th Street, C-1 Zone (under Resolution of Intent to M).
- PLOT PLAN REVIEW
- ACTION: APPROVED  
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations amended to eliminate the 12 back-out spaces and pave all parking areas.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Repair any damage to existing improvements resulting from this development as required by the Department of Engineering Services.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

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6. Z-23-79                              Request of LOUDERMILK INVESTMENTS for an Extension of Time on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard, R-1 Zone (under Resolution of Intent to C-1).
- EXTENSION  
OF TIME

ACTION: APPROVED  
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire April 18, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

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7. Z-28-79                              Request of WESTLAND MALL DEVELOPMENT CO. for an Extension of Time on property generally located on the southwest corner of Arville and Del Rey Avenue, C-1 Zone (under Resolution of Intent to R-PD8).
- EXTENSION  
OF TIME

ACTION: APPROVED  
TRACY/UNANIMOUS

7. Z-28-79 (CONTINUED)

CONDITIONS:

1. Extension of Time shall expire April 18, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 4, 1983

---

8. Z-66-73 Request of GIL BLONSLEY for a Plot Plan Review to construct a room addition on property located at 2012 Plaza De Cielo, R-PD6 Zone.
- PLOT PLAN  
REVIEW

ACTION: APPROVED  
TRACY/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

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9. RW-1-83 Request of M. J. "BUD" GIBSON, INC. to install razor wire on the perimeter fence surrounding the property located at 1914 S. Highland Drive, M Zone.
- REQUEST FOR  
RAZOR WIRE

ACTION: APPROVED  
GUTHRIE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations amended to relocate the razor wire entirely within the private property boundaries, including opening the gates inward.

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

---

10. RW-2-83 Request of P & M INVESTMENTS to install razor wire on the perimeter of the property located at 1920 S. Highland Drive, M Zone.
- REQUEST FOR  
RAZOR WIRE

ACTION: APPROVED  
KENNEDY/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

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

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11. SO-3-83 Request of PARK MANAGEMENT AND DEVELOPMENT, LTD. for a temporary sales office for Sweetwater Canyon Sub-division on property generally located on the north-west corner of Burningwood Lane and Vegas Drive, R-PD14.
- SALES OFFICE

ACTION: APPROVED  
GUTHRIE/UNANIMOUS

11. SO-3-83 (CONTINUED)

CONDITIONS:

1. Conformance to the plot plan.
2. Approval of the elevations by the Department of Community Planning and Development.
3. The temporary office shall be removed when the models are developed.

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

---

12. CV-1-71  
C-V USE REVIEW

Request of THE HEBREW ACADEMY for a C-V Use Review to conduct a school operation in the Kolod Recreation Center that is located to the rear of the Temple Beth Shalom on property located at 1600 E. Oakey Boulevard, C-V Zone.

ACTION: APPROVED  
MACK/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Repair any damage to existing street improvements resulting from this development as required by the Department of Engineering Services.

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

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## ANNOTATED AGENDA

APRIL 14, 1983

OLD BUSINESS:

1. Z-21-83

(Abeyance Item  
from 3/22/83)APPROVED - JOHNSTON/AYES: Bugbee, Johnston, Mack, Coleman, Guthrie  
NOES: Tracy, Kennedy

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Conformance to the revised plot plan and elevations.
  3. West north tier of lots remain R-1.
  4. P-R portion amended to R-CL.
  5. Conformance to the revised plot plan and elevations.
  6. Provision of fire hydrants and water flow as required by Fire Services.
  7. Approval of the site plan by the Dept. of Community Planning and Development with detached single family dwellings set back 20 feet from the front property lines and 15 feet from the rear property lines.
  8. Dedication of 20 feet of right-of-way for Alta Drive as required by Public Services.
  9. Install street improvements on Rainbow Blvd. and Alta Dr. and street lights and sidewalks on Rainbow Blvd. as required by Public Services.
  10. Any damage to the existing street improvements resulting from this development shall be repaired as required by Public Services.

PROTESTS: 26 on record with staff  
36 persons in audience  
Deborah Brezney, 6901 W. Prairie Way  
Tom Schiermbock, 6937 Kim Avenue

2. Z-22-83

(Abeyance Item  
from 3/22/83)

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. P-R portion amended to R-CL.
  3. Conformance to the revised plot plan and elevations.
  4. Dedication of 20 feet of right-of-way for Alta Drive and the radius corners at Lorenzi Blvd. and Rainbow Blvd. as required by Public Services.
  5. Approval of the R-CL site plan by the Dept. of Community Planning and Development with detached single family dwelling setback 20 feet from the front property line and 15 feet from the rear property lines.
  6. Install full street improvements on Lorenzi Blvd. and Alta Dr. and street lights and sidewalk on Rainbow Blvd. as required by the Dept. of Public Services and half street improvements on Lorenzi Blvd.

PROTESTS: 26 on record with staff  
36 persons in audience  
Deborah Brezney, 6901 W. Prairie Way  
Tom Schiermbock, 6937 Kim Avenue

3. Z-19-74

PLOT PLAN REVIEW

(Abeyance Item  
from 2/10/83)

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

- SPECIAL CONDITIONS:
1. Barbed wire strands shall be a minimum of 6 feet from grade and entirely within the property lines of this development. The barbed wire cannot exceed 18 inches above the fence and shall not be coiled.
  2. Conformance to the plot plan amended to exclude barbed wire along the single family area.
  3. Barbed wire allowed on fence upon approval of single-family homeowner.
  4. Review in two years.

PROTESTS: Sam Thompson, 4428 Thompson Circle  
Nathan Hodgkins, 4424 Thompson Circle

5. Barbed wire removed on portion where church is located when church is torn down.



7. Z-66-64(35)

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

PLOT PLAN REVIEW

NOES: None

(Abeyance Item  
from 3/22/83)

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
  2. Vehicle parking only authorized on the west 50 feet.
  3. Provision of additional landscaping on the north side of the entry.

8. Z-66-64(36)

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

PLOT PLAN REVIEW

NOES: None

(Abeyance Item  
from 3/22/83)

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

NEW BUSINESS:

1. Z-25-83

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

NOES: None

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Standard conditions 1 - 5.
  3. Construct a 6 foot block wall around the perimeter with sight clearance provision at the street intersections as required by Traffic Engineer.
  4. Approval of the joint access by the City Commission.
  5. Provision of fire hydrants and water flow as required by Fire Services.
  6. Approval of the parking and driveway plan by the Traffic Engineer.

