

ANNOTATED AGENDA

CITY PLANNING COMMISSION

MAY 24, 1983

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

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

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

MINUTES: Approval of the April 14, 1983 City Planning
Commission minutes.

ACTION: APPROVED
GUTHRIE/UNANIMOUS
(EXCUSED: TRACY, KENNEDY)

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
(Abeyance Item No. of Acres: 5.4 No. of Lots: 23
from 5/12/83)

ACTION: APPROVED
MACK/UNANIMOUS
(EXCUSED: KENNEDY)

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-28-83.
3. No vehicular access to Jones Boulevard from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the CC&Rs 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. Location of all driveways and curb cuts to be approved by the Division of Traffic Engineering.
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 15, 1983

2. FINAL MAP
WEST MEADOWS

(Abeyance Item
from 5/12/83)

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: 23

ACTION: APPROVED
MACK/UNANIMOUS
(EXCUSED: KENNEDY)

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

3. Z-39-83
(Abeyance Item
from 5/12/83)

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: DENIED
COLEMAN/4-2
(BUGBEE & MACK - No)

STAFF RECOMMENDATION: APPLICATION BE AMENDED TO R-D PROTESTS: 168
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

4. TENTATIVE MAP
LIBERTY VILLAGE

(Abeyance Item
from 5/12/83)

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: DENIED
GUTHRIE/4-2
(BUGBEE & MACK - No)

STAFF RECOMMENDATION: APPROVAL - REDESIGN MAP FOR R-D SIZED LOTS
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

NEW BUSINESS:

1. TENTATIVE MAP
HUNTER ESTATES

ACTION: APPROVED
MACK/5-1
(GUTHRIE - No)

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

Owner/Subdivider: Dick Hunter
No. of Acres: 15.2 No. of Lots: 124

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-14-83.

1. TENTATIVE MAP - HUNTER ESTATES (Continued)

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. The developer to post a map showing the mobile home park zoning to the north of this subdivision in the sales office until all lots in the subdivision are sold.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL - SUBJECT TO REDESIGNING THE NORTH PORTION TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

2. TENTATIVE MAP Property generally located on the northeast corner of Silver Dollar Avenue and Foot Street, R-4 Zone.
LA PAZ Owner/Subdivider: Earl Gross, LV 162 Ltd.
(A CONDOMINIUM No. of Acres: .63 No. of Units: 24
CONVERSION)

ACTION: APPROVED
 KENNEDY/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. Provide a minimum of 24 parking spaces.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

3. FINAL MAP Property generally located on the northeast corner of Silver Dollar Avenue and Foot Street, R-4 Zone.
LA PAZ Owner/Subdivider: Earl Gross, LV 162 Ltd.
(CONDOMINIUM No. of Acres: .63 No. of Units: 24
CONVERSION)

ACTION: APPROVED
 TRACY/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

4. FINAL MAP Property generally located on the north side of Alta Drive, between Rainbow Boulevard on the west and Lorenzi Street on the east, R-1 Zone.
LEWIS HOMES Owner/Subdivider: Lewis Homes of Nevada
STONEGATE #2 No. of Acres: 9.8 No. of Lots: 46

ACTION: APPROVED
 TRACY/UNANIMOUS

4. FINAL MAP - LEWIS HOMES STONEGATE #2 (Continued)

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

5. FINAL MAP Property generally located on the north side of
 Westcliff Drive, west of Buffalo Drive, N-U Zone
 (under Resolution of Intent to R-CL).
 Owner: Diversified Realty
 Subdivider: Diversified Development
ACTION: APPROVED No. of Acres: 10.4 No. of Lots: 71
 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

6. FINAL MAP Property generally located south of Washington
 Avenue, east of Pecos Road, R-1 Zone (under
 Resolution of Intent to R-PD12).
 Owner/Subdivider: Bivins Construction Co., Inc.
ACTION: APPROVED No. of Acres: 3.6 No. of Lots: 40
 TRACY/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

7. FINAL MAP Property generally located on the west side of Paseo
 Del Prado, north of Sahara Avenue, R-1 and C-1 Zones
 (under Resolution of Intent to C-1).
 Owner/Subdivider: Rancho Bonito Assoc.
 No. of Acres: 2.1 No. of Units: 144
 PLAZAS OFFICE
 PARK - PHASE 1
 COMMERCIAL
 CONDOMINIUM

ACTION: APPROVED
 KENNEDY/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

8. Z-42-83

Application of DALE ANDERSON, ET AL for reclassification of property generally located on the east side of Michael Way, between Smoke Ranch Road and Auburn Avenue, from R-E to R-D.

