

A G E N D A

CITY PLANNING COMMISSION

MAY 12, 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 Reading of  
Standard Conditions

MINUTES: Approval of the March 22, 1983 City Planning Commission  
minutes.

OLD BUSINESS:

1. TENTATIVE MAP  
WEST MEADOWS  
(Abeyance Item  
from 4/25/83)  
Property generally located on the west side of  
Jones Boulevard, north of Vegas Drive, R-1 Zone  
(proposed R-CL).  
Owner/Subdivider: Chism Homes  
No. of Acres: 5.4 No. of Lots: 25
2. FINAL MAP  
WEST MEADOWS  
(Abeyance Item  
from 4/26/83)  
Property generally located on the west side of  
Jones Boulevard, north of Vegas Drive, R-1 Zone  
(proposed R-CL).  
Owner/Subdivider: Chism Homes  
No. of Acres: 4.6 No. of Lots: 26
3. FINAL MAP  
CEDAR PARK II  
AMENDED  
(Abeyance Item  
from 4/25/83)  
Property generally located on the east side of  
Wardelle Street, north of Cedar Avenue, R-E Zone  
(under Resolution of Intent to R-PD15).  
Owner/Subdivider: Norman E. Mott  
No. of Acres: 3.01 No. of Units: 46

NEW BUSINESS:

1. TENTATIVE MAP  
MARION VIEW  
AND REQUEST  
FOR ROLL CURB  
& GUTTER  
Property generally located on the southwest corner  
of Owens Avenue and Marion Drive, R-1 Zone. (under  
Resolution of Intent to R-CL).  
Owner/Subdivider: Plaster Development Co.  
No. of Acres: 10.74 No. of Lots: 79
2. FINAL MAP  
MARION VIEW  
Property generally located on the southwest corner  
of Owens Avenue and Marion Drive. R-1 Zone. (under  
Resolution of Intent to R-CL).  
Owner/Subdivider: Plaster Development Co.  
No. of Acres: 10.74 No. of Lots: 79

3. TENTATIVE MAP  
REDROCK HEIGHTS  
Property generally located on the north side of Westcliff Drive, west of Buffalo Drive, N-U Zone (proposed R-CL).  
Owner/Subdivider: Diversified Development  
No. of Acres: 10.4 No. of Lots: 71
4. TENTATIVE MAP  
PLAZA'S OFFICE  
PARK (A COMMERCIAL  
CONDOMINIUM)  
Property generally located north of Sahara Avenue, between Richfield Boulevard on the west and Paseo Del Prado on the east, C-1 and R-1 Zones (under Resolution of Intent to C-1).  
Owner/Subdivider: Rancho Bonito Assoc.  
No. of Acres: 8.4 No. of Units: 168
5. TENTATIVE MAP  
BREEZEWOOD  
Property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-E & R-MFP Zones (under Resolution of Intent to R-CL).  
Owner/Subdivider: Nevada Escrow Services  
No. of Acres: 13.3 No. of Lots: 87
6. FINAL MAP  
TRISTE COURT  
AND REQUEST  
FOR WAIVER OF  
IMPROVEMENTS  
ON TULLY AVENUE  
Property generally located on the north side of Bonanza Road, west of Lamb Boulevard, R-E and R-3 Zones (proposed R-PD15).  
Owner: The Donald L. Ream Irrevocable Trust, Et Al  
Subdivider: Hutchins Enterprises  
No. of Acres: 5 No. of Lots: 19
7. Z-39-83  
Application of CAROLYN THRESHER AND GRETA STOLZLECHNER for reclassification of property generally located on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, from N-U (Non-Urban) to R-1 (Single Family Residence) and R-CL (Residential Compact Lot).  
Proposed Use: Medium Low Density Residential
8. TENTATIVE MAP  
LIBERTY VILLAGE  
Property generally located on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, N-U Zone (proposed R-1 and R-CL).  
Owner: Carolyn Thresher & Greta Stolzlechner  
Subdivider: Gerald W. Nicholas  
No. of Acres: 28.5 No. of Lots: 193
9. Z-34-83  
Application of JAMES A. BLACK for reclassification of property generally located on the northeast corner of Washington Avenue and Tonopah Drive, R-E (Residence Estates) to R-3 (Limited Multiple Residence).  
Proposed Use: Medium High Density Residential (Apartments)

10. Z-35-83 Application of GEORGE YOUNG, ET AL for reclassification of property generally located on the southeast corner of Wilson Avenue and "C" Street, from R-4 (Apartment Residence) to M (Industrial).  
Proposed Use: Storage Yard for Heavy Equipment
11. Z-36-83 Application of WILLIAM C. AND TRISH N. STAPP for reclassification of property generally located on the northeast corner of Westcliff Drive and Tenaya Way, from N-U (Non-Urban) to C-1 (Limited Commercial).  
Proposed Use: Shopping Center
12. Z-37-83 Application of JAMES A. BLACK for reclassification of property generally located on the southeast corner of Lake Mead Boulevard and Gregory Street, from C-2 (General Commercial) to C-M (Commercial Industrial).  
Proposed Use: Auto Repair Garage
13. Z-40-83 Application of JOHN M. BANGLE, TRUSTEE for reclassification of property generally located on the southeast corner of Highland Drive and Lake Mead Boulevard, from R-E (Residence Estates) and C-1 (Limited Commercial) to C-1 (Limited Commercial).  
Proposed Use: Shopping Center
14. Z-41-83 Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southwest corner of Vegas Drive and Rock Springs Drive, from N-U (Non-Urban) to R-CL (Residential Compact Lot).  
Proposed Use: Medium Low Density Residential
15. C1-1-83 Request of LEN-MAR HOUSEWARES for a C-1 Use Review to allow rental of party supplies, house-ares and televisions in a C-1 Zone.  
C-1 USE  
REVIEW
16. SO-4-83 Request of METROPOLITAN DEVELOPMENT CORPORATION for a temporary sales office on property located at 4301 Osborn Court,  
SALES  
OFFICE

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Modifies the procedure relative to Class III Secondhand Dealers, Pawnshops and Sexually Oriented businesses when Use Permit and Variance applications are required.
2. Consideration of cancelling the second meeting during the summer months (June, July and August).

SUPPLEMENTAL AGENDA

CITY PLANNING COMMISSION

MAY 12, 1983

1. FINAL MAP  
LEWIS HOMES  
RAINBOW PARK #5  
Property generally located east of Tenaya Way, and north of Carmen Boulevard, N-U Zone (under Resolution of Intent to R-CL).  
Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 4.05 No. of Lots: 27
  
2. REQUEST FOR  
WAIVER OF  
STREET  
IMPROVEMENTS  
JAYLAR CIRCLE  
(PM-18-77)  
Request of ALCA ENGINEERING & SURVEYING, INC. for roll type curb and gutter, elimination of sidewalks and street lighting on Jaylar Circle generally located on the south side of Ellis Avenue, east of Shadow Lane, R-1 Zone.
  
3. AV-2-83  
ADMINISTRATIVE  
VARIANCE  
Request of SUN SURVEY, INC. for an Administrative Variance on property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).
  
4. Z-55-81  
PLOT PLAN  
REVIEW  
Request of SEDONA DEVELOPMENT, INC. for a Plot Plan Review on property generally located on the northwest corner of Hickam Avenue and Blackmon Circle, R-PD2 Zone.
  
5. Z-43-77  
PLOT PLAN  
REVIEW  
Request of RMH CONSTRUCTION COMPANY for a Plot Plan Review on property generally located on the east side of Shadow Lane between Hastings Avenue and Bearden Drive (309 Shadow Lane), P-R Zone.

*Spina*

NOTICE OF PUBLIC HEARING

MAY 12, 1983

Notice is hereby given that on May 12, 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-34-83

JAMES A. BLACK FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED ON THE  
NORTHEAST CORNER OF WASHINGTON AVENUE  
AND TONOPAH DRIVE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL  
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ )  
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 28,  
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.

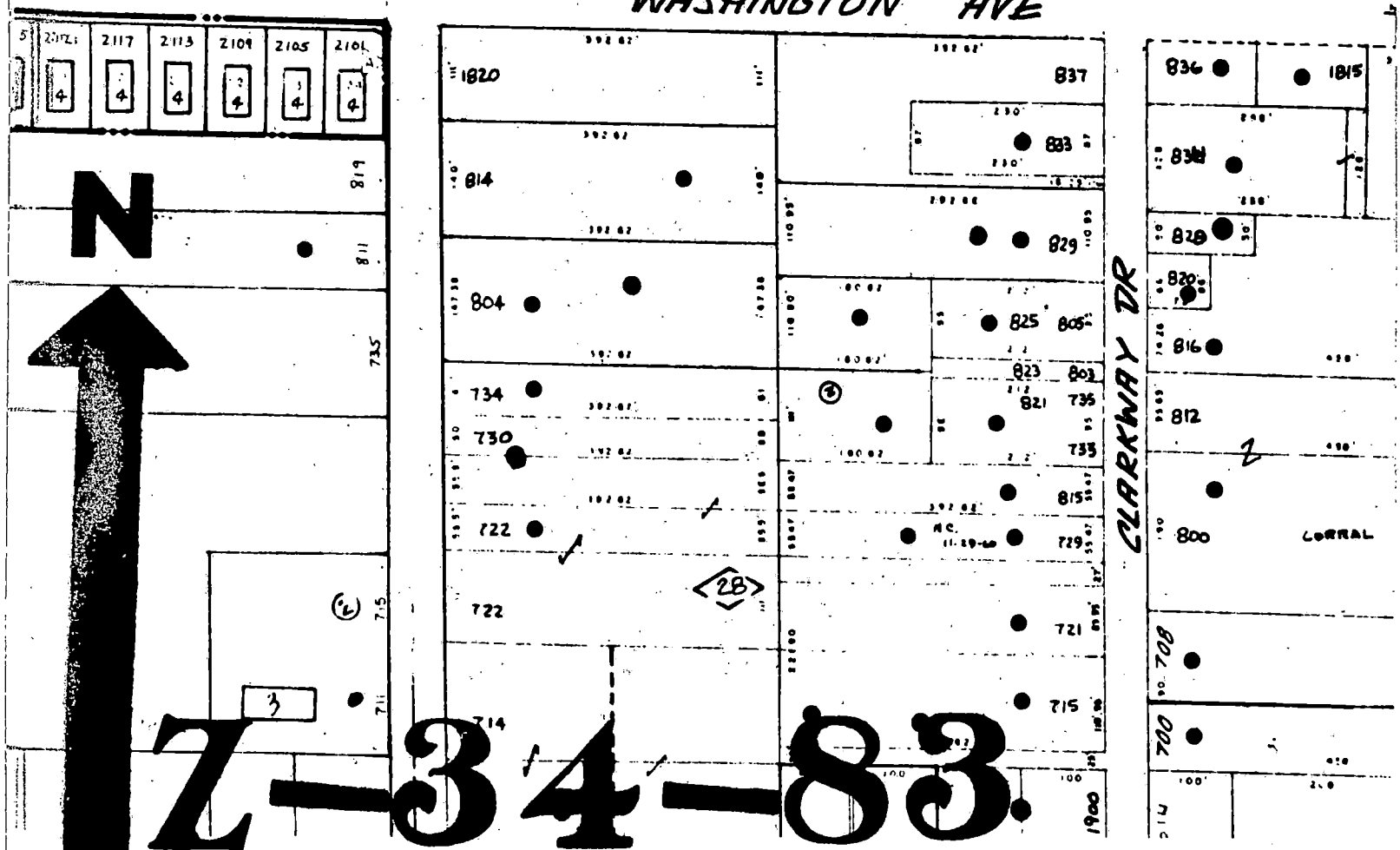
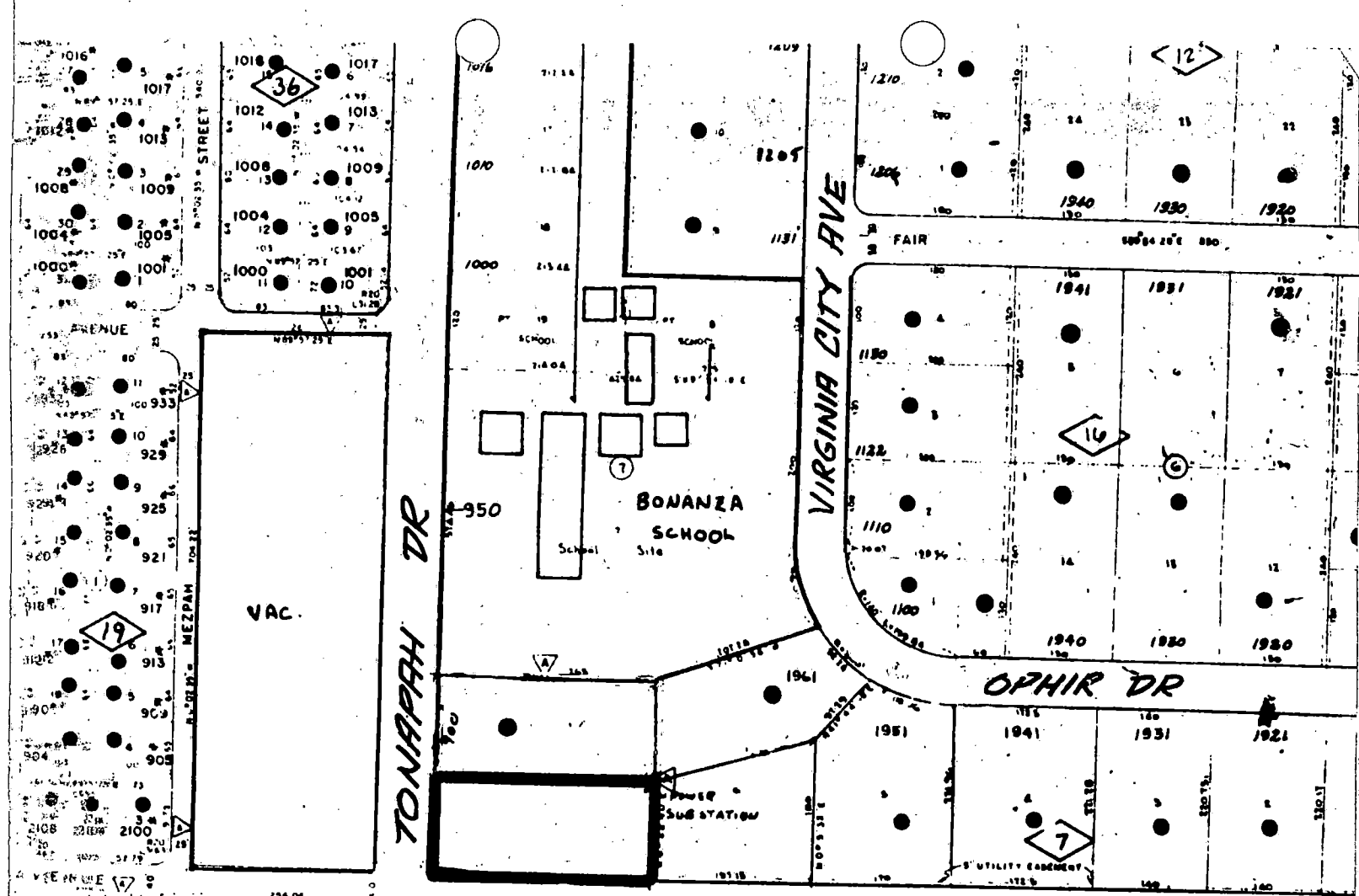
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

*Harold P. Foster*  
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.)