(see page 5)

1. Z-25-83

(Continued)

7. Dedicate 30 feet of right-of-way for Allyne Street.

8. Repair any damage to the existing improvements resulting from this development as required by Public Services.

PROTESTS: George Roper, 4150 E. Bonanza

2. TENTATIVE MAP  
MAJORCA COURT

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

- SPECIAL CONDITIONS:
1. Approval of zoning request Z-25-83.
  2. Conformance to the conditions of approval for Z-25-83.
  3. Wall statement.
  4. Provide a hydrology report as required by Public Services.
  5. Waiver be permitted for the length of the cul-de-sac street which exceeds design requirements.

3. TENTATIVE MAP  
VEGAS GREEN  
TOWNHOUSES

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-15-83.
  2. Conformance to the Flood Hazard Reduction Ordinance.
  3. Provide a hydrology report as required by Public Services.

4. TENTATIVE MAP  
WOODCREST

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-64-82.
  2. No vehicular access to Alexander Road from the abutting lots.
  3. Wall statement.

5. REVISED TENTATIVE MAP APPROVED - COLEMAN/AYES: Bugbee, Tracy, Johnston, Mack,  
Guthrie, Coleman, Kennedy  
BEDFORD VILLAGE WEST NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-2-83.
  2. No vehicular access to Lorenzi Blvd. and Craig Rd. from the abutting lots.
  3. Wall statement.
  4. Provide a hydrology report as required by the Dept. of Public Services.
  5. Joint use driveways to be approved by the Traffic Engineer.
  6. 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.
  7. Waiver be permitted for the length of the cul-de-sac streets which exceed the design requirements.

6. Z-24-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Standard conditions 2 - 5.
  3. Approval of the uses and development plans and elevations by the Planning Commission.
  4. Amend the application on easterly 150 feet of the proposed C-1 extending north 150 feet from Stewart Avenue to P-R for parking only.

PROTESTS: 1 letter on record with staff  
Leena Todd, 413 Greenbriare Townhouse Way  
Blain Carter, 345 North 15th Street  
Herb Loderan, 6424 Cheyenne

FAVOR: Tarja Rose, 315 North 15th Street

7. Z-26-83

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

NOES: None

- SPECIAL CONDITIONS:
1. Amend application to R-PD15.
  2. Resolution of Intent with a twelve month time limit.
  3. Standard conditions 2 - 5.
  4. Provision of fire hydrants and water flow as required by Fire Services.
  5. Dedicate 30 feet of right-of-way for Diamond Head Drive including the radius corner at the intersection of Diamond Head and Page.
  6. Install full half-street improvements on Bonanza Rd. & Page & Diamond Head Drive as required by Public Services.
  7. Planning Commission approval of revised plan.
  8. Buffer of 51 foot lots with homes that fronts on Diamond Head & remainder R-PD15 with proper setbacks.

PROTESTS: 57 signatures on petition with staff  
2 letters on record with staff  
16 letters from students  
22 persons in audience  
Judith Marion, 4509 Diamond Head Drive  
Rick Beard, 4525 Diamond Head Drive  
Robert Burston, 4537 Queen Angel Court  
Linda Callahan, 504 Prince Island Court  
72 signatures on petitions (approx.)

8. Z-27-83

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

NOES: Kennedy

PROTESTS: 229 signatures on petitions  
19 persons in the audience  
194 signatures on petitions (approx.)  
Randy Fitch, 6125 Carl Avenue  
Julie Henson, 6204 Lanning Lane  
Michael Lorenzo, 1801 Snughaven Court  
Robert O'Brien, 1804 Snughaven Court

9. Z-28-83

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

PROTESTS: Randy Fitch, 6125 Carl Avenue  
Michael Lorenzo, 1801 Snughaven Court  
Patricia Stambaugh, 1821 Snughaven Court  
157 signatures on petitions (approx.)

10. Z-29-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Conformance to the plot plan and elevations amended to provide a minimum of 16 foot front setbacks and 18 foot wide driveways for two parking spaces per site.
  3. Provision of 40 foot minimum wide lots along west side of development.
  4. Redesign the plan as required by the Dept. of Community Planning and Development.
  5. Dedicate 60 feet of right-of-way for Westcliff Dr. as required by Public Services.
  6. Install half-street improvements on easterly street and Westcliff Dr. as required by Public Services.
  7. Approval of the parking and driveway plans by the Traffic Engineer.

PROTESTS: Bill Paradise, 113 Tighe Way  
Mr. Paradise, 113 Tighe Way

11. Z-112-80

REINSTATEMENT AND  
EXTENSION OF TIME

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

- SPECIAL CONDITIONS:
1. Extension to May 4, 1984.
  2. Conformance to all ordinance amendments enacted subsequent to the original approval.

12. Z-15-81

EXTENSION OF TIME

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

13. Z-68-78

REINSTATEMENT AND  
EXTENSION OF TIME

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

- SPECIAL CONDITIONS:
1. Extension of time for one year to May 4, 1984.
  2. Conformance to all ordinance amendments enacted subsequent to the original approval.



17. Z-75-81

REINSTATEMENT AND  
EXTENSION OF TIME

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

- SPECIAL CONDITIONS:
1. Resolution of Intent shall expire May 4, 1984.
  2. Conformance with all ordinance amendments enacted subsequent to the original approval.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

VALLEY WEST IX  
UNIT NO. 2

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

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

2. FINAL MAP

WOODCREST

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

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

3. EXTENSION OF TIME

TENTATIVE MAP  
SHADOW ACRES  
(REVISED)

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

- SPECIAL CONDITION: 1. One year extension.

4. A-4-83

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

5. Z-66-64(37)

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations amended to eliminate the 12 backout spaces and proper a/c paving of the site.
  2. Approval of the parking and driveway plans by the Traffic Engineer.
  3. Repair any damage to existing improvements resulting from this development as required by Public Services.
  4. Provision of fire hydrants & water flow required by



11. SO-3-83

SALES OFFICE

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

NOES: None

EXCUSED: Coleman

- SPECIAL CONDITIONS:
1. Conformance to the plot plan that has been submitted.
  2. Approval of the elevations by the Dept. of Community Planning and Development.
  3. Temporary office moved into model homes as soon as they are completed.