ACTION: APPROVED
GUTHRIE/4-2
(COLEMAN & KENNEDY - No)

Proposed Use: Low Density Residential

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

PROTESTS: 3

9. Z-43-83

Application of BILLY J. SLOAT for reclassification of property generally located on the south side of Vegas Drive, 105' east of Cherokee Lane, from R-1 to R-PD8.

ACTION: DENIED
KENNEDY/5-1
(BUGBEE - No)

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

PROTESTS: 31

10. Z-44-83

Application of ROLAND WAITE for reclassification of property generally located on the northeast corner of Duncan Drive and Edward Avenue, from C-2 and R-E to R-3.

ACTION: APPROVED
MACK/UNANIMOUS

Proposed Use: Medium High Density Residential
(Apartments)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Dedication of a 15' property line radius at the corner of Duncan Drive and Edward Avenue as required by the Department of Engineering Services.
3. Install street improvements on Edward Avenue and Duncan Drive as required by the Department of Engineering Services.
4. Pave the alley as required by the Department of Engineering Services.
5. Provide a minimum cul-de-sac radius of 45.5'.
6. Construct a 6' block wall around the entire development with the wall set back 3' on the street sides for landscaping as required by the Department of Community Planning and Development.
7. Eliminate the stairway and balcony encroachment in the setback area.
8. Conformance to the plot plan and elevations.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

10. Z-44-83 (Continued)

15. 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 15, 1983

PROTESTS: 4

11. Z-45-83

Application of RICHARD G. WORTHEN FAMILY TRUST for reclassification of property generally located on Westcliff Drive, between Buffalo Drive and Durango Drive, from N-U to R-1.

ACTION: APPROVED
TRACY/UNANIMOUS

Proposed Use: Medium Low Density Residential

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

PROTESTS: 0

12. Z-46-83

Application of VAN H. AND PHYLLIS M. LEAVITT for reclassification of property generally located on the north side of Charleston Boulevard, between Moonlight Drive and Prince Lane, from R-3 to C-1.

ACTION: APPROVED
MACK/UNANIMOUS

Proposed Use: Shopping Center

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the revised plot plan.
3. Install sidewalks on Charleston Boulevard as required by the Department of Engineering Services.
4. Construction of a 6' block wall along the north property line.
5. Aesthetic treatment to the rear of the buildings as required by the Department of Community Planning and Development.
6. The north 20' of the property shall be paved.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
13. 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 15, 1983

PROTESTS: 1

13. Z-47-83

Application of FRED PINJUV, ET AL for reclassification of property generally located on the south side of Owens Avenue, between Lamb Boulevard and Sandhill Road, from R-E to R-PD16.

ACTION: APPROVED
MACK/UNANIMOUS

Proposed Use: Medium High Density Residential (Apartments)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Application be amended to R-PD9.
3. Redesign the plot plan as required by the Department of Community Planning and Development.
4. Provide for Van Buren Avenue in an east-west alignment in accordance with the approved street plan for this area.
5. Obtain a 10' easement of access as proposed from the east and west properties and install pavement on the full 20' driveway width concurrently with this development, with the easements and pavement extending to Owens Avenue. If the easements are not obtained on the adjoining properties, the 20' driveway shall be located entirely on this property.
6. Dedication and improvement of Lincoln Road north to Owens Avenue.
7. Install street improvements on Owens Avenue as required by the Department of Engineering Services.
8. Conformance to the requirements of the Flood Hazard Reduction provisions of the City Code.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL - APPLICATION BE AMENDED TO R-PD9 PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

14. Z-48-83

Application of CRAIG G. BILLINGS, ET AL for reclassification of property generally located on the south side of Owens Avenue, between Henry Street and Gateway Road, from R-E to R-PD18.

ACTION: APPROVED
TRACY/UNANIMOUS

Proposed Use: Medium High Density Residential (Apartments)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.

14. Z-48-83 (Continued)

2. Application be amended to R-PD11.
3. Waiver of the five acre site requirement.
4. Conformance to the plot plan amended to decrease the density to R-PD11 and redesign the plot plan as required by the Department of Community Planning and Development.
5. Provision of a 6' block wall on the most southerly property line stepped down to 4' with the top 2' fifty percent (50%) open within 20' of Gateway Road.
6. Conformance to the Flood Hazard Reduction provisions of the City Code as required by the Department of Engineering Services.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL - APPLICATION BE AMENDED TO R-PD11 PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

15. Z-49-83

Application of LIED MOTOR CAR CO. for reclassification of property generally located west of Jones Boulevard, south of Vegas Drive and north of Washington Avenue, from N-U to R-1, R-CL, R-PD18 and C-1.