7-34-83

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Z-35-83

GEORGE YOUNG, ET AL FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE  
SOUTHEAST CORNER OF WILSON AVENUE AND  
"C" STREET.

FROM: R-4 (APARTMENT RESIDENCE)

TO: M (INDUSTRIAL)

PROPOSED USE: STORAGE YARD FOR HEAVY EQUIPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS LOTS 18, 19 AND 20 OF BLOCK 2, ORIGINAL  
LAS VEGAS TOWNSITE, M.D.B. & M.

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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Z-36-83

WILLIAM C. AND TRISH N. STAPP FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST  
CORNER OF WESTCLIFF DRIVE AND TENAYA WAY.

FROM: N-U (NON-URBAN)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: SHOPPING CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ )  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 27,  
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

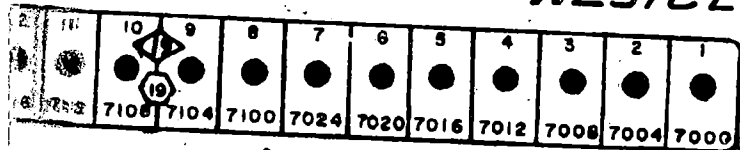
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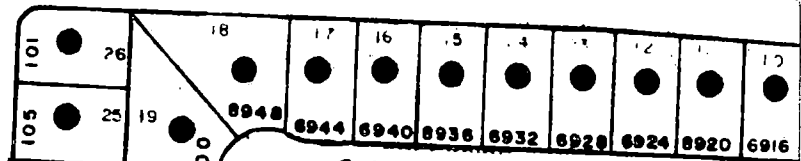
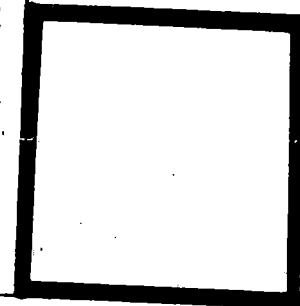
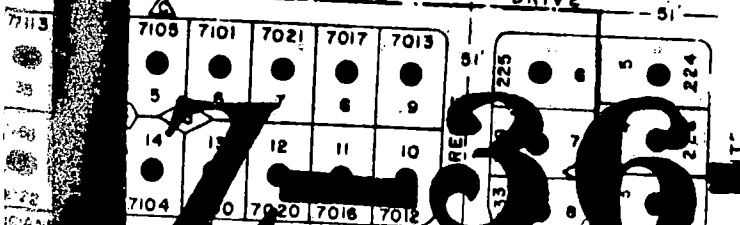
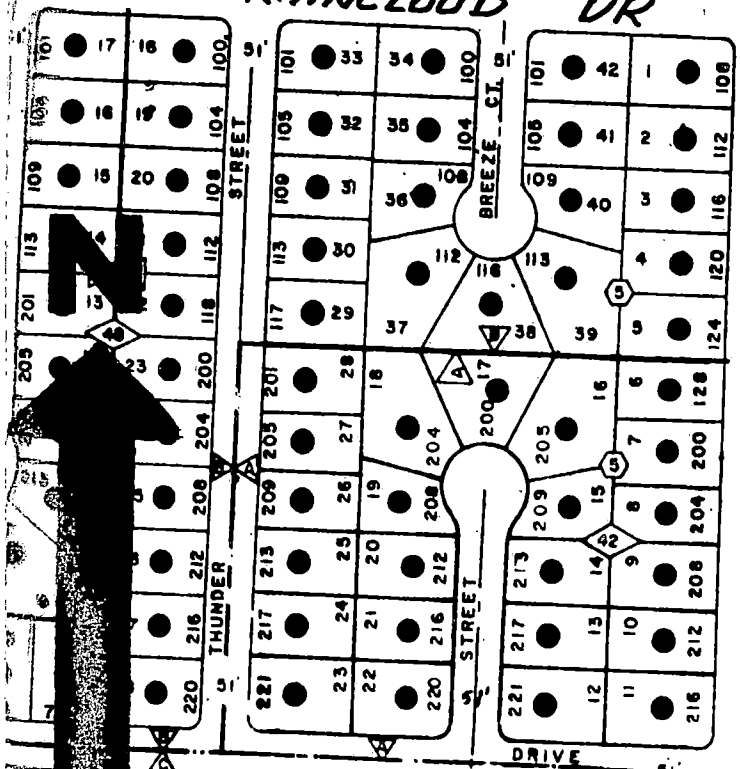
COUNTY

TENAYA WY

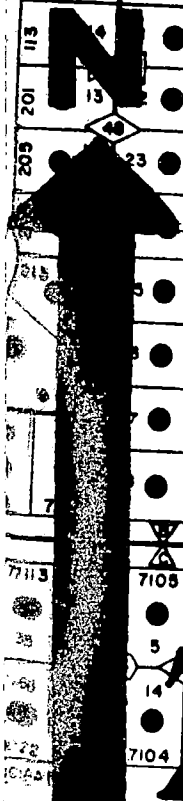
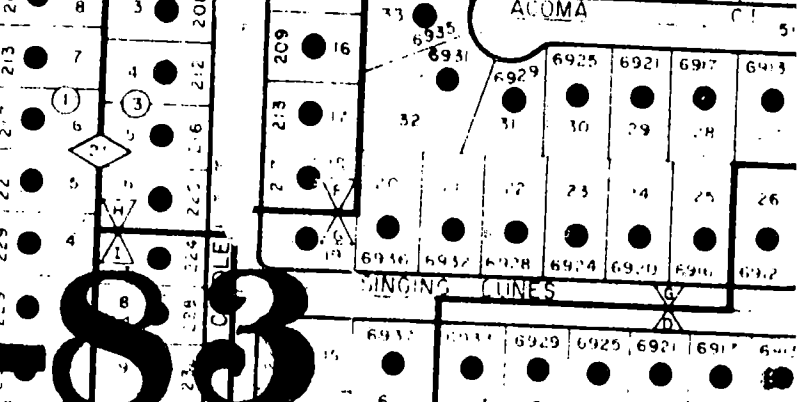
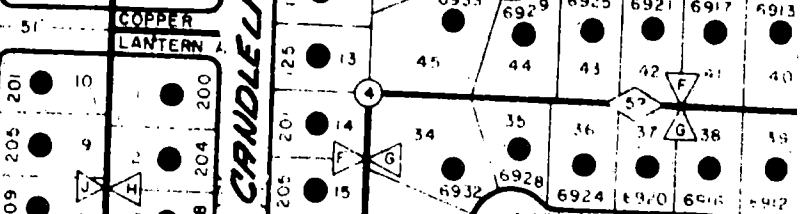
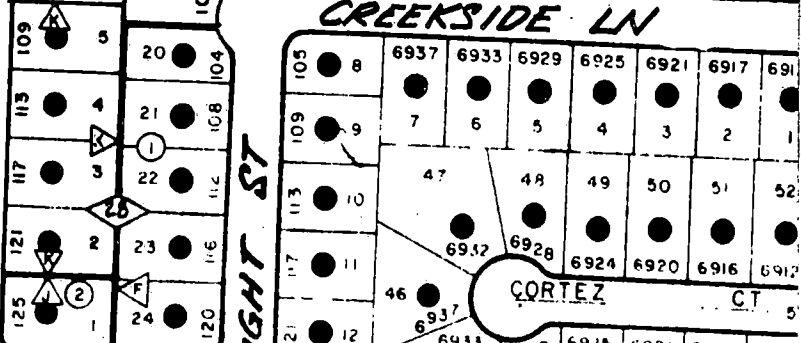
WESTCLIFF DR



RAINCLOUD DR



CREEKSIDE LN



7-36-83

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Z-37-83

JAMES A. BLACK FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED ON THE  
SOUTHEAST CORNER OF LAKE MEAD BOULEVARD  
AND GREGORY STREET.

FROM: C-2 (GENERAL COMMERCIAL)

TO: C-M (COMMERCIAL INDUSTRIAL)

PROPOSED USE: AUTO REPAIR GARAGE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ )  
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 22,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

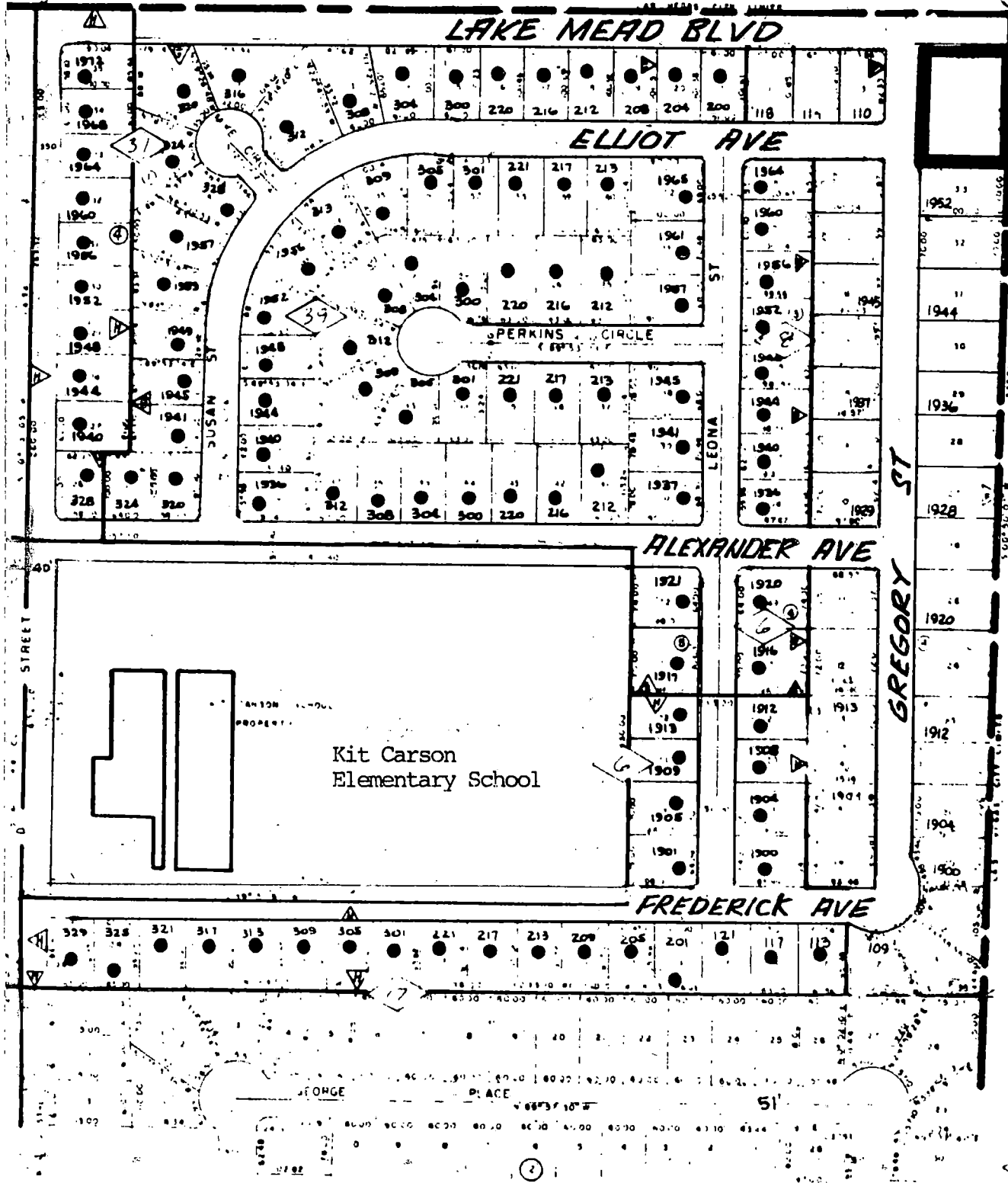
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(SEE LOCATION MAP ON REVERSE SIDE.)