12. CV-1-71

C-V USE REVIEW

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

NOES: None

EXCUSED: Coleman

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
  2. Repair any damage to the existing street improvements resulting from this development as required by the Dept. of Public Services.

4-14-83

NAME

ADDRESSES

Deborah Bergman

NATHAN G. HODGKINS

DALE COK

Ed Hutchins

Charley Johnson

6901 W. Prairie 89128

4424 THOMPSON CTR F9107

5050 E. GRANT TUCSON AZ

4787 W. Montrose

3330 Fandango Pl

4-14-83

NAME

ADDRESSES

Tom Schirmerbock  
 Barry W Beck  
 Bruce Adkins  
 D.F. Cenny P.E.  
 Ed Brand  
 Russell J

6937 Kim Ave L.V. NV  
 50 S Jones  
 3765 E. PAMA LN  
 3175 S. Eastern Ave  
 2300 E. D.I #5 L.V. NV  
 1426 PADDERS LANE

NAME

ADDRESS

4-14-83

SAM THOMPSON

4428 THOMPSON CIR

OLGA SCHEEL

3014 EL CAMINO AVE

George Roper

4150 E BOWANZA

Rady Fler

6125 Carl Ave

Julie A. Henson

6204 Lanning Lane

Mukul Lorenzo

1801 Smughera Ct

Bob Brown

1804 Smughera Ct

Rady Fler

6125 Carl Ave

Mukul Lorenzo

1801 Smughera Ct

Pattie Hembauer

1821 Smughera Ct

Norman N. Paul

813 Dalores Dr

## INTER-OFFICE MEMORANDUM

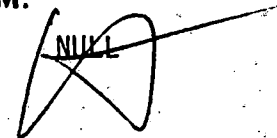
Date

April 14, 1983

TO:

FOSTER

FROM:

  
NUVL

SUBJECT:

CITY PLANNING COMMISSION MEETING  
APRIL 14, 1983  
AGENDA ITEM CONDITIONS

COPIES TO:

JOHN ROETHEL  
•LINDA OWENS  
CINDY EADENEW BUSINESS:2. Tentative Map - Majorca (Triste) Court

- ✓ Approval of zoning request Z-25-83.
- ✓ Conformance to the conditions of approval for Z-25-83.
- ✓ Wall statement.
- ✓ A waiver be permitted for the length of the cul-de-sac street which exceeds design requirements.
- Standard conditions 1 - 3.

3. Tentative Map - Vegas Green Townhouses

- ✓ Conformance to the conditions of approval for Z-15-83.
- ✓ Conformance to the Flood Hazard Reduction Ordinance.
- ✓ Provide a hydrology report as required by the Department of Public Services.
- Standard conditions 1 - 3.

4. Tentative Map - Woodcrest

- ✓ Conformance to the conditions of approval for Z-64-82.
- ✓ No vehicular access to Alexander Road from the abutting lots.
- ✓ Wall statement.
- Standard conditions 1 - 3.

5. Tentative Map - Bedford Village West (Revised)

- ✓ Conformance to the conditions of approval for Z-2-83.
- ✓ No vehicular access to Lorenzi Boulevard and Craig Road from the abutting lots.
- ✓ Wall statement.
- ✓ Provide a hydrology report as required by the Department of Public Services.
- ✓ Joint use driveways to be approved by the Division of Traffic Engineering.
- ✓ A waiver be permitted from the requirement of a minimum lot frontage of 30' on a cul-de-sac, but that it not be less than 20'.
- ✓ A waiver be permitted for the length of the cul-de-sac streets which exceed design requirements.
- Standard conditions 1 - 3.

SUPPLEMENTAL:

1. Final Map - Valley West IX Unit No. 2

Conformance to the conditions of approval for the tentative map.

2. Final Map - Woodcrest

Approval of the tentative map.

Conformance to the conditions of approval for the tentative map.

3. Extension of Time - Tentative Map - Shadow Acres (Revised)

Staff recommends APPROVAL of a one year extension of time.

4. A-4-83(A)

This annexation request consists of 5 acres, with R-E (County Zoning), N-U (City Equivalent). Staff recommends APPROVAL.

HAN:cme

April 5, 1983

## TO:

HAROLD P. FOSTER, DIRECTOR

## FROM:

ROBERT C. CLEMMER, ACTING CHIEF  
ZONING DIVISION

## SUBJECT:

PLANNING COMMISSION MEETING OF APRIL 14, 1983

## COPIES TO:

\*CITY CLERK'S OFFICE - LINDA  
JOHN ROETHEL  
CINDY  
RICK WILLIAMSOLD BUSINESS:

## 1. Z-21-83

This item was held in abeyance to enable the Developer to modify the plan to exclude the P-R. The 3 net acres of P-R x 6.9 units per acre yield of their initial plan should add 21 lots to the 97 for a total of 118 lots, probably, but this will not be known for certain until the revised plan is received. Revised plan received and with the R-1 on the west tier provides a total of 107 lots with the former P-R area converted to R-CL. The latest revision to 107 lots revises the projected population to 3,623 persons within the design population is 5,340 persons. The net area is 17.1 acres and the net units per acre is 6.25 units per net acre. The gross area is 20.2 acres which is 5.3 units per gross acre.

I have included the previous report as it is not certain how the Planning Commission will act and we are still dealing with the P-R request.

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 and 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 5,430 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 to ~~R-CL~~ with a twelve (12) month time limit.
2. Conformance to the revised plot plan and elevations.
3. Provision of fire hydrants and water flow as required by the Department of Fire Services.
4. Approval of the site plan by the Department of Community Planning and Development with detached single family dwellings set back 20' from the front property lines and 15' from the rear property lines.
5. Dedication of 20' of right-of-way for Alta Drive as required by the Department of Public Services.
6. Install full street improvements on Rainbow Boulevard and Alta Drive and street lights and sidewalk on Rainbow Boulevard as required by the Department of Public Services.
7. Any damage to the existing street improvements resulting from this development shall be repaired as required by the Department of Public Services.