ACTION: APPROVED

MACK/UNANIMOUS

Proposed Uses: Medium Low Density Residential,
Medium Density Residential,
Medium High Density Residential
and Shopping Center

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. The C-1 proposed on Parcel 10 be amended to R-CL.
3. The northerly portion of Parcel 6 be amended to R-1 as proposed by the applicant.
4. Amendment to the Major Street Plan for the realignment of Torrey Pines Drive.
5. The amount of improvement of the major streets abutting this property shall be determined on each phase of development as required by the Planning Commission.
6. Dedicate 40' of right-of-way for Vegas Drive and Washington Avenue.

15. Z-49-83 (Continued)

7. Install full half-street off-site improvements on Vegas Drive and Washington Avenue.
8. Approval of the elevations by the Department of Community Planning and Development on the commercial and R-PD18 projects.
9. All backup lots shall have a 6' block wall along the rear property lines subject to the approval of the Traffic Engineer of any sight restrictions at street intersections.
10. Dedication of a five-acre site for a public park at a location to be determined by the Planning Commission.
11. Conformance to the plot plan and elevations shall apply to the R-PD18 and C-1 sites.
12. 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 system shall be cause for revocation of a business license shall apply to the R-PD18 and C-1 sites.
13. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy shall apply to the R-PD18 and C-1 sites.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets shall apply to the R-PD18 and C-1 sites.
15. Satisfaction of City Code requirements and design standards of all City departments shall apply to the R-PD18 and C-1 sites.
16. Approval of the parking and driveway plans by the Traffic Engineer shall apply to the R-PD18 and C-1 sites.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services shall apply to the R-PD18 and C-1 sites.
18. Provision of fire hydrants and water flow as required by the Department of Fire Services shall apply to the R-PD18 and C-1 sites.

STAFF RECOMMENDATION: APPROVAL - WITH THE WEST 250' OF PARCEL 2 FOR R-PD18 BEING AMENDED TO R-1, THE NORTH 20 ACRES OF PARCEL 6 BE AMENDED TO R-CL, AND PARCELS 8 AND 9 FOR R-PD18 AND PARCEL 10 FOR C-1 BEING AMENDED TO R-CL

TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983 PROTESTS: 128

16. CV-2-83

C-V REVIEW

ACTION: ABEYANCE
MACK/3-3
(TRACY, GUTHRIE, COLEMAN - No)

Request of ARGO CORPORATION for a C-V Review to allow a temporary sign for the development project, TreeLine Park, on property generally located on the northeast corner of "D" Street and Washington Avenue, C-V Zone.

STAFF RECOMMENDATION: DENIAL

TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JUNE 9, 1983

17. Z-21-80

REINSTATEMENT
& EXTENSION
OF TIME

ACTION: APPROVED
KENNEDY/UNANIMOUS

Request of ALVIN AND AMELIA B. BLUMBERG for a Reinstatement and Extension of Time on property generally located on the southwest corner of Goldring Avenue and Rose Street, R-E Zone (under Resolution of Intent to P-R).

17. Z-21-80 (Continued)

CONDITIONS:

1. Extension of Time shall expire June 15, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

DIRECTOR'S BUSINESS:

(Abeyance Item from 5/12/82)

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: APPROVED
KENNEDY/UNANIMOUS

SUPPLEMENTAL AGENDA:

1. Z-36-75 Request of CONCORD DEVELOPMENT CORPORATION to modify a condition of the zoning approval by allowing a new single family dwelling with 1,992 square feet including the garage where said condition required a minimum of 2,070 square feet including the garage on property located at 1616 Yellow Rose Street, R-1 Zone (Single Family Residence).

REVIEW OF
CONDITION

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. The building shall be a minimum of 1,992 square feet.
2. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

PROTESTS: 0

2. Z-57-B1 Request of NEVADA ESCROW SERVICES, INC. to modify a condition of the zoning approval to allow a 6' block wall along the northerly property line of the first phase portion only where said condition required the 6' block wall along the entire north property line prior to or during the first phase of construction on property generally located on the northwest corner of Meade Avenue and Rancho Drive, R-E Zone (under Resolution of Intent to M and C-1).

REVIEW OF
CONDITION

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Construction of the 6' block wall on this site and extending 65' to the east and west of this site.
3. The 65' long walls shall be required on each future phase of development.
4. Oil the entire property to control the dust problem as required by the Department of Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL - WITH THE WALL BEING EXTENDED 65' TO THE EAST AND WEST OF THIS SITE, AND THE ENTIRE PROPERTY BE OILED TO CONTROL THE DUST
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983 PROTESTS: 3

3. Z-121-77

PLOT PLAN
REVIEW

Request of PAUL LETOURNEAU for a Plot Plan Review
to build an addition to the existing residence at
4748 Chantilly Avenue, R-PD7 Zone.