NORTH LAS VEGAS

CENTER SEC 22  
T 20 S R 61 E



**L-37-83**

NI/2 SW1/4 SEC22 T20S R61E  
CITY OF LAS VEGAS NEVADA  
PLANNING DEPT

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Z-39-83

CAROLYN THRESHER AND GRETA STOLZLECHNER  
FOR RECLASSIFICATION OF PROPERTY GENERALLY  
LOCATED ON THE NORTHEAST CORNER OF LORENZI  
BOULEVARD AND BUCKSKIN AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-1 (SINGLE FAMILY RESIDENCE) AND

R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM LOW DENSITY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE NORTH HALF (N $\frac{1}{2}$ )  
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 11,  
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:ame

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(SEE LOCATION MAP ON REVERSE SIDE.)

GOWAN RD

LAS VEGAS VALLEY WATER DISTRICT PROPERTY

R. E. TOBLER  
ELEMENTARY  
SCHOOL

LORENZI BLVD

IRVING MARCUS DR

TORREY PINES DR

BUCKSKIN AVE

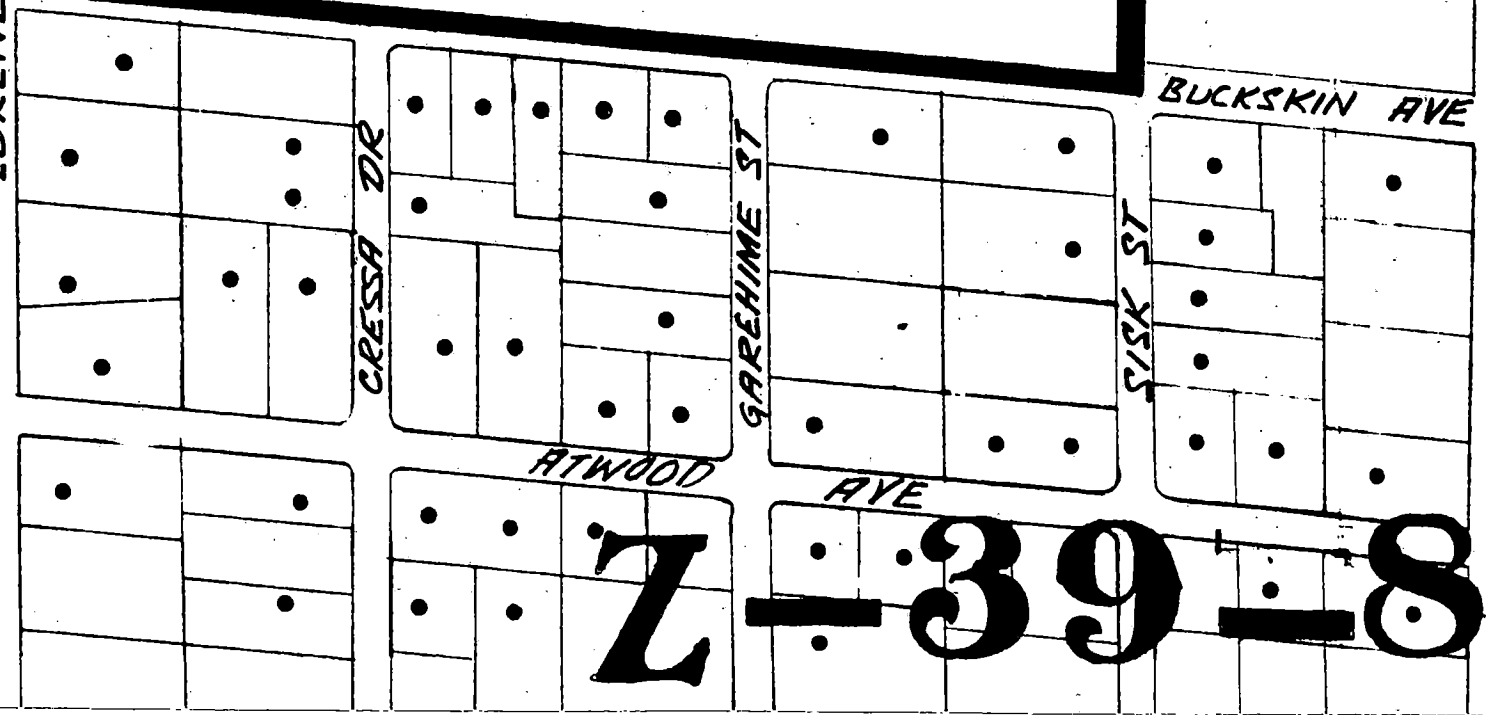
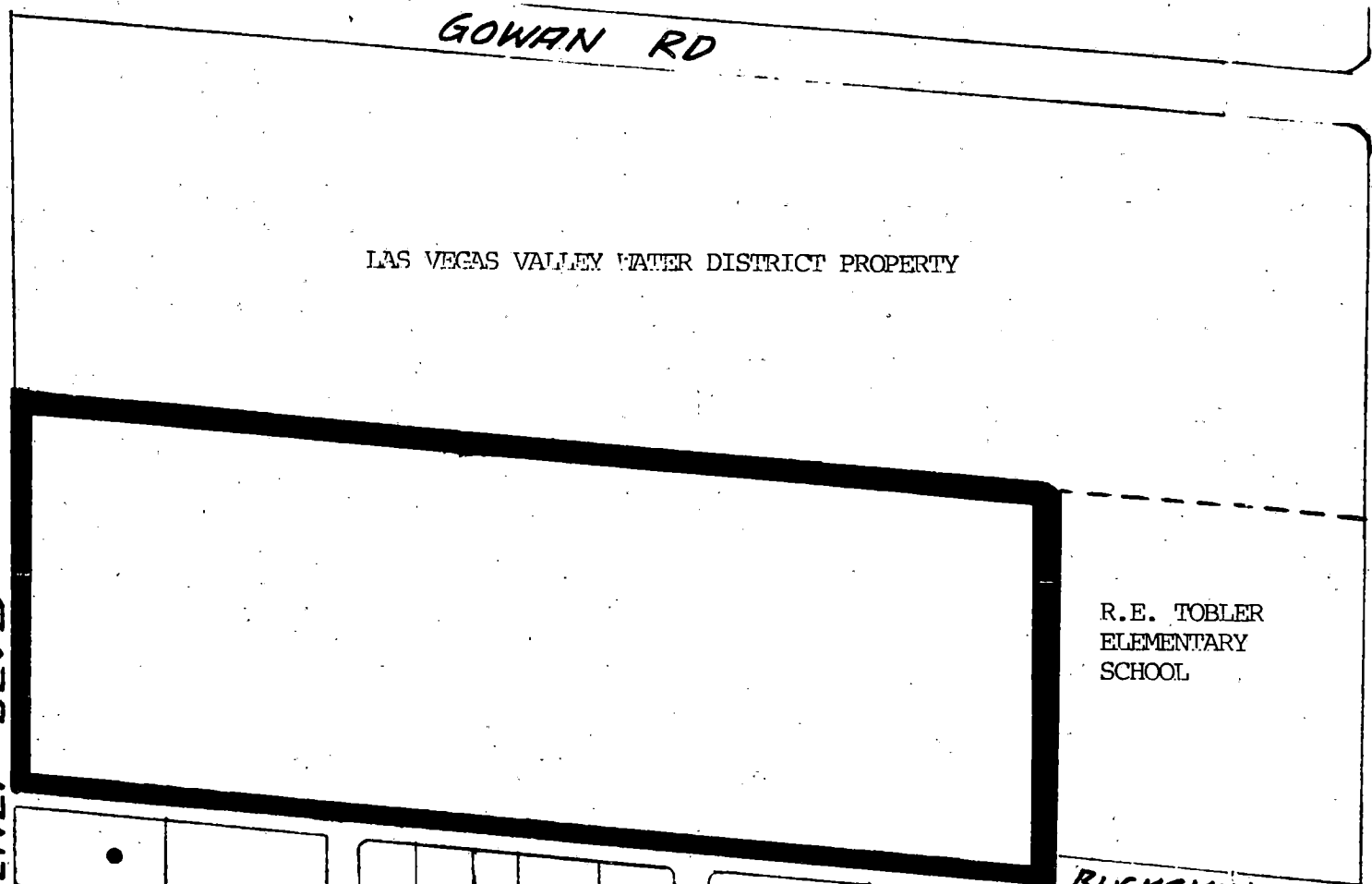
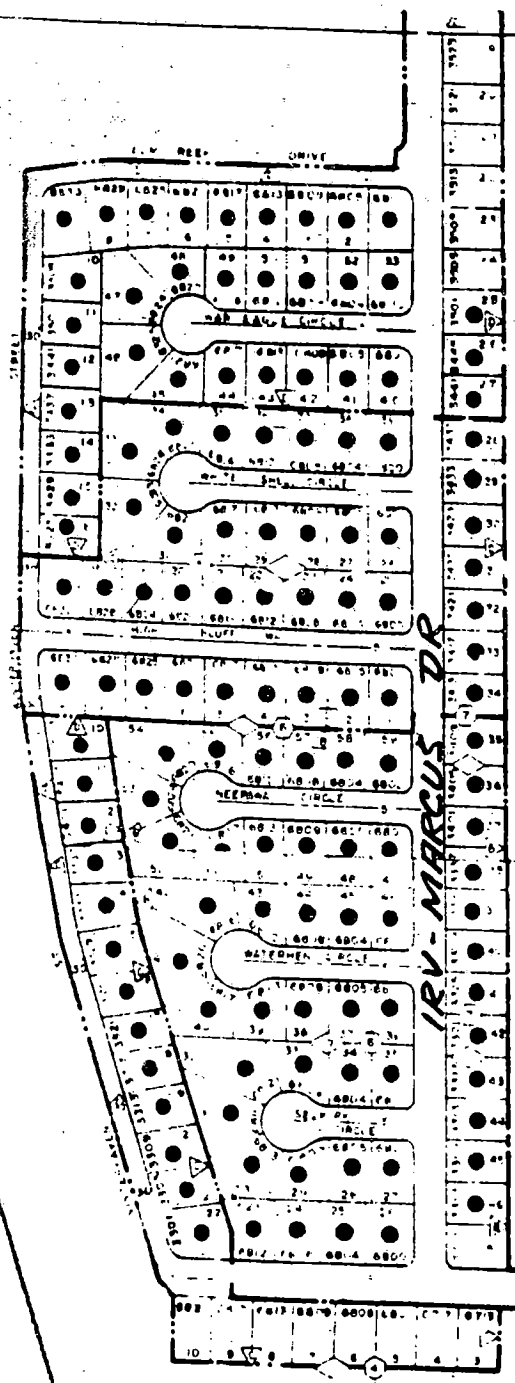
CRESSA DR

GAREHIME ST

SISK ST

ATWOOD AVE

**Z-39-83**



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Z-40-83

JOHN M. BANGLE, TRUSTEE FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE SOUTHEAST  
CORNER OF HIGHLAND DRIVE AND LAKE MEAD BOULEVARD.

FROM: R-E (RESIDENCE ESTATES) AND

C-1 (LIMITED COMMERCIAL)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: SHOPPING CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ )  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 21,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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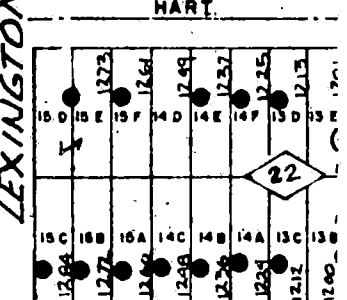
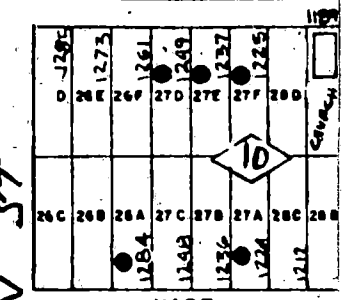
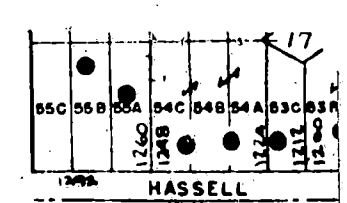
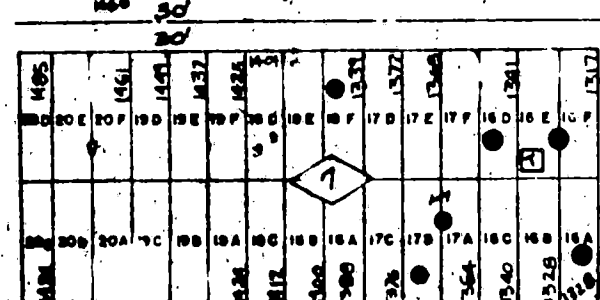
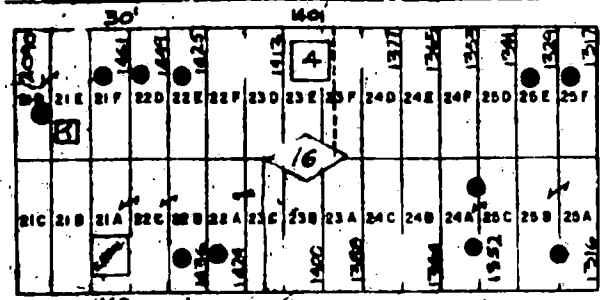
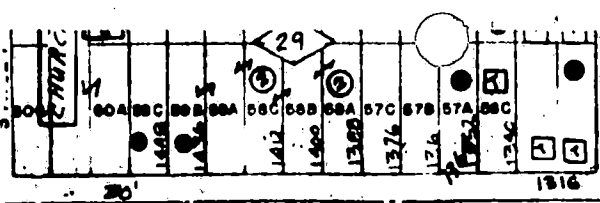
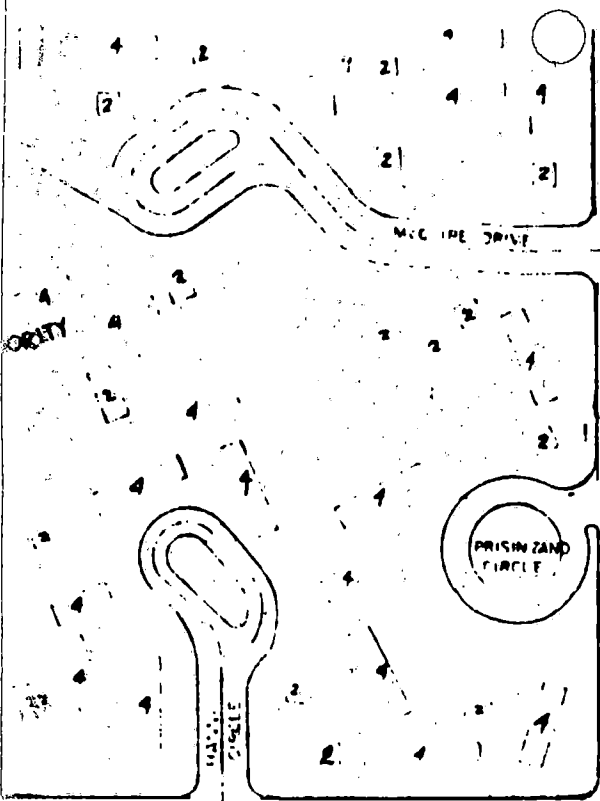
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