*West side tier remain R-1.*

Z-21-83(continued)

- ✓ 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: 26 (at hearing)

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

2. Z-22-83

This item was held in abeyance to enable the Developer time to redesign the proposed P-R area to R-CL. The 2.6 net acres of P-R times the 6.9 units per net acre yield of the proposed R-CL will add 18 lots to the 36 for a total of 54 lots (units) probably. This would increase the total population for the neighborhood to 4,912 persons, still well within the design population of the General Plan.

I am including the R-CL and P-R breakdown as that is still under consideration.

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 1,136 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.

The latest revision to 55 lots eliminates the P-R and revises the projected population 4,915 persons wherein the design population is 6,600. The net area is 7.6 acres and the net units per acre is 7.2 units per net acre. The gross acreage is 9.44 acres which is 5.8 units per gross acre.

Staff recommends APPROVAL subject to:

- ✓ Resolution of Intent to R-CL with a twelve month time limit.

Z-22-83 (continued)

2. Conformance to the plot plan and elevations.
3. Provision of fire hydrants and water flow as required by the Department of Fire Services.
4. 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 line and 15' from the rear property lines.
5. 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.
6. 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.
7. Any damage to the existing street improvements resulting from this development shall be repaired as required by the Department of Public Services.
8. Approval of the curb cut locations by the Traffic Engineer.
9. Approval of the storm drainage plan by the Department of Public Services.

PROTESTS: 0

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

3. Z-19-74

This item was held in abeyance for the results of the City Commission action on razor wire which was the material preferred over barbed wire which is authorized, if approved by the Planning Commission. As you know, the City Commission did not approve razor wire for P.U.D. projects. We notified the residential to the east.

This proposal is to allow barbed wire around the perimeter of a P.U.D.. The building code was amended to allow it subject to Planning Commission approval.

Z-19-74 (continued)

Staff feels that it should be a minimum of 6' high and kept entirely within the site.

Staff recommends APPROVAL subject to:

1. The barbed wire strands shall be a minimum of 6' from grade and entirely within the property lines. These shall be a maximum of 18" above the wall and shall not be coiled.
2. Conformance to the plot plan amended to exclude barbed wire along the single family area.
3. Approval of the Director of the Building and Safety Department.
4. Remove all existing razor wire.
5. Review in two (2) years.

PROTESTS: 0

LIMITED PUBLIC HEARING. SET FOR P. C. FINAL ACTION.

4. Z-66-73

This was held in abeyance for the same reasons as above.

This proposal for barbed wire is a small segment in addition to that which exists, it is across from the Springhurst tract and will run 300' + along Westwood from the approximate north line of Springhurst. We notified the Springhurst Association.

This is provided for in the Uniform Building Code around condominium projects subject to Planning Commission approval.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. ~~Remove all existing razor wire.~~
3. The barbed wire shall project a maximum of 18" above the wall and shall not be coiled.
4. Review in two (2) years.

PROTESTS: 1

LIMITED PUBLIC HEARING. SET FOR P. C. FINAL ACTION.

5. Z-8-82

This item was held in abeyance as the representative was not present.

This expired 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. Request filed prior to expiration. (Extension Only).

Staff recommends APPROVAL subject to:

1. 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 MAY 4, 1983.

6. Z-66-64(34)

The next three items are the same applicant and were held in abeyance as no representative was present.

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 resulting from this development 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.

7. 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.

8. 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.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Approval of the building elevations by the Department of Community Planning & 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.

NEW BUSINESS:

1. Z-25-83

The General Plan is overtaxed by density in this neighborhood. At the February 22, 1983 Planning Commission meeting R-CL was approved for 15 acres by Planning Commission at 8.5 units per acre while staff advocated maximum of 7 units per acre. This density occurred 330' north of Bonanza. The south 330' of this site is under Resolution of Intent to R-3 which would yield 53 units and considering the north 2-1/2 at 8.5 would yield 22 for a total of 75 units which on the advice of staff is what is basically proposed (76 units proposed) on a melded basis as R-PD15. Note that the C-2 resolution immediately east of this site extends to a depth of 660'.

This proposal is for 19 fourplex buildings on individual sites which are two story two bedroom units for a total of 76 units. The Developer proposes a 6' block wall around the perimeter and the buildings are nicely designed. There is no alley system so the buildings are set back 65' from the cul-de-sac with two spaces per unit designed in front. The parking will be screened partially by a 15 - 30 front landscaped berm and a 4' wrought iron and block wall. Staff feels this is acceptable. I believe the Planning Section has some reservations relative to the design but staff would like to keep the access from Bonanza rather than put it through to the north. 15.9 units per net acre. 14.75 units per gross acre. Suburban neighborhood N-30. Projected population 7,700 persons.

At the request of the Planning Division, they did redesign the parking to the rear.

Z-25-83 (continued)

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1 - 5.
3. Provision of a 6' block wall around the perimeter with sight clearance provision at the street intersection as required by the Traffic Engineer.
4. Approval of the joint access by the City Commission.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.
6. Approval of the parking and driveway plan by the Traffic Engineer.
7. Dedicate twenty-five and one-half (<sup>30</sup>~~25.5~~) feet of right-of-way for Allyn Street.
8. Repair any damage to existing improvements resulting from this development as required by the Department of Public Services.

PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

PROTESTS: 0

6. Z-24-83

There are no plans with this proposed rezoning which is contrary to the Planning Commission desires of having development plans. The architect indicated the probability of office and apartments, but if C-1 is granted we cannot limit retail operations.

In evaluating the proposal staff feels that C-1 is not inappropriate for the intersection of Rue 13th and Stewart but hesitate to support the commercial to 14th Street which could lead to strip commercial further east along Stewart Avenue and would recommend that from midblock to 14th be limited to R-3 or P-R for parking only.

Although, this is an urban neighborhood there is a single family land use pattern starting one-half block east of 14th Street. The Nala Community Service Center is west of the proposed C-1 along Rue 13th.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 2-5.
3. Approval of the uses and development plans and elevations by the Planning Commission.
4. The easterly 150' of the proposed C-1 extending 150' from Stewart Avenue be amended to P-R for parking only.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Z-24-83 (continued)

6. Approval of the parking and driveway plan by the Traffic Engineer.
7. Repair any damage to the existing street improvements as a result of this development as required by the Department of Public Services.
8. Install new portland cement concrete curb, gutter and sidewalk as required by the Department of Public Services.