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983

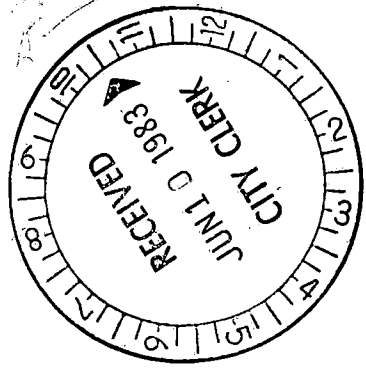
4. PK-1-83

PARKING
REVIEW

Request of BRANCH, PODELL AND ASSOCIATES for a
Parking Review for the Marymont Apartments located
at 112 and 116 Maryland Parkway, C-2 Zone.

ACTION: DENIED
GUTHRIE/UNANIMOUS

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983



ANNOTATED AGENDA
CITY PLANNING COMMISSION

MAY 24, 1983

MINUTES:

APRIL 14, 1983

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

OLD BUSINESS:

1. TENTATIVE MAP

WEST MEADOWS

(Abeyance Item
from 5/12/83)

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

SPECIAL CONDITIONS: 1. Conformance to the conditions of approval for Z-28-83.
2. No vehicular access to Jones Blvd. from the abutting lots.
3. Wall statement.
4. Location of all driveways and curb cuts to be approved by the Division of Traffic Engineering.

2. FINAL MAP

WEST MEADOWS

(Abeyance Item
from 5/12/83)

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

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

3. Z-39-83

(Abeyance Item
from 5/12/83)

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

PROTESTS: 27 persons in audience
6 on record with staff
Gail McQuare, Buckskin Avenue
Jay Roberts, 3385 Garehime Avenue
Richard Schroeder, 3384 Lorenzi Blvd.
Pam Hardin, 3235 Garehime Avenue
Petitions submitted at meeting.

6. FINAL MAP
ATRIUM GARDENS V

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

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

7. FINAL MAP
PLAZAS OFFICE
PARK - PHASE 1
COMMERCIAL
CONDOMINIUM

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

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

8. Z-42-83

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

- PROTESTS: 1 on record with staff
Hazel Case, 5327 Reiter Avenue
Herman Hornburg, 5317 Smoke Ranch Road
Fred Case, 5327 Reiter Avenue

9. Z-43-83

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

- PROTESTS: 30 signatures on petition
Geneva Merwin, 1304 Cherokee Lane
Rafael Badia, 1306 Cherokee Lane
APPROVAL: 1 on record with staff

10. Z-44-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a 12 month time limit.
 2. Dedicate 15 foot property line radius at the corner of Duncan and Edwards as required by Engineering Services.
 3. Install street improvements on Edwards and Duncan as required by Engineering Services.
 4. Pave the alley as required by Engineering Services.
 5. Provide a minimum cul-de-sac radius of 45.5 feet.
 6. Construct a 6 foot block wall along the northerly property line and westerly
(see page 4)

10. Z-44-83

property line set back
3 feet for landscaping.

7. Eliminate stairs and balcony.

PROTESTS: Helga Love, 3760 Edwards Avenue
Eugene Levin, 3715 N. Jones
David Katz, 3751 N. Edwards Avenue
Jacob Sterk, 5908 W. Duncan Drive

11. Z-45-83

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

PROTESTS: 0

12. Z-46-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a 12 month time limit.
 2. Conformance to the revised plot plan.
 3. Install sidewalks on Charleston Blvd. as required by Engineering Services.
 4. Construct a 6 foot block wall on the north property line.
 5. Aesthetic treatment on the rear of the building as required by Dept. of Community Planning and Development.
 6. Paving the rear portion.

PROTESTS: David Shakett, 4224 Keithann Circle

13. Z-47-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a 12 month time limit to R-PD9.
 2. Approval of redesign by Dept. of Community Planning and Development.
 3. Redesign the east-west street according to the approved street plan.
 4. Provision for easement of access for the 20 foot drives on the east and west sides of the property with 20 feet paved and extend paved access north to Owens Avenue.

13. Z-47-83

5. Install street improvements on Owens Avenue as required by Engineering Services.
6. Conformance to the requirement of the Flood Hazard Reduction Ordinance.