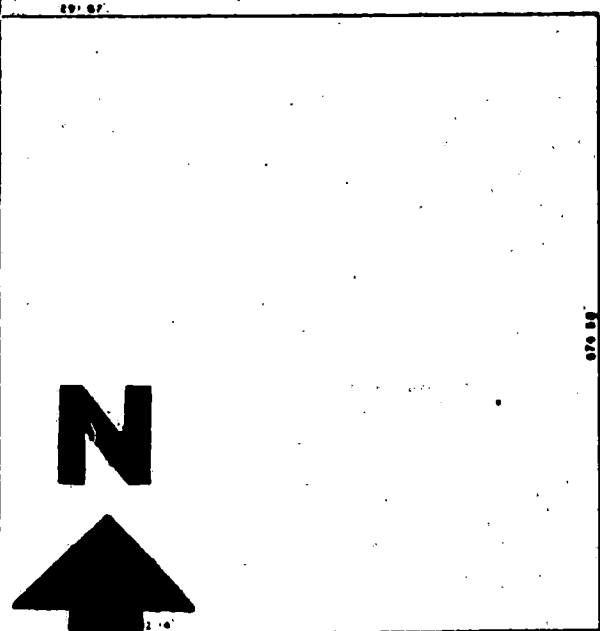
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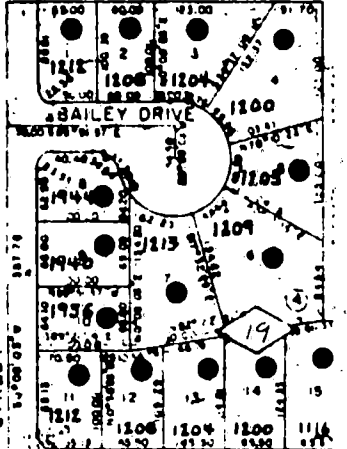
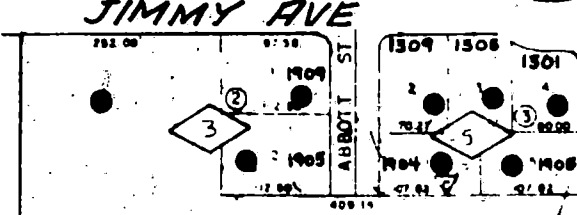
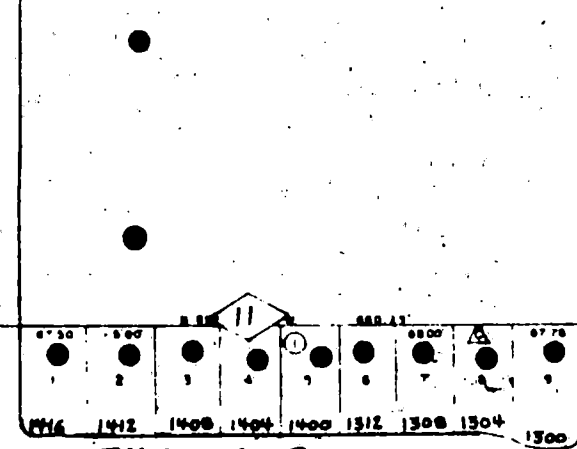
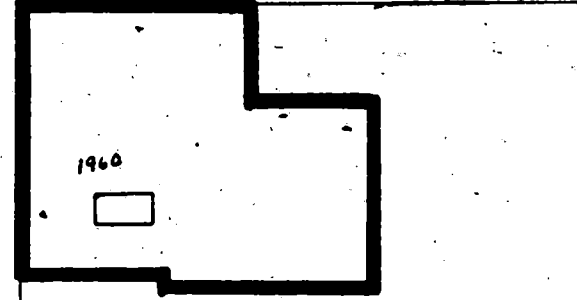
(SEE LOCATION MAP ON REVERSE SIDE.)



LAKE MEAD BLVD

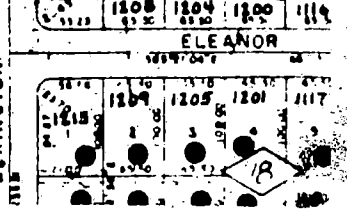
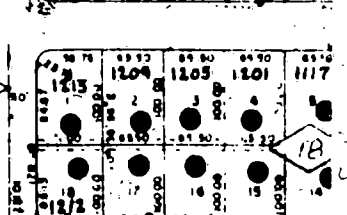


HIGHLAND DR



JIMMY AVE

LEXINGTON ST



Z-40-83

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Z-41-83      LEWIS HOMES OF NEVADA FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED ON THE SOUTHWEST  
CORNER OF VEGAS DRIVE AND ROCK SPRINGS DRIVE.  
FROM:    N-U (NON-URBAN)  
TO:      R-CL (RESIDENTIAL COMPACT LOT)  
PROPOSED USE:    MEDIUM LOW DENSITY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF  
THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 27,  
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

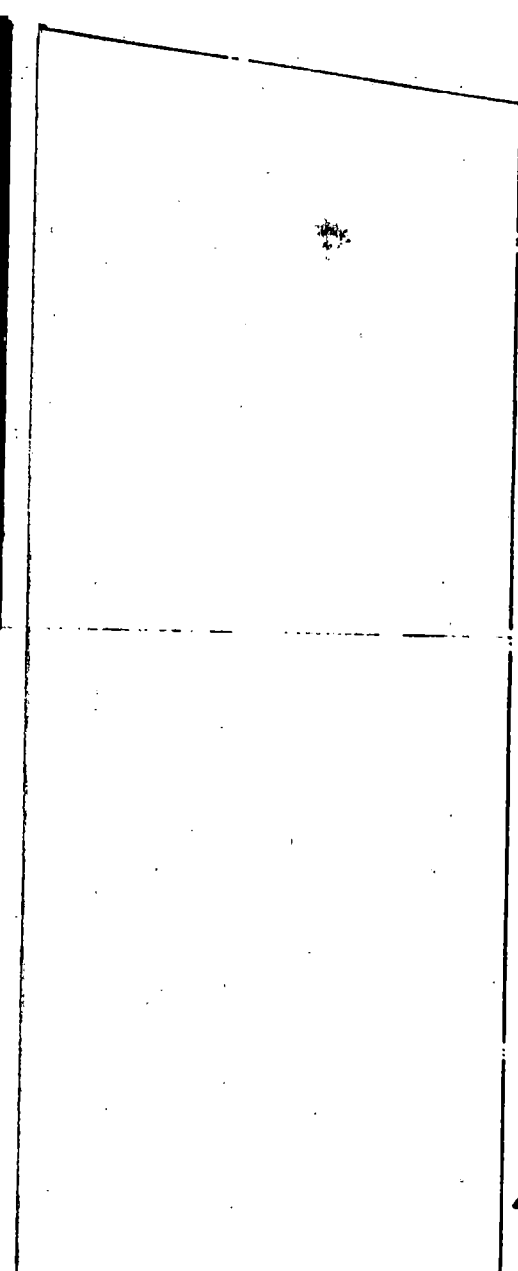
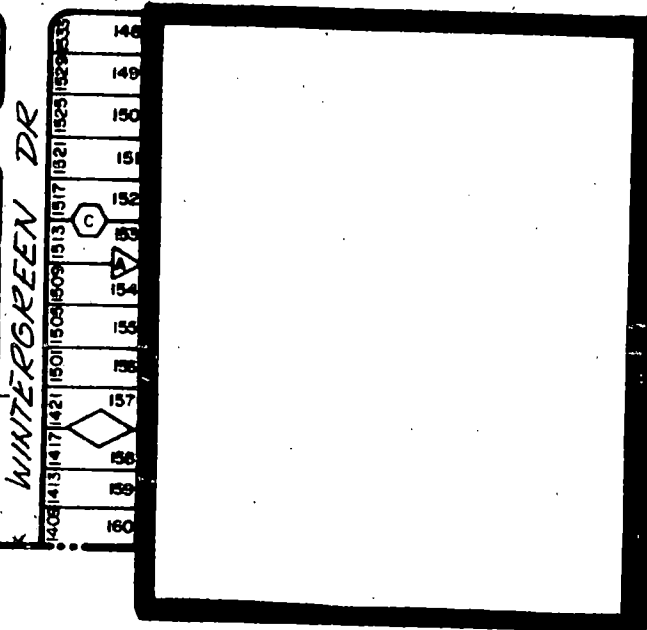
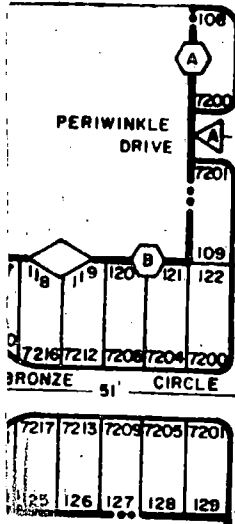
  
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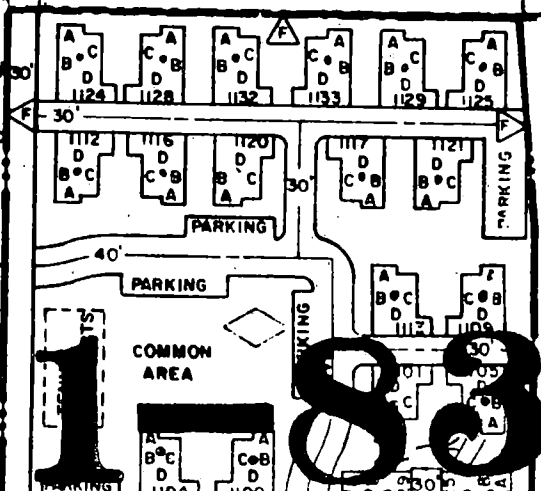
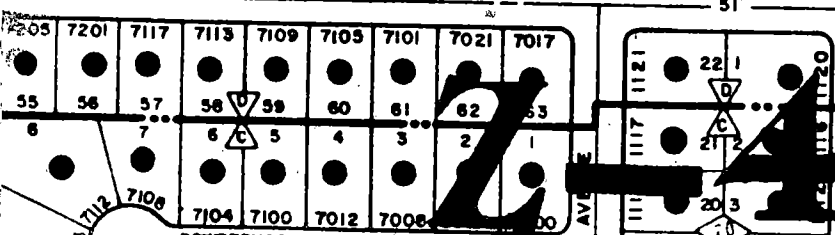
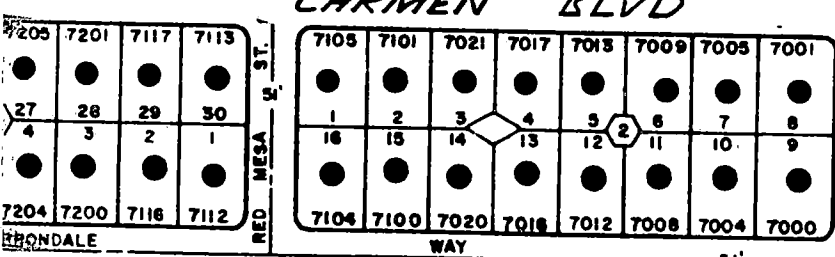
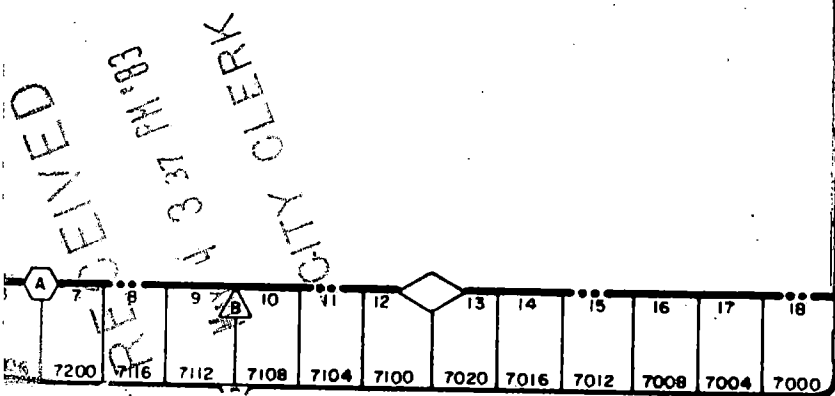
(The information contained above is considered to be accurate; however, there may be minor variations.)