PROTESTS: 1

PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

7. Z-26-83

This proposed 212 unit apartment project consists of 90 one bedroom, 82 two bedroom, and 40 three bedroom units in one and two story buildings.

At staff's suggestion, at the preapplication conference, they limited the buildings on the south side to one story and removed the car covers from that area as there are single family residences fronting Diamond Head. Staff advised that we have considered medium to medium high density appropriate along the Bonanza frontage for a depth of 330', but the rear portion of the property should be comparable to the properties to the south and further that the melding to the composite total has been supported when good fringe design is considered. They did take the fringe design into account but the net area after the dedication of Diamond Head will be 8.7 acres which when R-3 density is applied to the north half results in 108 units and R-CL at 7 on the south half results in 30 units for a total of 140 units necessitating a reduction of 72 units.

Since the gross area is 10.35 acres this would amount to a reduction to R-PD14 (13.52 u/ac.) or an R-PD15 would allow upward to 160 units as 15.49 units x 10.39 acres is 160.32 units or a reduction of 52 units.

The General Plan design population for this neighborhood is 291 acres x 18.1 persons per acre for a total of 5,267 persons. If the project is allowed as proposed, the population will be 5,486 plus the possibility of some of the vacant area along Nellis Blvd. being in the R-3 density range.

Also, there is approximately 44 acres of vacant land similarly appropriate for other than R-1 density which if 21 units per acre were applied there would exceed the General Plan limit of 10% on 29 acres by 15 acres. The limit to the 14-15 range allows the additional acreage.

On we estimate the population, use 2.8 persons per household in the medium high to high range which in this case, will be 594 persons. This applicant argued that with 90 units at 2 persons, 82 at 2.8 persons and 40 at 3.3 persons would be 542 alluding to the fact that we don't recognize the efficiency and one bedroom low population aspects which I admitted he could argue before the Planning Commission. The 52 person difference divided by 2.8 would allow 19 units more than the stance I've taken which would put them at 140 + 19 or 15 units per acre range.

I advised them that the Planning Commission had in several other cases indicated efficiency units were more appropriate in the urban neighborhoods than suburban neighborhoods and the high percentage would probably not be viewed as an attribute.

Staff recommends DENIAL of the R-PD 21, but would recommend APPROVAL of R-PD15 subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. The density shall be amended to R-PD15.
3. Standard conditions 2 - 5.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Dedicate thirty feet of right-of-way for Diamond Head Drive including the radius corner at the intersection of Diamond Head Drive and Page Street.
6. Install full half-street off-site improvements on Bonanza Road, Page Street and Diamond Head Drive as required by the Department of Public Services.
7. Planning Commission approval of revised plan.

PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

PROTESTS: 16 student letters

8. Z-27-83

This project consists of 166 one story, two bedroom units. Minimum 20' setbacks are provided. They show a building expansion area where three bedroom units could be provided. There are 84 possible situations at the building ends, but some 20 appear to put the buildings too close so we will have to advocate a 10' minimum distance for dwelling groups which from our discussions at the Preapplication Conference, will be acceptable on the side-to-side arrangements and 20' minimum on the front to side which I will have to clear with the architect. This will leave 64 sites for three bedroom units.

The gross acreage of this site is 15.9 acres and the net area is 13.55 acres. This will be 10.4 units per gross acre and 12.25 per net acre. They are providing 3.28 parking spaces per unit. Neighborhood L-23-5 (Suburban). The General Plan projected population has been considered by staff as predominantly R-CL with R-PD15 along the Oran K. Gragson Highway. These neighborhoods along the Expressway will probably be all slightly high, as our position has been to accept medium high density in that location. If that area is subtracted from the 360 acre neighborhood which

Z-27-83(continued)

is 26 acres in analyzing the balance the design population would be 6,029 and the projected population 6,033, if this R-PD11 is allowed.

Further, the 58 acres of vacant land that we have projected at 8 might have a demand for 5 or we might try to hold at the 40' lot for 7 units per acre in order to finish this neighborhood in the proper population range.

Although, this application is R-PD11 it is in fact, an R-PD10 project and it can be reduced without reducing the number of units. Buildings are attractively designed.

Staff feels that R-PD10 is appropriate zoning and would recommend APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit
2. amended to R-PD10.
2. Conformance to the plot plan amended to provide 20' separations in front to side and 10' separations in side-to-side building siteings.
3. Conformance to the elevations.
4. Provision of a 6' block wall along the south property line measured from the highest adjacent grade.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.
6. Compliance with the City of Las Vegas Municipal Code dealing with Flood Hazard Reduction Ordinance.
7. Dedication of 20' of right-of-way for Lake Mead Blvd.
8. Approval of the parking and driveway plan by the Traffic Engineer.
9. Install sidewalk on Jones Blvd. and street improvements on Lake Mead Blvd. as required by the Department of Public Services.
10. Repair any damage done to the existing street improvements as a result of this development as required by the Department of Public Services.

PROTESTS: 0

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

9. Z-28-83

This project is immediately south of the last proposal in the same neighborhood (L-23-5). The area has been projected as R-CL at 8 units per gross acre, but the proposal on 5.44 gross acres with 26 lots will be 4.8 per gross acre. These are all 40' wide lots or better and all 105' deep or better. The R-1 lots to the west will be in a rear-to-rear situation excluding Jones & Carl it will be 6.25 units per net acre.

Staff feels that this is an ideal use of the Jones frontage. These are a mixture of one and two story models, 2 and 3 bedroom units. Several of the models are 31.5' to 32' wide but the 1.5 to 2' excess is a fireplace which is permitted to encroach of not wider than 8'.

L-28-83. (continued)

The elevations are attractive. There is no typical site plan, but since each has a 2 car garage the minimum front and rear setbacks could be 10', but we should advocate staggering. The depth of the models are from 48' to 60' and will properly fit the lots.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the site plan by the Department of Community Planning and Development.
3. Provision of fire hydrants and water flow as required by the Department of Fire Services.
4. Compliance with the Flood Hazard Reduction Ordinance.
5. Install sidewalks on Jones Blvd, and street improvements on Carl Avenue as required by the the Department of Public Services.
6. Repair any damage to the existing street improvements as a result of this development as required by the Dept. of Public Services.