(SEE LOCATION MAP ON REVERSE SIDE.)

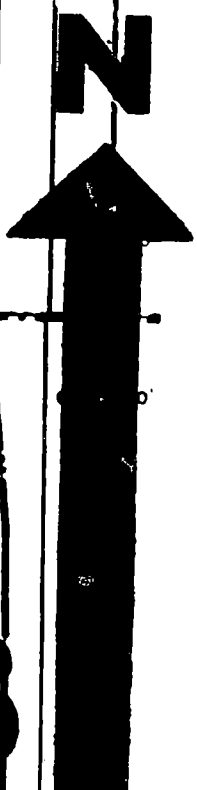
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1-4-83

MINUTES

CITY PLANNING COMMISSION

MAY 12, 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  
Mr. Kennedy

EXCUSED:

Mrs. Coleman

STAFF PRESENT:

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

MINUTES:

MR. GUTHRIE made a Motion for APPROVAL of the Minutes for the March 22, 1983 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. TENTATIVE MAP

WEST MEADOWS

(Abeyance Item  
from 4/26/83)

ABEYANCE

Property generally located on the west side of Jones Boulevard, north of Vegas Drive, R-1 Zone (proposed R-CL).

Owner/Subdivider: Chism Homes  
No. of Acres: 5.4 No. of Lots: 26

MR. NULL stated the City Planning Commission recommended denial of Z-28-83 at their April 14, 1983 meeting. At the City Commission meeting of May 4, 1983 it was held in abeyance. Staff would recommend this tentative map also be held in abeyance.

MR. JOHNSTON made a Motion for ABEYANCE of the Tentative Map for West Meadows.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

2. FINAL MAP  
WEST MEADOWS  
(Abeyance Item  
from 4/26/83)  
ABEYANCE

Property generally located on the west side of Jones Boulevard, north of Vegas Drive, R-1 Zone (proposed R-CL).

Owner/Subdivider: Chism Homes  
No. of Acres: 4.6 No. of Lots: 26

MR. NULL stated the same situation prevails on this final map as the tentative map under Item 1. Therefore, staff would recommend abeyance.

MR. JOHNSTON made a Motion for ABEYANCE of the Final Map for West Meadows.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

3. FINAL MAP  
CEDAR PARK II  
AMENDED  
(Abeyance Item  
from 4/26/83)  
APPROVED

Property generally located on the east side of Wardelle Street, north of Cedar Avenue, R-E Zone (under Resolution of Intent to R-PD15).

Owner/Subdivider: Norman E. Mott  
No. of Acres: 3.01 No. of Units: 46

MR. NULL stated this item was held in abeyance at the last Planning Commission meeting because the applicant was not present.

The applicant was not present at this meeting either.

MR. MACK made a Motion for ABEYANCE of the Final Map for Cedar Park II so the applicant could be present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

NORMAN E. MOTT appeared after Item No. 6 under New Business.

MR. NULL stated the amendment to this final map consists of moving two structures forward to provide more common open space and connecting the three parking areas for improved circulation.

NORMAN E. MOTT appeared for the application. He is in agreement with the plot plan that staff has shown.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Cedar Park II Amended.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP  
MARION VIEW  
APPROVED

Property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Plaster Development Company  
No. of Acres: 10.74 No. of Lots: 79

MR. NULL stated Owens Avenue is to the north and Marion Drive to the east. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for zoning application Z-58-81, 2) No vehicular access to Owens Avenue and Marion Drive from the abutting lots, 3) Wall statement, and normal conditions. Further, 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. There is also a request for rolled curb and gutter. Staff would recommend approval of the rolled curb and gutter as shown with the condition that the sidewalks adjacent to the rolled curb have 5 inch thick concrete.

KIRK ANDERSON, ALCA Engineering, 2785 South Highland Drive, appeared to represent the developer. They are in agreement with staff's recommendations.

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

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 18, 1983 at 2:00 P.M.

2. FINAL MAP  
MARION VIEW  
APPROVED

Property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Plaster Development Company  
No. of Acres: 10.74 No. of Lots: 79

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to: 1) Approval of the tentative map, 2) Conformance with the tentative map, and 3) Conformance to the conditions of approval for the tentative map.

KIRK ANDERSON, ALCA Engineering, 2785 South Highland Drive, appeared to represent the developer. They are in agreement with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Marion View, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 18, 1983.

3. TENTATIVE MAP  
REDROCK HEIGHTS  
APPROVED

Property generally located on the north side of Westcliff Drive, west of Buffalo Drive, N-U Zone (proposed R-CL).  
Owner/Subdivider: Diversified Development  
No. of Acres: 10.4 No. of Lots: 71

MR. NULL stated Westcliff Drive is to the south and Buffalo Drive is to the east. Staff would recommend approval, subject to: 1) Conformance to the conditions of approval for Z-29-83, 2) No vehicular access to Westcliff Drive from the abutting lots, and 3) Wall statement, as well as the normal conditions. Further, a waiver will be required for the length of Block 1 which exceeds the design requirements. Staff would recommend approval of the waiver.

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

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Redrock Heights, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 June 1, 1983 at 2:00 P.M.

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

Property generally located north of Sahara Avenue, between Richfield Boulevard on the west and Paseo Del Prado on the east, C-1 and R-1 Zones (under Resolution of Intent to C-1).  
Owner/Subdivider: Rancho Bonito Association  
No. of Acres: 8.4 No. of Units: 168

MR. NULL stated staff would recommend approval of this tentative map, subject to: 1) Conformance to the conditions of approval for Z-108-63, and normal conditions.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared to represent the developers. They are in agreement with staff's recommendation.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Plaza's Office Park, subject to staff's recommendation.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 June 1, 1983 at 2:00 P.M.

5. TENTATIVE MAP  
BREEZEWOOD  
APPROVED

Property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-E and R-MHP Zones (under Resolution of Intent to R-CL).

Owner/Subdivider: Nevada Escrow Services  
No. of Acres: 13.3 No. of Lots: 87

MR. NULL stated Lamb Boulevard is to the west and Monroe Avenue to the south. Staff would recommend approval, subject to: 1) Conformance to the conditions of approval for Z-75-81, 2) No vehicular access to Lamb Boulevard from the abutting lots, 3) Wall statement, and 4) Map to be redesigned as required by the Department of Community Planning and Development, along with the normal conditions.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared to represent the applicant. They have agreed to meet all of staff's conditions.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for BreezeWood, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 June 1, 1983 at 2:00 P.M.

6. FINAL MAP  
TRISTE COURT  
AND REQUEST  
FOR WAIVER OF  
IMPROVEMENTS  
ON TULLY AVENUE  
APPROVED

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

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

MR. NULL stated this final map is in substantial conformity with the tentative map. Bonanza Road is to the south and Lamb Boulevard is to the east. Staff would recommend approval, subject to: 1) Conformance to the tentative map, 2) Conformance to the conditions of approval for the tentative map. The applicant has requested that the improvements be waived on Tully Avenue. Staff would not object to this request if the developer would post a bond for the half-street improvements as required by the Department of Engineering Services.

DAVID CAUSEY, Causey Engineering, 3175 South Eastern Avenue, appeared to represent the applicant. The bond figure of \$16,000 is twice the amount it would cost to install the improvements. Under those conditions, they would put the street in, but it would deteriorate rapidly from lack of use.

MR. NULL said the City has included slippage in the bond figure due to inflation because they have been coming out behind when they have to hold bonds for a long period of time.

DEPUTY CITY ATTORNEY JOHN ROETHEL suggested that if the applicant would be willing to put in curb, gutter and sidewalks without the pavement, the City could take the present value of the pavement cost in cash and reinvest it.

6. FINAL MAP  
(Continued)

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Triste Court and Request for Waiver of Improvements on Tully Avenue with the sidewalks, curb and gutter to be installed at the time of development and a cash bond posted with the City for the cost of the street pavement.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. Z-39-83  
ABEYANCE

Application of CAROLYN THRESHER AND GRETA STOLZLECHNER for reclassification of property generally located on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, from R-E (Residence Estates) to R-1 (Single-Family Residence) and R-CL (Residential Compact Lot).  
Proposed Use: Medium Low Density Residential

MR. FOSTER stated Lorenzi Boulevard is along the westerly portion of this site. The area to the east is in the County and developed R-E. Immediately east of this property is an elementary school and to the west there is a strip of R-E on the west side of Lorenzi and west of that is developed R-1. The applicant is requesting R-CL along the northerly and easterly portion of this site with R-1 along the immediate north side of Buckskin Avenue. They are proposing 17 lots to act as a buffer to the R-E which does exist on the south side of Buckskin. The developer contacted staff and were told that staff cannot support this application as it is proposed because of the established R-E area to the south and east and the fact that there is R-E proposed on the west side of Lorenzi. In view of this, the applicant has asked staff if this application could be held in abeyance so they can revise the proposal.

RICHARD SCHROEDER, 3340 North Lorenzi Boulevard, appeared in protest.

JERRY NICHOLAS appeared for the application.

HERB LAUTEREN, 6424 West Cheyenne Avenue, appeared in protest.

DONALD KORN, 6824 White Shell, appeared in protest.

MR. JOHNSTON made a Motion for ABEYANCE of Z-39-83.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on May 24, 1983 at 7:30 P.M.

8. TENTATIVE MAP  
LIBERTY VILLAGE  
ABEYANCE

Property generally located on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, N-U Zone (proposed R-1 and R-CL).

Owner: Carolyn Thresher & Greta Stolzlechner  
Subdivider: Gerald W. Nicholas  
No. of Acres: 28.5 No. of Lots: 193

8. TENTATIVE MAP  
(Continued)

MR. JOHNSTON made a Motion for ABEYANCE of the Tentative Map for Liberty Village.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

9. Z-34-83  
DENIED

Application of JAMES A. BLACK for reclassification of property generally located on the northeast corner of Washington Avenue and Tonopah Drive, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Proposed Use: Medium High Density Residential  
(Apartments)

MR. FOSTER stated Washington Avenue is along the south side of the property, Tonopah Drive is to the west, the Bonanza Village subdivision to the north and east, and there is a single-family residence immediately to the north of this site with R-3 to the south. The applicant is requesting R-3 to construct 4 two-story fourplexes on the site that would have access to Washington Avenue and would back up to the residential lot to the north. Staff feels the low density on the north side should be retained so staff would recommend denial. Staff has 3 protests on record, plus a letter from the Bonanza Village Homeowners Association in protest.

JIM BELLER, 333 Rancho Road, appeared for the applicant. The homes in the area do not face this project.

There were 29 persons in protest in the audience.

GLENN O'GRANDA, President of the Bonanza Village Homeowners Association, appeared in protest. In addition to the letter that was sent to staff, he presented petitions containing 126 signatures in protest.

CLAIRE SCHERER, 1941 Ophir Drive, appeared in protest. She felt this is spot zoning.

WILLIAM SANFORD, 900 North Tonopah Drive, appeared in protest. He felt this would devalue the homes in the area and bring unwanted persons.

STEPHANIE HANCHETT, 1077 Comstock Drive, appeared in protest. This would add to the traffic already in the area.

MR. JOHNSTON made a Motion for DENIAL of Z-34-83 because this project is not compatible with the area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 1, 1983 at 2:00 P.M.

10. Z-35-83

APPROVED

Application of GEORGE YOUNG, ET AL for reclassification of property generally located on the southeast corner of Wilson Avenue and "C" Street, from R-4 (Apartment Residence) to M (Industrial).

Proposed Use: Storage Yard for Heavy Equipment

MR. FOSTER stated Bonanza Road is to the south and "C" Street along the west side of the property. There is commercial zoning along the north side of Bonanza, R-4 north of that and farther north along the I-15 Freeway is "M" zoning, which is the zoning requested on this application. The applicant is proposing a storage yard for heavy equipment. The property would be fenced. They are requesting relief from paving the entire site because of the cost. Staff has taken the position that the area between the railroad tracks and the I-15 Freeway north of Bonanza is an area destined for commercial zoning. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 5, as well as 7 and 8, 3) Install sidewalk and street lighting on Wilson Avenue and "C" Street as required by the Department of Engineering Services, and 4) Pave the alley as required by the Department of Engineering Services. Staff has 3 protests on record.

JIM BELLER, 333 Rancho Road, appeared for the applicants. They feel this is a transitioning area. They will not be running the equipment on the property. This will be used for a contractor's personal equipment. They plan to use razor wire on the perimeter for security.

JANET BALIODIS, 716 North "C" Street, appeared in protest. In addition to the noise, she objected to the dust that would be raised if the storage yard is not paved.

JIM BELLER replied that the property could be oiled to cut down on the dust.

DON BALIODIS, 716 North "C" Street, appeared in protest. They are fearful that engines will be running all hours of the night.

MR. GUTHRIE made a Motion for APPROVAL of Z-35-83, subject to staff's conditions and oil put down to hold the dust and a review after one year.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 June 1, 1983 at 2:00 P.M.

11. Z-36-83

APPROVED

Application of WILLIAM C. AND TRISH N. STAPP for reclassification of property generally located on the northeast corner of Westcliff Drive and Tenaya Way, from N-U (Non-Urban) to C-1 (Limited Commercial).

Proposed Use: Shopping Center

MR. FOSTER stated this parcel was just recently annexed into the City. It is on the north side of Westcliff Drive. The

(Continued)

property to the south of Westcliff Drive is developed R-1. To the north is land in the County that is primarily zoned R-E. To the east is the Rainbow Freeway. There is commercial zoning at the southwest corner of Rainbow and Westcliff. The applicant is requesting C-1 for a 2½ acre parcel for a small shopping center. There will be a convenience store on the southwest corner and retail shops along the north and east sides. Staff recommends denial because this area is not suitable for commercial zoning. Staff does not have any protests on record.