PROTESTS: 0

PUBLIC HEARING: SET FOR CITY COMMISSION MAY 4, 1983.  
This proposal is in suburban neighborhood L-33-E which is bounded by Charleston, Buffalo, Cimarron and a line 1/4 of a mile north of Westcliff. With future annexations this may not be the final determined neighborhood due to the Westcliff bisection but is sufficient for General Plan application at this time. The neighborhood contains 394 acres and can contain a population of 7,144 persons with the projection of R-1 Zoning it is 1,274 persons short, which since there are 220 acres vacant by adding 2 units per acre, i.e. up to 7 units per acre the projected population can be achieved. This contention would strongly support R-CL for this site.

The R-1 lots to the south back up to Westcliff. The R-1 lots to the west back up to these proposed R-CL lots. Staff feels this is a compatible arrangement of this slightly higher density project. The blocks average 42% - 3600 sq. ft. lots and 58% - 4000 sq. ft. lots. Staff would like to see all 4000 sq. ft. lots in Block 1 backing up to the R-1 and they could add 24% more of the 3600 sq. ft. lots to Block 2. They will probably lose 3 lots reducing the project to 71 on 10.4 acres gross for 6.8 units per gross acre. It would be well to keep all R-CL developments in this neighborhood in the 7 range. The net acreage of this site is 9.46 (excluding Westcliff) which is 7.8 units per net acre as proposed or 7.5 if the transfer of 3600 sq. ft. lots is required.

These will be detached zero lot line houses. Models indicate

10. Z-29-83

Z-29-83 (continued)

two-three bedroom and loft (possibly 4 BR). Buildings are 22' to 28' high. Area appears 3 story but is not. They all have one car garages and plans indicate single wide drives meaning tandem parking which is not permitted on 35-40 lots. One siteplan indicates a 16' setback and another a 10' front setback.

Code would require 18' curb cuts and minimum 16' setbacks for second parking space. Units contain a total floor area including garage of 1500 - 1600 sq. ft. This has had 3 previous zoning cases. The original was for R-PD7 and was an R-CL type layout with all 40' lots, but was deficient in the required common recreation facility which was the reason for staff's denial recommendation (Z-69-80 Denied 10-8-80). Two subsequent cases were for R-PD12 and were denied (Z-11-82 and Z-69-82).

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide a minimum of 16' front setbacks and 18' wide driveways for two parking spaces per site.
3. Provision of all 40' minimum width lots along the west property line.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Dedicate sixty (60') feet of right-of-way for Westcliff Drive as required by the Department of Public Services.
6. Install full half-street off-site improvements as required by the Department of Public Services.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Redesign the plan as required by the Department of Community Planning and Development.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

11. Z-112-80

This is a reinstatement as the zoning elapsed February 18, 1983. This is the second request for an extension. This is an unusual zoning for the area, but due to the economic situation, staff would recommend APPROVAL subject to:

1. The Resolution of Intent shall expire May 4, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

12. Z-15-81

This is the second request for an extension of time. It was reinstated May 19, 1982. They cite financial reasons which are being resolved.

Staff recommends APPROVAL subject to:

1. Resolution of Intent shall expire May 19, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

13. Z-68-78

This is the fourth request for an extension of time. This expired January 20, 1983 so it is a reinstatement as well. The subdivision is processing.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall expire May 4, 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.

14. Z-57-81

This item expired October 7, 1982 so this is a reinstatement request as well. The six month period was up April 7, 1983 and this was received prior. This is the first request for an extension. Economic conditions cited.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall expire May 4, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

15. Z-5-69

This proposal is just south of the main entry to this shopping center from Rainbow. We approved an automatic teller operation there January 1982. The building is 4600 sq. ft. with drive-thru facilities. The building is very attractively designed and the landscaping is more than adequate.

Staff recommends APPROVAL subject to:

1. Standard conditions 1 - 5.
2. Approval of the parking plan by the Traffic Engineer.
3. Repair any damage to the existing street improvements as a result of this development as required by the Department of Public Services.

Z-5-69 (continued)

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

16. Z-20-76

This is a minor change from the original plan which reflected both a fast food store and retail shops on the entire site. This eliminates the fast food pad and shifts the retail stores north to within 10' of Washington. They have provided a 25' setback from the houses to the east where the original plan approved a basic 20' setback. That occurred before the houses were constructed. I don't believe a Public Notice is warranted nor is City Commission review required, but there was a considerable protest factor for similar development south of Silverstream.

A Use Permit for gasoline sales is required and the application has been submitted (U-21-83). Adequate parking has been provided and landscaping and aesthetics are good.

Staff recommends APPROVAL subject to:

- ✓1. Conformance to the original conditions of approval of Z-20-76.
- ✓2. Conformance to the amended plot plan and elevations.
- ✓3. Standard conditions 2-5.
- ✓4. Approval of U-21-83 by the Board of Zoning Adjustment.
- ✓5. Provision of fire hydrants and water flow as required by the Department of Fire Services.
- ✓6. Dedicate 40' of right-of-way for Lorenzi Blvd. including the radius corner at the intersection of Lorenzi Blvd. and Washington Avenue as required by the Department of Public Services.
- ✓7. Approval of the driveway plan by the Traffic Engineer.
- ✓8. Install full half-street off-site improvements as required by the Department of Public Services.

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

17. Z-75-81

This expired December 2, 1981 and is within the 6 month reinstatement period. This is the first request for an extension of time.

Staff recommends APPROVAL subject to:

- ✓1. Resolution of Intent shall expire May 4, 1984.
- ✓2. Conformance with all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: 0  
NOT A PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

SUPPLEMENTAL:

5. Z-66-64(37)

This proposal is for warehousing and an auto body shop. The body shop will be 600' east of the apartments. The building is a 21,000 sq. ft. metal building which is appropriate for the area. The required parking is 11 spaces and ample parking is provided, however, the 12 spaces backing on to Contract are not allowed. These can be eliminated with no problem.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to eliminate the 12 back out spaces and proper a/c paving of the site.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Repair any damage to existing improvements resulting from this development as required by the Dept. of Public Services.
4. 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.

6. Z-23-79

This is the fourth request for an extension of time.