ATTY. HERB JONES, 300 South 4th Street, appeared for the applicant. They feel there is a need for this type of operation to service the homes in the area.

WILLIAM C. STAPP, 5332 Longridge Avenue, appeared for the application. They plan to apply to the Board of Zoning Adjustment for a Use Permit for gasoline sales.

DENNIS MURPHY, 101 Antelope Way, appeared in protest. There is a lot of noise in the area already from the traffic and this would create additional noise.

BRUCE HERSHIA, 101 Thunder, appeared in protest. They do not need any more shopping facilities in the area.

BRAD SMUCKLER, 11028 Willow Tree, appeared in protest. He felt this property would be appropriate for a gasoline station.

MR. GUTHRIE made a Motion for DENIAL of Z-36-83 because commercial should be located farther to the west on Buffalo.

Voting was as follows:

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

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

MR. JOHNSTON made a Motion for APPROVAL of Z-36-83, subject to conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

MR. FOSTER stated the conditions are as follows: 1) Resolution of Intent, 2) Standard conditions 1 through 8, 3) Provision of 6 foot block wall along the north and east property lines, 4) Dedicate 60 feet of right-of-way for Westcliff Drive, 40 feet of right-of-way for Tenaya Way, and 25 foot radius corner at Westcliff and Tenaya, 5) Install half-street improvements on Westcliff and Tenaya.

ATTY. HERB JONES said they are in agreement with staff's conditions.

12. Z-37-83

DENIED

Application of JAMES A. BLACK for reclassification of property generally located on the southeast corner of Lake Mead Boulevard and Gregory Street, from C-2 (General Commercial) to C-M (Commercial Industrial).  
Proposed Use: Auto Repair Garage

MR. FOSTER stated this has been vacant C-2 zoned property since 1962. Immediately to the south there is a strip of R-3 zoning on both sides of Gregory. Lake Mead Boulevard is along the north side of the property. There is developed R-1 abutting the R-3 to the west. Staff recommends denial because the west side of Commerce Street should be the dividing line for light industrial uses. Staff does not have any protests on record.

JIM BELLER, 333 Rancho Drive, appeared to represent the applicant. The R-1 homes in the area do not face this property.

STEVE BUFFINGTON, 201 Las Vegas Boulevard South, appeared in protest to represent the owners immediately to the south of this property.

MR. KENNEDY made a Motion for DENIAL of Z-37-83.

Voting was as follows:

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

Motion for DENIAL carried by a 4/2 vote.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 1, 1983 at 2:00 P.M.

13. Z-40-83

APPROVED

Application of JOHN M. BANGLE, TRUSTEE for reclassification of property generally located on the southeast corner of Highland Drive and Lake Mead Boulevard, from R-E (Residence Estates) and C-1 (Limited Commercial), to C-1 (Limited Commercial).

Proposed Use: Shopping Center

MR. FOSTER stated Lake Mead Boulevard is along the north side of this property and Highland Drive along the west. A small portion on the southwest part of this parcel is presently zoned C-1. There is a small portion of C-1 to the northeast of this parcel along Lake Mead Boulevard. Vegas Heights to the north is zoned R-2. To the northwest is a public housing project zoned R-3. There is vacant R-E to the west. There is an existing building and a proposed new building for stores. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of the building elevations by the Department of Community Planning and Development, 3) Construction of a 6 foot block wall along the south property line, 4) Dedication of right-of-way for Highland Drive and Lake Mead Boulevard, including the radius corner at the intersection of these two streets, 5) Install full half-street improvements on Highland and Lake Mead as required by Engineering Services, and 6) Eliminate the middle driveway on Highland Drive, along with the standard conditions 1 through 8.

13. Z-40-83

(Continued)

IRWIN BROWN, 2030 East Irwin Circle, appeared for the application. He questioned the validity of constructing a block wall along the south property line.

MR. FOSTER replied that it would provide some protection for the adjacent R-E properties.

IRWIN BROWN said he is agreeable to staff's conditions.

MRS. DUPREE, 1412 Jimmy Avenue, appeared to voice her approval. She questioned what type of shopping center the applicant was proposing.

IRWIN BROWN replied that at the present time he plans to pave the property for parking and at a later date construct two or three small stores.

MR. JOHNSTON made a Motion for APPROVAL of Z-40-83, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 June 1, 1983 at 2:00 P.M.

14. Z-41-83

APPROVED

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southwest corner of Vegas Drive and Rock Springs Drive, from N-U (Non-Urban) to R-CL (Residential Compact Lot).

Proposed Use: Medium Low Density Residential

MR. FOSTER stated Vegas Drive is along the north side of the property and Rock Springs Drive is along the east side. The present design shows three houses fronting on Rock Springs, but staff feels it could be worked out whereby these units would back up to Rock Springs. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Redesign the layout as required by the Department of Community Planning and Development, 3) Dedicate 30 feet of right-of-way for Rock Springs Drive and the radius corner at the intersection of Vegas Drive and Rock Springs Drive, and 4) Install half-street improvements on Vegas Drive and Rock Springs Drive as required by Engineering Services. Staff has 30 signatures on a petition in protest.

NICK DANE, 5240 South Polaris Avenue, appeared to represent Lewis Homes of Nevada. They are not agreeable to redesigning the layout if it would mean a considerable increase in cost per lot.

MR. FOSTER said staff would be agreeable to having the applicant work out the layout with staff at the time they come in for approval of their tentative map.

BRAD SMUCKLER, 1128 Willow Tree, appeared in protest.

MR. MACK made a Motion for APPROVAL of Z-41-83, subject to staff's recommendations and subdivision redesigned and approved by staff for the tentative map.

14. Z-41-83

(Continued)

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 June 1, 1983 at 2:00 P.M.

15. C1-1-83

C-1 USE REVIEW

APPROVED

Request of LEN-MAR HOUSEWARES for a C-1 Use Review to allow rental of party supplies, housewares and televisions in a C-1 Zone.

MR. FOSTER said this is an existing store in the Gallery Shopping Center north of Charleston and east of Rancho. By means of a Resolution the Planning Commission can authorize certain uses. Through a previous Resolution, the rental of stereos, televisions, washing machines, dryers, refrigerators, freezers, ovens and recorders are allowed in a C-1 zone. This proposal is to add party supplies and housewares (tables, chairs, dishwashers, vacuum cleaners and roll-a-way beds). Staff would recommend approval, subject to: 1) No paper or temporary signs painted on the walls or windows for advertising purposes, 2) All items be immediately off-loaded into the building so they are not stored outside, 3) No rental of items over five years old, and 4) All items shall be new when they are first available for rent.

JULIENE CUNARD, 600 St. James Place, appeared for the application. They use the merchandise for two or three years and are in agreement with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of C1-1-83, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action for this item.

16. SO-4-83

SALES OFFICE

APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a temporary sales office on property located at 4801 Osborn Court.

MR. FOSTER stated this is in an R-CL development. They plan to use one of the lots as a model home. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) Temporary office use shall cease within two years or whenever the last model is sold, whichever occurs first.

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

16. SO-4-83  
(Continued)

MRS. TRACY made a Motion for APPROVAL of SO-4-83, Sales Office, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this action is final.

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Modifies the procedure relative to Class III Secondhand Dealers, Pawnshops and Sexually-Oriented Businesses when Use Permit and Variance applications are required.

ABEYANCE - MACK/AYES: Chairman Bugbee, Mrs. Tracy, Mr. Mack,  
Mr. Johnston, Mr. Guthrie, Mr. Kennedy  
NOES: None

Motion for ABEYANCE carried unanimously.

2. Consideration of Cancelling the second meeting during the summer months (June, July and August).

APPROVE CANCELLATION - TRACY/AYES: Mrs. Tracy, Mr. Mack,  
NOES: Chairman Bugbee, Mr. Guthrie,  
Mr. Johnston, Mr. Kennedy

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

APPROVE SECOND MEETING - JOHNSTON/AYES: Chairman Bugbee,  
Mr. Mack, Mr. Johnston,  
Mr. Guthrie, Mr. Kennedy  
NOES: Mrs. Tracy

Motion for APPROVAL OF SECOND MEETING IN JUNE, JULY AND AUGUST carried with a 5/1 vote.

SUPPLEMENTAL AGENDA:

1. FINAL MAP  
LEWIS HOMES  
RAINBOW PARK #5  
APPROVED

Property generally located east of Tenaya Way, and north of Carmen Boulevard, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 4.05 No. of Lots: 27

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

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Lewis Homes, Rainbow Park #5, subject to staff's conditions.

Voting was as follows:

1. FINAL MAP  
(Continued)

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None  
Motion for APPROVAL carried unanimously.

2. REQUEST FOR WAIVER  
OF STREET IMPROVE-  
MENTS  
  
JAYLAR CIRCLE  
(PM-18-77)

Request of ALCA ENGINEERING AND SURVEYING, INC. for roll-type curb and gutter, elimination of sidewalks and street lighting on Jaylar Circle generally located on the south side of Ellis Avenue, east of Shadow Lane, R-1 Zone.

APPROVED

MR. NULL stated Charleston Boulevard is to the north. This is an existing cul-de-sac containing four lots. The applicant is requesting the use of roll-type curb and gutter and elimination of the sidewalks and street lighting. Staff would recommend approval of the use of roll-type curb and gutter and elimination of the sidewalks, but object to the waiver of street lighting for safety reasons.

KIRK ANDERSON, ALCA Engineering, 2765 South Highland Drive, appeared for the application. There is a street light at the entrance to the cul-de-sac. The cul-de-sac is 180 feet deep and the street lighting is only 100 feet back from the light that will have to be put in on Ellis Avenue. They plan to put in area lights at the cul-de-sac that will be controlled by sensors.

RICHARD BAINES, 216 Spanish Drive, appeared as the developer. There will be three area lights per lot and Malibu lights placed in the yards.

MR. JOHNSTON made a Motion for APPROVAL of the Request for Waiver of Street Improvements on Jaylar Circle (PM-18-77) as requested by the applicant.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack, 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 June 1, 1983 at 2:00 P.M.

3. AV-2-83  
  
ADMINISTRATIVE  
VARIANCE

Request of SUN SURVEY, INC. for an Administrative Variance on property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).

APPROVED

MR. FOSTER stated this is an apartment development. They have one small portion of a balcony on the second story that protrudes 2 feet into the required setback area. Staff would recommend approval, subject to: 1) Conformance to the plot plan.

DICK BRANT, Sun Survey, 2300 East Desert Inn Road, appeared for the application. They are in agreement with staff's condition.

MR. GUTHRIE made a Motion for APPROVAL of AV-2-83, Administrative Variance, subject to staff's condition.

3. AV-2-83

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

4. Z-55-81

PLOT PLAN REVIEW

APPROVED

Request of SEDONA DEVELOPMENT, INC. for a Plot Plan Review on property generally located on the northwest corner of Hickam Avenue and Blackron Circle, R-PD2 Zone.

MR. FOSTER stated this involves the placement of the house on this site. When it was approved, there was a front setback line on the cul-de-sac. The setback line proposed 30 feet. Initially they wanted a 21 foot setback. Staff felt that because they had sufficient rear yard area, the 30 foot setback should be maintained. Staff would recommend approval, subject to: 1) Conformance to the plot plan as required by the Department of Community Planning and Development.

ROD YANK, Sedona Development, 1344 South Decatur Boulevard, appeared for the application. He was in agreement with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of Z-55-81, Plot Plan Review, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

5. Z-43-77

PLOT PLAN REVIEW

APPROVED

Request of RMH CONSTRUCTION COMPANY for a Plot Plan Review on property generally located on the east side of Shadow Lane between Hastings Avenue and Bearden Drive (809 Shadow Lane), P-R Zone.

MR. FOSTER stated this is approximately a block southeast of Valley Hospital. It is for a cable television office. There is an existing office on the property. They are proposing to construct an addition on the front portion and a second story on a portion. They will have to redesign the driveway. They have moved in an accessory building, which is not allowed in the P-R zone, so it will have to be removed or attached to the main building. Staff would recommend approval, subject to: 1) Conformance to the plot plan amended to eliminate the storage building and reorient the two front parking spaces, 2) Conformance to the elevations, and 3) Standard conditions 2 through 5.

BOB KENDALL, RMH Construction Company, appeared for the application. They are in agreement with staff's recommendations.

5. Z-43-77

(Continued)

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

ADJOURNMENT:

There being no further business to come before the  
City Planning Commission, the meeting adjourned  
at 9:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
MAY 12, 1983

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

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

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

MINUTES: Approval of the March 22, 1983 City Planning  
Commission minutes.