Staff recommends APPROVAL subject to:

1. Resolution of Intent shall expire April 18, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

7. Z-28-79

This is the fourth request for an extension of time. The use is an appropriate buffer between R-1 and Commercial. They cite economic conditions which are being resolved.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall expire April 18, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

8. Z-66-73

This proposal is in the Spanish Oaks fourth subdivision and the lots are similar to R-CL except there is common area front and rear of at least 20' each. Staff feels this should be a class action allowing a 10' proximity to the rear lot line for all of the lots within this planned development. This request is for a 12'4" setback. The R-1 subdivision to the north (Westwood Village 1, Tract 1) is R-1 with a 15' setback, but I don't think a 10' setback would be a problem even though the 20' common area does not exist there.

If approved subject to:

1. Conformance to the plot plan.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION MAY 4, 1983.

9. RW-1-83

This proposal is to allow razor wire around the Gibson Construction storage yard. The site backs up to the I-15 Freeway and the razor wire extends into the Freeway right-of-way. Further, it will extend into the Highland area right-of-way when the gates are open. The requirement is that they be entirely within the private property.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to relocate the razor wire entirely within the private property boundaries including opening the gates inward.

PROTESTS: N/A

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

10. RW-2-83

This proposal is one lot south of the last proposal. The razor wire is shown entirely within the site.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A

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

11. SO-3-83

This is for a temporary sales office of mobile type and there are no elevations. It is set back 75' from Vegas Drive and is 8' x 32' with redwood deck and good landscape screening so it will be low key.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Approval of the elevations by the Department of Community Planning & Development.
3. The temporary office shall be removed within two (2) years or when the last unit in the tract is sold, whichever occurs first.

PROTESTS: N/A

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

12. CV-1-71

This had been approved as a recreation facility in connection with the Jewish Community Center and now they propose to use part of it as a school. Each needs the same amount of parking so this change should not be detrimental. There is a 500 sq. ft. addition included in an area which does not reduce parking.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Dedicate a ten (10') foot radius corner at the intersection of Oakey Blvd. and 17th Street as required by the Department of Public Services.
3. Repair any damage to existing street improvements resulting from this development as required by the Department of Public Services.

**PROTESTS:**

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION APRIL 20, 1983.

RCC:hb

CHAIRMAN BUGBEE: Under Old Business, Z-21-83. Mr. Foster.

HAROLD FOSTER: This is an abeyance item from your last meeting. It's an application by 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. The proposed uses are medium-low density residential single-family homes and offices. At your last meeting the Commission indicated that they may be receptive to the R-CL but they were definitely opposed to the P-R portion. The applicant indicated he was in agreement to amending the P-R to R-CL, and consequently, he has submitted the development plan that you will see in front of you on both this application and Item 2 which was also held in abeyance. That's on the east side of Rainbow Boulevard north of Alta. The dark yellow on the map indicates the layout of the R-CL portion. They are proposing a row of R-1 abutting the developed R-1 to the west and also to the north. The R-CL constitutes about 87 lots. There's 20 R-1 lots, for a total of 107. It's right around 6.2 units per acre, about 2 units per acre more than you'd have if it was all developed on an R-1 basis. In terms of the General Plan, there is relatively low density in the area. The slight increase proposed on this particular parcel would still be in keeping with the recommendations of the General Plan. Because of the proximity of this property to Rainbow and Alta Drive, staff would recommend approval of the application, subject to the following conditions: Resolution of Intent with a twelve-month time limit. The west north tier of lots remain R-1. That the P-R portion be amended to R-CL. That they conform to the revised plot plan and elevations. Provision of fire hydrants and water flow as required by Fire Services. Approval of the site plan by the Department of Community Planning and Development with detached single-family dwellings set back 20 feet from the front and 15 feet from the rear property lines. These are the same setbacks you'd have in the R-1 zone. Dedication of a 20 foot right-of-way for Alta Drive as required by Public Services. Install street improvements on Rainbow Boulevard and Alta Drive and street lights and sidewalks on Rainbow Boulevard as required by Public Services. Any damage to the existing street improvements resulting from the development on this property shall be repaired as required by Public Services. Conformance to the storm drainage plan by Public Services. Approval of the curbcut locations by the Traffic Engineer. At our last hearing we had 26 protests from the residents in the area. They indicated they would rather see the property developed on an R-1 basis as it's presently zoned.

CHAIRMAN BUGBEE: Mr. Foster, as much as both of these are the same and on both sides of the street, can we take both items?

HAROLD FOSTER: Yes. Staff also recommends approval of that one. There's 55 R-CL lots proposed on that site. It's about 5.2 units per acre. It's only 1 unit per acre more than you would have in the R-1. Staff would recommend the following conditions: Resolution of Intent with a twelve-month time limit. P-R portion be amended to R-CL. Conformance to the revised plot plan and elevations. The one about the 20 foot setbacks in front and 15 feet in the rear also applies. Essentially the same dedication requirements on Alta, radius corner at Lorenzi and Rainbow. The same type of street improvements on Alta and Rainbow. Also, full half-street improvements on Lorenzi Boulevard.

CHAIRMAN BUGBEE: This is a public hearing. We're hearing both items, 1 and 2, that's Z-21-83 and Z-22-83. Is there someone here to speak for the applicant?

ROBERT LEWIS: My name is Robert Lewis. My address is 5240 South Polaris, Las Vegas. We pretty much went over everything last time and we agreed to remove the P-R zoning and that's what that map reflects. I would be happy to answer any questions.

COMMISSIONER TRACY: I have a question, Mr. Lewis. Because of being here last time and now again this time, just so I understand, I can't quite see exactly where the black line goes as far as where it ends on the east side by Lorenzi. Is there a row of R-1 housing between your -- ?

ROBERT LEWIS: Yes.

COMMISSIONER TRACY: There's a row on that street? What's at the end?

ROBERT LEWIS: Right here? R-1.

COMMISSIONER TRACY: Okay, it goes all the way to Alta. I couldn't tell from here whether it came up to the street or there was a buffer of R-1.

COMMISSIONER GUTHRIE: Mr. Lewis, do you own the parcel on the east side in that north corner up there? Is that your development?

ROBERT LEWIS: Yes.

COMMISSIONER GUTHRIE: That's proposed R-1 right now?

ROBERT LEWIS: It's existing R-1. We've already recorded the final map on that and started construction.