ACTION: APPROVED  
GUTHRIE/UNANIMOUS

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OLD BUSINESS:

1. TENTATIVE MAP Property generally located on the west side of  
WEST MEADOWS Jones Boulevard, north of Vegas Drive, R-1 Zone  
(proposed R-CL).  
Owner/Subdivider: Chism Homes  
No. of Acres: 5.4 No. of Lots: 26  
(Abeyance Item  
from 4/26/83)

ACTION: ABEYANCE  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: MAY 24, 1983

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2. FINAL MAP Property generally located on the west side of  
WEST MEADOWS Jones Boulevard, north of Vegas Drive, R-1 Zone  
(proposed R-CL).  
Owner/Subdivider: Chism Homes  
No. of Acres: 4.6 No. of Lots: 26  
(Abeyance Item  
from 4/26/83)

ACTION: ABEYANCE  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: MAY 24, 1983

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3. FINAL MAP Property generally located on the east side of  
CEDAR PARK II Wardelle Street, north of Cedar Avenue, R-E Zone  
AMENDED (under Resolution of Intent to R-PD15).  
Owner/Subdivider: Norman E. Mott  
No. of Acres: 3.01 No. of Units: 46  
(Abeyance Item  
from 4/26/83)

ACTION: APPROVED  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

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NEW BUSINESS:

1. TENTATIVE MAP                      Property generally located on the southwest  
MARION VIEW                              corner of Owens Avenue and Marion Drive, R-1  
Zone (under Resolution of Intent to R-CL).  
Owner/Subdivider: Plaster Development Co.  
No. of Acres: 10.74    No. of Lots: 79
- ACTION: APPROVED  
          JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for zoning application Z-58-81.
3. No vehicular access to Owens Avenue and Marion Drive from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. A waiver be permitted from the requirement of a minimum lot frontage of 30' on a cul-de-sac, but that it not be less than 20'.
6. A waiver be permitted for rolled curb and gutter.
7. Sidewalks adjacent to rolled curb to have 5" thick concrete.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 18, 1983

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2. FINAL MAP                              Property generally located on the southwest  
MARION VIEW                              corner of Owens Avenue and Marion Drive, R-1  
Zone (under Resolution of Intent to R-CL).  
Owner/Subdivider: Plaster Development Co.  
No. of Acres: 10.74    No. of Lots: 79
- ACTION: APPROVED  
          GUTHRIE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: MAY 18, 1983

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3. TENTATIVE MAP                        Property generally located on the north side of  
REDROCK HEIGHTS                        Westcliff Drive, west of Buffalo Drive, N-U  
Zone (proposed R-CL).  
Owner/Subdivider: Diversified Development  
No. of Acres: 10.4      No. of Lots: 71
- ACTION: APPROVED  
          KENNEDY/UNANIMOUS

3. TENTATIVE MAP - REDROCK HEIGHTS (Continued)

CONDITIONS:

1. Conformance to the conditions of approval for Z-29-83.
2. No vehicular access to Westcliff Drive 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 of the wall.
4. A waiver be permitted for the length of Block 1 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. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983.

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4. TENTATIVE MAP                      Property generally located north of Sahara Avenue, between Richfield Boulevard on the west and Paseo Del Prado on the east, C-1 and R-1 Zones (under Resolution of Intent to C-1).  
PLAZA'S OFFICE                      Owner/Subdivider: Rancho Bonito Assoc.  
PARK (A COMMERCIAL                      No. of Acres: 8.4                      No. of Units: 168  
CONDOMINIUM)

ACTION: APPROVED  
          TRACY/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

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5. TENTATIVE MAP                      Property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, BREEZEWOOD                      R-E & R-MHP Zones (under Resolution of Intent to R-CL).  
ACTION: APPROVED                      Owner/Subdivider: Nevada Escrow Services  
          TRACY/UNANIMOUS                      No. of Acres: 13.3                      No. of Lots: 87

CONDITIONS:

1. Conformance to the conditions of approval for the zoning application Z-75-81.
2. No vehicular access to Lamb Boulevard 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. Map to be redesigned as required by the Department of Community Planning and Development.

5. TENTATIVE MAP - BREEZEWOOD (Continued)

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. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

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6. FINAL MAP  
TRISTE COURT  
AND REQUEST  
FOR WAIVER OF  
IMPROVEMENTS  
ON TULLY AVENUE
- Property generally located on the north side of Bonanza Road, west of Lamb Boulevard, R-E and R-3 Zones (proposed R-PD15).  
Owner: The Donald L. Ream Irrevocable Trust, Et Al  
Subdivider: Hutchins Enterprises  
No. of Acres: 5 No. of Lots: 19

ACTION: APPROVED - TENTATIVE MAP  
APPROVED - WAIVER  
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. The developer to post a cash bond for future pavement and a street light with the remaining improvements to be installed on Tully Avenue as required by the Department of Engineering Services.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983 -(REGARDING WAIVER)

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7. Z-39-83
- Application of CAROLYN THRESHER AND GRETA STOLZLECHNER for reclassification of property generally located on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, from N-U (Non-Urban) to R-1 (Single Family Residence) and R-CL (Residential Compact Lot).  
Proposed Use: Medium Low Density Residential
- ACTION: ABEYANCE  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE - AT REQUEST OF APPLICANT PROTESTS: 168  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: MAY 24, 1983

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8. TENTATIVE MAP  
LIBERTY VILLAGE
- Property generally located on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, N-U Zone (proposed R-1 and R-CL).  
Owner: Carolyn Thresher and Greta Stolzlechner  
Subdivider: Gerald W. Nicholas  
No. of Acres: 28.5 No. of Lots: 193
- ACTION: ABEYANCE  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE - AT REQUEST OF APPLICANT  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: MAY 24, 1983

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9. Z-34-83
- Application of JAMES A. BLACK for reclassification of property generally located on the northeast corner of Washington Avenue and Tonopah Drive, R-E (Residence Estates) to R-3 (Limited Multiple Residence).  
Proposed Use: Medium High Density Residential (Apartments)
- ACTION: DENIED  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: DENIAL PROTESTS: 112  
TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

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10. Z-35-83

Application of GEORGE YOUNG, ET AL for reclassification of property generally located on the southeast corner of Wilson Avenue and "C" Street, from R-4 (Apartment Residence) to M (Industrial).  
Proposed Use: Storage Yard for Heavy Equipment

ACTION: APPROVED

GUTHRIE/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install sidewalk and street lighting on Wilson Avenue and "C" Street and pave the alley as required by the Department of Engineering Services.
3. The lot shall be oiled for dust control.
4. Review in one year by the Planning Commission to determine that this use is compatible.
5. Conformance to the plot plan and elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. 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.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 4

TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

11. Z-36-83

Application of WILLIAM C. AND TRISH N. STAPP for reclassification of property generally located on the northeast corner of Westcliff Drive and Tenaya Way, from N-U (Non-Urban) to C-1 (Limited Commercial).

ACTION: APPROVED

JOHNSTON/4-2

(TRACY & GUTHRIE - No)

Proposed Use: Shopping Center

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of a 6' block wall along the north and east property lines.
3. Dedicate 60' of right-of-way for Westcliff Drive, 40' of right-of-way for Tenaya Way and a 25' radius corner at the intersection of Westcliff Drive and Tenaya Way.
4. Install full half-street off-site improvements on Westcliff Drive and Tenaya Way 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. Approval of the driveway plan by the Traffic Engineer.
7. Conformance to the plot plan and elevations.

11. Z-36-83 (Continued)

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

STAFF RECOMMENDATION: DENIAL  
TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

PROTESTS: 39

12. Z-37-83

Application of JAMES A. BLACK for reclassification of property generally located on the southeast corner of Lake Mead Boulevard and Gregory Street, from C-2 (General Commercial) to C-M (Commercial Industrial).

ACTION: DENIED  
KENNEDY/4-2  
(BUGBEE & JOHNSTON - No)

Proposed Use: Auto Repair Garage

STAFF RECOMMENDATION: DENIAL  
TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

PROTESTS: 1

13. Z-40-83

Application of JOHN M. BANGLE, TRUSTEE for reclassification of property generally located on the southeast corner of Highland Drive and Lake Mead Boulevard, from R-E (Residence Estates) and C-1 (Limited Commercial) to C-1 (Limited Commercial).

ACTION: APPROVED  
JOHNSTON/UNANIMOUS

Proposed Use: Shopping Center

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Approval of the building elevations by the Department of Community Planning and Development.
3. Construction of a 6' block wall along the south property line.
4. Dedicate all right-of-way required for Highland Drive and Lake Mead Boulevard including the radius corner at the intersection of the two streets.
5. Install full half-street off-site improvements on Highland Drive and Lake Mead Boulevard as required by the Department of Engineering Services.
6. Eliminate the middle driveway on Highland Drive.
7. Conformance to the plot plan and elevations.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.

13. Z-40-83 (Continued)
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL  
 TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

PROTESTS: 0

14. Z-41-83

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southwest corner of Vegas Drive and Rock Springs Drive, from N-U (Non-Urban) to R-CL (Residential Compact Lot).

ACTION: APPROVED  
 MACK/UNANIMOUS

Proposed Use: Medium Low Density Residential

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Redesign the subdivision layout as required by the Department of Community Planning and Development.
3. Dedication of 30' of right-of-way for Rock Springs Drive and the radius corner at the intersection of Vegas Drive and Rock Springs Drive.
4. Install full half-street off-site improvements on Vegas Drive and Rock Springs Drive 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. Approval of the driveway plan by the Traffic Engineer.

STAFF RECOMMENDATION: APPROVAL  
 TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

PROTESTS: 30

15. C1-1-83

Request of LEN-MAR HOUSEWARES for a C-1 Use Review to allow rental of party supplies, housewares and televisions in a C-1 Zone.

C-1 USE  
 REVIEW

ACTION: APPROVED  
 KENNEDY/UNANIMOUS

CONDITIONS:

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

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

16. SO-4-83

Request of METROPOLITAN DEVELOPMENT CORPORATION for a temporary sales office on property located at 4801 Osborn Court.

SALES OFFICE

ACTION: APPROVED  
 TRACY/UNANIMOUS

16. SO-4-83 (Continued)

CONDITIONS:

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

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

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DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Modifies the procedure relative to Class III Secondhand Dealers, Pawnshops and Sexually Oriented businesses when Use Permit and Variance applications are required.

ACTION: ABEYANCE  
MACK/UNANIMOUS

2. Consideration of cancelling the second meeting during the summer months (June, July and August).

ACTION: APPROVED - TO HOLD ALL REGULAR MEETINGS IN JUNE, JULY, AND AUGUST  
JOHNSTON/5-1  
(TRACY - No)

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SUPPLEMENTAL AGENDA:

1. FINAL MAP                      Property generally located east of Tenaya Way, and north of Carmen Boulevard, N-U Zone (under Resolution of Intent to R-CL).  
LEWIS HOMES                      Owner/Subdivider: Lewis Homes of Nevada  
RAINBOW PARK #5                      No. of Acres: 4.05      No. of Lots: 27

ACTION: APPROVED  
GUTHRIE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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2. REQUEST FOR WAIVER OF STREET IMPROVEMENTS                      Request of ALCA ENGINEERING & SURVEYING, INC. for roll type curb and gutter, elimination of sidewalks and street lighting on Jaylar Circle, generally located on the south side of Ellis Avenue, east of Shadow Lane, R-1 Zone.  
JAYLAR CIRCLE  
(PM-18-77)

ACTION: APPROVED  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: JUNE 1, 1983

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3. AV-2-83                      Request of SUN SURVEY, INC. for an Administrative Variance on property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).  
ADMINISTRATIVE VARIANCE

ACTION: APPROVED  
GUTHRIE/UNANIMOUS

3. AV-2-83 (Continued)

CONDITION:

1. Conformance to the plot plan.

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

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4. Z-55-81

PLOT PLAN  
REVIEW

Request of SEDONA DEVELOPMENT, INC. for a Plot Plan Review on property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).

ACTION: APPROVED  
KENNEDY/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

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5. Z-43-77

PLOT PLAN  
REVIEW

Request of RMH CONSTRUCTION COMPANY for a Plot Plan Review on property generally located on the east side of Shadow Lane, between Hastings Avenue and Bearden Drive (809 Shadow Lane), P-R Zone.

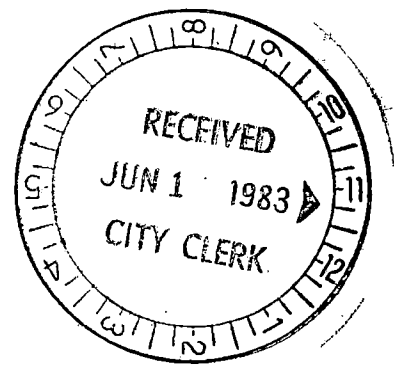
ACTION: APPROVED  
KENNEDY/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to eliminate the storage building and reorient the two front parking spaces.
2. Conformance to the elevations.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

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

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5-12-83 P.C. Meeting

NAME

ADDRESS

A. W. Blum A. Blum

1940 4th St. N.W. Wash. D.C.

Lined area for names

Lined area for addresses

May 6, 1983

## TO:

HAROLD P. FOSTER, DIRECTOR

## FROM:

ROBERT C. CLEMMER, ACTING CHIEF  
ZONING DIVISION

## SUBJECT:

PLANNING COMMISSION MEETING OF  
MAY 12, 1983

## COPIES TO:

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

7. Z-39-83

This project contains 28.5 gross acres and contains 17 R-1 lots (80' x 125') and 177 R-CL lots. The R-CL lots are 42' x 100' generally. The houses on the R-CL lots are one and two story, 2, 3, and 4 bedroom units ranging in size from 1,000 to 1,650 sq. ft. They have one car garages and inadequate parking. They are set back 20' to 25' on front and 28' to 39' from the rear with 5' sides.

The gross area of the R-CL is 23.5 acres which at 177 units is 7.5 units per gross acre. The R-1 is five gross acres which at 17 units is 3.4 units per gross acre. The average is 6.8 units per gross acre.

There are no plans for the R-1 houses.  
The R-CL elevations are attractive.

This neighborhood is a rural neighborhood. The lots on the west side of Lorenzi were required to be R-E type. This neighborhood contains 1,020 acres. The design population of 5,800 people for a 1,280 acre neighborhood must be reduced due to undersize and an amount of non-related commercial on Rancho Drive.

The resultant area is 866 acres with a design population of 3,925 persons. If this area is developed solely R-E and R-D, this design population will still be exceeded. The maximum density recommended in this neighborhood is 3 units per acre (R-D) and this has been used to buffer commercial and is the highest density allowed thus far, in this neighborhood. This proposal is 2 - 3 times the highest density recommended. The subdivision design may have to be amended as the blocks are 1400 - 1700 feet long with no pedestrian crosswalks.

Z-39-83(continued)

This proposal exceeds the maximum population provisions of the General Plan, the maximum density per gross acre provision of the General Plan and the fringe impact provision of not exceeding two times the adjoining density.

The recommended maximum dwelling units per gross acre is 2.1, whereas, this is 6.8 (3 times). The recommended maximum population is 3,925, whereas, if the 6.8 units per acre type zoning is applied to the 866 acres, the population would be 19,433 persons (5 times the recommended density).

There is R-CL (7.5 units per acre) adjacent to R-E (2 units per acre) or 3.75 times the recommended maximum of 2.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. Approval of the site plans and elevations of the R-1 development by the Department of Community Planning and Development.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Dedicate thirty (30') of right-of-way from Garhime Street westerly to Lorenzi for Buckskin Avenue and the radius corner at Buckskin Avenue and Lorenzi Boulevard as required by the Department of Engineering Services.
6. Install full half-street improvements on Buckskin Avenue and Lorenzi Boulevard as required by the Department of Engineering Services.
7. Approval of the driveway plan by the Traffic Engineer.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 1, 1983.

9. Z-34-83

This neighborhood is bounded by Lake Mead, Tonopah, Washington and Highland. In that it contains 160 acres of R-E (Bonanza Village), 80 acres of R-PD8 and 80 acres of vacant land which even if the vacant 80 acres were granted R-PD8, would still have only a projected population of 4,600 people which is 1,200 short of the 5,800 design population.

To the south, there is R-3 Zoning, as well as, southwest. West is a vacant lot and R-1 to the east is a power sub-station. To the north an R-E lot and northeasterly a 173 lot R-E subdivision.

R-3 is not inappropriate for a suburban neighborhood and Washington is a secondary major. Due to the 2 unit per acre development of the north and northeast and the postulate of the General Plan that this adjacent site should not exceed 4 units per acre which would be four single family residences which are not necessarily appropriate, as they would have to face Washington across from apartments, staff feels that the property should remain R-E.

The R-E site would face Tonopah and with a wall along Washington, would be a suitable R-E site. The subdivision Ordinance does not allow creation of 65' lots along Washington, but even as a unit development, it should not be allowed at R-3 density. Proposed 4 two bedroom fourplexes on 8,150 sq. ft. lots - 2 story.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to provide a 6' block wall along the north property line stepped down to 4' with the top 2' fifty (50%) percent open on the west 20'.
3. Approval of a parcel map. (Minimum lot frontage 100').
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Install full half-street off-site improvements on Washington Avenue and Tonopah Drive as required by the Department of Engineering Services.
6. Conformance to the requirements of the Flood Hazard Reduction Ordinance as required by the Department of Engineering Services.

10. Z-35-83

The General Plan proposes this area for industrial development. They are requesting that the lot not be paved. The Code would allow Planning Commission to determine "O" spaces required. This is a small site so there would not be a dust problem and tracked vehicles could damage A/C. They show proper landscaping and fencing with interwoven slats.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1 - 5.
3. Provision of fire hydrants and water flow as required by the Department of Fire Services.
4. Install sidewalk and street lighting on Wilson Avenue and "C" Street as required by the Department of Engineering Services.
5. Pave the alley as required by the Department of Engineering Services.
6. Repair any damage to the existing off-site improvements resulting from this development as required by the Department of Engineering Services.

PROTESTS:

3

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 1, 1983.

11. Z-36-83

The proposed Expressway corridor to the Husite Properties is 1/4 mile north of Westcliff which puts the area south in the neighborhood south of Westcliff. This is a suburban neighborhood and the General Plan allows for one acre of commercial per 1,000 population. The anticipated population for this neighborhood will be approximately 7,000 people and there are already 15 acres zoned and developing as commercial. Further, if additional commercial were needed, the more appropriate locations would be at Rainbow or Buffalo which are the primary intersections with Westcliff, which is a primary. This proposed site is 2.5 acres gross and 1.8 acres net. They have not provided 60' for Westcliff as required by the Major Street Plan. 50' is shown.

Z-36-83(continued)

The plan consists of a 7-11 store and 15,600 sq. ft. of retail shops with 73 parking spaces. 42 spaces required. The buildings are one story and attractively designed. If just the 150' x 150' site for a convenience store were proposed, it would create a problem for development of the remainder unless it was for office purposes with ample set-backs from the probable residential north and east.

Staff recommends DENIAL. If approved 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 along the north and east property lines.
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, forty (40') feet of right-of-way for Tenaya Way, and a twenty-five (25') foot radius corner at the intersection of Westcliff Drive and Tenaya Way.
6. Install full half-street off-site improvements on Westcliff Drive and Tenaya Way as required by the Department of Engineering Services.
7. Approval of the driveway plan by the Traffic Engineer.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 1, 1983.

12. Z-37-83

This property was rezoned to C-2 in 1962 and never developed. The property to the south and west is developing in a medium high density residential and is zoned R-3. North Las Vegas has R-1 north of Lake Mead, but Industrial zoning east of Commerce. The industrial uses southeast of Lake Mead and Commerce are auto related, garages, etc. The Commerce Street distance separation from the residential mitigates some of the impact, but to allow a public garage in this R-3 area would adversely effect the area. The original apartments were demolished, but new apartments have been built to the south.

This is a suburban neighborhood bordering Industrial.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.

Z-37-83(continued)

2. Conformance to the plot plan shifting the building 5' from the south and west property lines with landscaping between the sidewalk and the building or a decorative block wall at the sidewalk.
3. Provision of a 6' block wall along the south property line.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Provision of water flow as required by the Department of Fire Services.
6. No opening on the south and west walls of the building.
7. All repair operations shall cease at 6:00 P.M.
8. No access to Gregory Street.
9. Dedicate ten (10') feet of right-of-way for Lake Mead Boulevard including the radius corners at the intersections of Lake Mead Boulevard and Gregory Street and Lake Mead Boulevard and Commerce Street.
10. Install new off-site improvements on Lake Mead Boulevard as required by the Department of Engineering Services.
11. Repair any damage to the existing off-site improvements resulting from this development as required by the Department of Engineering Services.
12. Conformance to the requirements of the Flood Hazard Reduction Ordinance as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 1, 1983.

13. Z-40-83

This neighborhood contains 23.7 acres of commercial and this proposal adds 1.8 acres for a total of 25.5 acres which seemingly exceeds the General Plan limits. In reviewing the uses of the existing commercial there are several areas which are not neighborhood facilities such as bars, service stations, transportation terminal and the major shopping center (Golden West) is being used to a great extent for a manufacturing operation (Nucleus Plaza).

Further, the logical boundaries of commercial at this intersection is as proposed. Existing building 3,000 sq. ft. Proposed building 6,000 sq. ft. No elevations.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.

Z-40-83 (continued)

3. Approval of the building elevations by the Department of Community Planning and Development.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Construction of a 6' block wall along the south property line.
6. Dedicate all right-of-way required for Highland Drive and Lake Mead Boulevard including the radius corner at the intersection of the two streets.
7. Install full half-street off-site improvements on Highland Drive and Lake Mead Boulevard as required by the Department of Engineering Services.
8. Eliminate the middle driveway on Highland Drive.

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 1, 1983  
 PROTESTS: 0 APPROVALS: 2

14. Z-41-83

This proposal is similar to the R-CL approved southwesterly. The R-CL is appropriate. These lots are 40' x 100'. The layout will probably need to be modified. The site contains 8 acres. The projected General Plan population will not be exceeded by the proposal. They are yielding 6.9 units per gross acre. This is compatible with existing zoning.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of a redesign 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. Dedication of thirty (30') feet of right-of-way for Rock Springs Drive and the radius corner at the intersection of Vegas Drive and Rock Springs Drive.
5. Install full half-street off-site improvements on Vegas Drive and Rock Springs Drive as required by the Department of Engineering Services.
6. Approval of the driveway plan by the Traffic Engineer.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 1, 1983.

15. C1-1-83

The Planning Commission has enacted a resolution allowing rentals of stereo, T.V., washing machines, dryers, refrigerators, freezers, ovens, recorders in a C-1 Zone.

This proposal is to add party supplies and housewares such as tables, chairs, dishware, beverage dispensers, vacuum cleaners and rollaway beds. The T.V.'s have already been approved. They have indicated that the items would not be kept over three years.

Cl-1-83(continued)

Staff recommends APPROVAL subject to:

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

PROTESTS: N/A

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

16. SO-4-83

This proposal is to allow one of the units in Cedar Creek Park as a sales office.

Staff recommends APPROVAL subject to:

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

PROTESTS: N/A

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

SUPPLEMENTAL:

3. AV-2-83

In the Northwind fourplex development, one corner of the balcony encroaches into the front yard 2' and the lot is on a cul-de-sac.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.

PROTESTS: N/A

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

4. Z-55-81

This proposal came in to allow the corner of the house 21' from the front property line which was an arc and can be allowed by Administrative Variance, but this is an R-E type of development in the R-PD2 District and it seemed the 30' authorization fairly well reduced the front setback of an R-E of 50' so a further reduction there was not as acceptable as a shifting and 4' diminishing of the rear type 50' setback to 46'. The applicants have agreed to those changes and have submitted a revised plan.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.

PROTESTS: N/A

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

5. Z-43-77

This is an existing one story medical office which is being converted into an office for the cable T.V. company (Misco) and they are adding 1,400 sq. ft. enlarging it to a two story building with a total floor area of 2,800 sq.ft.

We denied the building permit for this addition due to the change to a two story where Planning Commission can limit it to one.

Contrary to approved plan an accessory storage building has been moved to the property which is not permitted in the P-R District. We have approved the license for the original office.

The proposed addition is appropriate and two story due to building intensity in this area is not out of character. The parking is adequate, but the two backout spaces in front were approved perpendicular to the south property line.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to eliminate the storage building and reorient the two front parking spaces.
2. Conformance to the elevations.
3. Standard conditions 2 - 5.

PROTESTS: N/A

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

## INTER-OFFICE MEMORANDUM

Date

May 12, 1983

TO:

FOSTER

FROM:


 N. L. L.

SUBJECT:

CITY PLANNING COMMISSION MEETING  
MAY 12, 1983  
AGENDA ITEM CONDITIONS

COPIES TO:

JOHN ROETHEL  
• LINDA OWENS  
CINDY EADE

OLD BUSINESS:1. Tentative Map - West Meadows

The rezoning request heard by the City Commission May 4 was held in abeyance; therefore, staff recommends this item continue to be held in abeyance.

2. Final Map - West Meadows

Staff recommends that this item continue to be held in abeyance.

3. Final Map - Cedar Park II Amended

This item was held in abeyance at the last meeting because the applicant was not present. This map was amended by shifting two buildings forward and by connecting three former parking areas to provide better circulation. Staff recommends approval.

NEW BUSINESS:1. Tentative Map - Marion View

~~Conformance to the conditions of approval for zoning application Z-58-81.~~  
~~No vehicular access to Owens Avenue and Marion Drive from the abutting lots.~~  
~~Wall statement.~~  
~~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'.~~  
 -Normal conditions  
 There is a request to permit rolled curb and gutter. Staff recommends approval with the following conditions:

2. Final Map - Marion View

~~Sidewalks adjacent to rolled curb to have 5" thick concrete.~~  
~~Approval of the tentative map.~~  
~~Conformance with the tentative map.~~  
~~Conformance to the conditions of approval for the tentative map.~~

TO: FOSTER  
RE: AGENDA ITEM CONDITIONS  
MAY 12, 1983 CITY PLANNING COMMISSION MEETING  
PAGE TWO

3. Tentative Map - Redrock Heights

- / Conformance to the conditions of approval for Z-29-83.
- / No vehicular access to Westcliff Drive from the abutting lots.
- / Wall statement.
- / A waiver be permitted for the length of Block 1 which exceeds design requirements.
- / Normal conditions.

4. Tentative Map - Plaza's Office Park ( A Commercial Condominium)

- / Conformance to the conditions of approval for Z-108-63.

5. Tentative Map - Breezewood

- / Conformance to the conditions of approval for zoning application Z-75-81.
- / No vehicular access to Lamb Boulevard from the abutting lots.
- / Wall statement.
- / Map to be redesigned as required by the Department of Community Planning and Development.
- / Normal conditions.

6. Final Map - Triste Court

- / Conformance with the tentative map.
- / Conformance to the conditions of approval for the tentative map.

Request for waiver of improvements on Tully Avenue

Staff would not object to waiving improvements on Tully Avenue with the following condition:

- The developer to post a bond for future half-street improvements on Tully Avenue as required by the Department of Engineering Services.

7. Tentative Map - Liberty Village

- Approval of zoning application Z-39-83.
- Conformance to the conditions of approval for Z-39-83.
- No vehicular access to Lorenzi Boulevard from the abutting lots.
- Wall statement.
- Street system to be redesigned as required by the Department of Community Planning and Development.
- A waiver be permitted for the length of Blocks 1 and 3 which exceed design requirements.
- Normal conditions.

TO: FOSTER  
RE: AGENDA ITEM CONDITIONS  
MAY 12, 1983 CITY PLANNING COMMISSION MEETING  
PAGE THREE

Supplemental:

1. Final Map - Lewis Homes Rainbow Park #5

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

2. Jaylar Circle - Request for Waiver of Street Improvements

Applicant has requested use of roll curb and gutter and waiver of the sidewalks and street lights. Staff recommends approval of the roll curb and gutter and waiver of the sidewalks, but objects to the waiver of street lighting for safety reasons.

HAN:cme