COMMISSIONER GUTHRIE: Are you going to proceed with R-1 in that --??

ROBERT LEWIS: Yes.

COMMISSIONER GUTHRIE: You haven't built that yet though, as I understand.

ROBERT LEWIS: We have started. We would continue on that piece as R-1.

CHAIRMAN BUGBEE: Thank you, Mr. Lewis. This is a public hearing. Is there anyone to speak against this zoning? State your name and address and please sign for the clerk.

DEBORAH BREZNEY: My name is Deborah Brezney. My address is 6901 West Prairie Way. I live on the south side of Alta. The Citizens Awareness Group of the Charleston/Rainbow/Lewis and Sproul R-1 Subdivision have not diversified from their original viewpoint, which was, and is, R-1 only for the Alta/Rainbow area. We ask that R-1 zoning be kept in accordance with existing R-1 homes as was agreed to by the majority of area homeowners in a zoning change made in 1978 when the property in question was rezoned from R-E to R-1 and re-designated in 1980 under Resolution of Intent by our City Fathers. We question the logic of interjecting an R-CL zoning with existing R-1 dwellings when, in fact, an area of R-CL homes currently exists on the Las Vegas Expressway. They include Metropolitan Park Vista, Tanglewood, Rosewood, Timberline. Accent Homes presently has property under consideration for development into R-CL at Alexander and the Las Vegas Expressway, and, of course, Lewis Gardens Homes. We ask once more for your support of our reasons, both past and present, for keeping the Alta and Rainbow area an R-1 zone only. Thank you.

TOM SCHIERMBOCK: My name is Tom Schiermbock, 6937 Kim Avenue. We're still back to the economics of it. All the area surrounding that is R-1. The fact that Mr. Lewis indicated he is building R-1 where it says "existing R-1" -- We went to the sales office right here and talked to a woman there -- my wife and I went there and asked about it. We asked them specifically, the sales lady, "What did they plan on doing with the rest of the land down there?" She says, "As far as I know, we are building R-1 homes, but I am not absolutely sure." This is misleading to people that are buying or want to buy Mr. Lewis' R-1 homes that are right up in that one area that's not in question right now. The thing is, if Mr. Lewis builds R-1 homes for both of those lands, he's not going to make as much money as he would like to make, but then again, neither does anybody here. If he builds R-1 homes, all our property value -- we don't gain anything,

TOM SCHIERMBOCK: we don't lose anything. We have R-1 -- they're building R-1 -- everything just stays even -- Mr. Lewis makes a profit. If he's allowed to build R-1 homes, our property value goes down because whenever you have an appraisal on your property, the first thing they do is check in the area -- what's sold and what is it selling for? If R-1 -- R-CL is allowed to build there, our property value goes down and Mr. Lewis makes a greater profit. A man should be able to make a reasonable profit. He's investing in the area, I grant you that, but he will make a profit with R-1 homes or else he wouldn't be building the R-1 homes up there, so you know he's planning on making a profit, but I do not think that he should be allowed to make a greater profit at our expense, and that's what this boils down to. Why he wants R-CL is to make a greater profit and that's just the economics of it. We want R-1. There's R-1 all around that area and it should be kept R-1 in that area. Thank you.

CHAIRMAN BUGBEE: Thank you. Mr. Lewis, would you like to rebuttal?

ROBERT LEWIS: As Mrs. Brezney mentioned, a lot of builders are building R-CL. The reason we want to build it is because that's what is in demand right now, that's what the buying public can afford and what they need.

COMMISSIONER JOHNSTON: Could you tell us about your price structure?

ROBERT LEWIS: The R-CL lots would probably sell from about \$65,000 to about \$78,000.

CHAIRMAN BUGBEE: And your houses?

ROBERT LEWIS: The houses would be about \$85,000 to about \$95,000.

CHAIRMAN BUGBEE: And you have no compulsion about selling against your R-CL?

ROBERT LEWIS: No.

CHAIRMAN BUGBEE: Any other questions, Commissioners?

COMMISSIONER COLEMAN: What would be the size of the R-CL homes?

ROBERT LEWIS: They run from about 1,000 square feet of livable area up to about 1,450 feet of livable area and they'd have a two-car garage.

CHAIRMAN BUGBEE: Any other questions?

COMMISSIONER COLEMAN: What do the R-1's run in size?

ROBERT LEWIS: They're running from about 1,400 square feet up to about 1,750 square feet. We haven't finalized all of our R-1 plans yet, but they're slightly larger.

CHAIRMAN BUGBEE: Thank you, Mr. Lewis: Yes, sir.

COMMISSIONER TRACY: I was going to ask the Chairperson how many protestants we have out here?

CHAIRMAN BUGBEE: Thirty-six is what we counted. Yes, sir. Do you have something else to add?

TOM SCHIERMBOCK: Mr. Lewis just brought out the point that I was mentioning there. He's selling his R-CL home for approximately \$20,000 less than the R-1.

CHAIRMAN BUGBEE: Anyone else? I'm going to close the public hearing.

COMMISSIONER TRACY: Are you ready for a motion?

CHAIRMAN BUGBEE: Yes.

COMMISSIONER TRACY: I move for DENIAL on Z-21-83.

CHAIRMAN BUGBEE: That motion did not carry. I'll entertain another motion.

COMMISSIONER JOHNSTON: I'll make a motion for APPROVAL, subject to the conditions of staff for Z-21-83.

CHAIRMAN BUGBEE: That motion has carried. It'll be heard at the City Commission in these chambers on the 20th of this month at 2 P.M.

COMMISSIONER TRACY: I move for DENIAL on Z-22-83.

CHAIRMAN BUGBEE: It has been defeated. I'll entertain another motion.

COMMISSIONER JOHNSTON: I'll make a motion for APPROVAL, subject to the conditions of staff for Z-22-83.

CHAIRMAN BUGBEE: That motion has carried. It will be heard on the 20th in these chambers at 2 P.M.

VOTING WAS AS FOLLOWS:  
Z-21-83, APPROVAL, AYES: Bugbee, Johnston, Mack, Coleman, Guthrie  
NOES: Tracy, Kennedy  
Z-22-83, APPROVAL, AYES: Bugbee, Johnston, Mack, Coleman, Guthrie  
NOES: Tracy, Kennedy

END OF EXCERPT