PROTESTS: 0

14. Z-48-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a 12 month time limit to an R-PD11.
 2. Conformance to the plot plan amended to reduce the density as required by the Dept. of Community Planning and Development.
 3. Provision for a 6 foot block wall on the most southerly property line and stepped down to 4 feet with the top 2 feet 50% open 20 feet from Gateway.
 4. Conformance to the Flood Hazard Reduction Ordinance.
 5. Waiver of 5 acre minimum site.

PROTESTS: 0

15. Z-49-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a 12 month time limit.
 2. Amend Parcel 2 to R-1 for the west 250 feet with the east portion R-PD18. Parcel 8 R-PD18 amended to R-CL. Parcel 9 amended to R-CL. Parcel 10 amended to R-CL. Parcel 6 amended from R-CL on north 20 acres to R-1.
 3. Amendment to the major street plan for the realignment of Torrey Pines Drive.
 4. Improvement of major streets at time of development depending upon amount of development that takes place.
 5. Dedicate 40 feet of half street for Vegas Drive and Washington Avenue.
 6. Install half-street improvement on Vegas Drive and Washington Avenue as required by Engineering Services.

15. Z-49-83

7. Standard conditions 1-8 to apply to commercial site.

8. Approval of the elevations by the Dept. of Community Planning and Development for commercial and R-PD18.

9. All lots that back up to Washington, Jones & Vegas Drive shall have a 6 foot block wall adjacent to these streets and wall stepped down at intersections as required by Traffic Engineer.

10. R-1 on north portion of parcel to replace R-CL.

11. C-1 on south portion of property to be replaced by 5 acre park donated to CLV.

PROTESTS: 4 on record with staff

Larry Todd, 809 N. Torrey Pines
Michael Leviant, 6545 Brushwood Lane
100 (approx) signatures on petitions
Michael Lorenzo, 1801 Snughaven Court
Linda Cotten, 809 Cactus Bloom Lane
(Linda Cotten submitted petition also)
Nancy Murnane, 805 N. Torrey Pines
Bill Peden, 808 Cactus Bloom Lane
N. Yelamanchili, 804 Cactus Bloom Lane
Howard Landers, 805 Cactus Bloom Lane
Cynthia Rojas, 608 Cactus Bloom Lane
Linda Gorman, 1100 Pigosa Way
Dolores Devlin, 1408 N. Jones Blvd.
Tom Muller, 1609 Cresthaven

APPROVAL: Paul Tift, 6201 Old Trail

16. CV-2-83

C-V REVIEW

ABEYANCE - MACK/AYES: Bugbee, Mack, Kennedy
NOES: Tracy, Guthrie, Coleman
6/9/83 P.C.
Meeting

17. Z-21-80

REINSTATEMENT
& EXTENSION
OF TIME

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

SPECIAL CONDITIONS: 1. One year time limit.

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

DIRECTOR'S BUSINESS:

1. Ordinance Amendment APPROVED - KENNEDY/AYES: Bugbee, Tracy, Mack,
Guthrie, Coleman, Kennedy
NOES: None

SUPPLEMENTAL AGENDA:

1. Z-36-75

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

SPECIAL CONDITIONS: 1. Conformance to the
plot plan.
2. Building shall be not less
than 1,992 square feet.

PROTESTS: 0

2. Z-57-81

REVIEW OF CONDITION

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

SPECIAL CONDITIONS: 1. Conformance to the
plot plan.
2. Extension of 6 foot block
wall 65 feet on both sides
of the site with landscaping.
3. Balance of required wall
shall be installed in the
next phase of development.
4. Contractor to oil to keep
dust down on remainder of prop

PROTESTS: George Dragovich, 2833 Milo Way
Bruce Holloway, 2041 Milo Way
1 person in audience

3. Z-121-77

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan.

4. PK-1-83

PARKING REVIEW

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

NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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 consider the following:

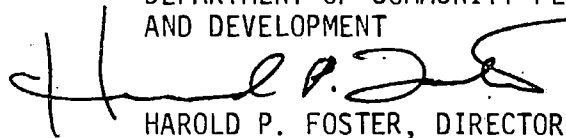
Z-36-75 REQUEST OF CONCORD DEVELOPMENT CORPORATION
REVIEW OF TO MODIFY A CONDITION OF THE ZONING APPROVAL
CONDITION BY ALLOWING A NEW SINGLE FAMILY DWELLING WITH
 1,992 SQUARE FEET INCLUDING THE GARAGE WHERE
 SAID CONDITION REQUIRED A MINIMUM OF 2,070
 SQUARE FEET INCLUDING THE GARAGE ON PROPERTY
 LOCATED AT 1616 YELLOW ROSE STREET, R-1 ZONE
 (SINGLE FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT FIVE (5), BLOCK ONE (1), PARKCHESTER
ESTATES 4A.

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 review of condition; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

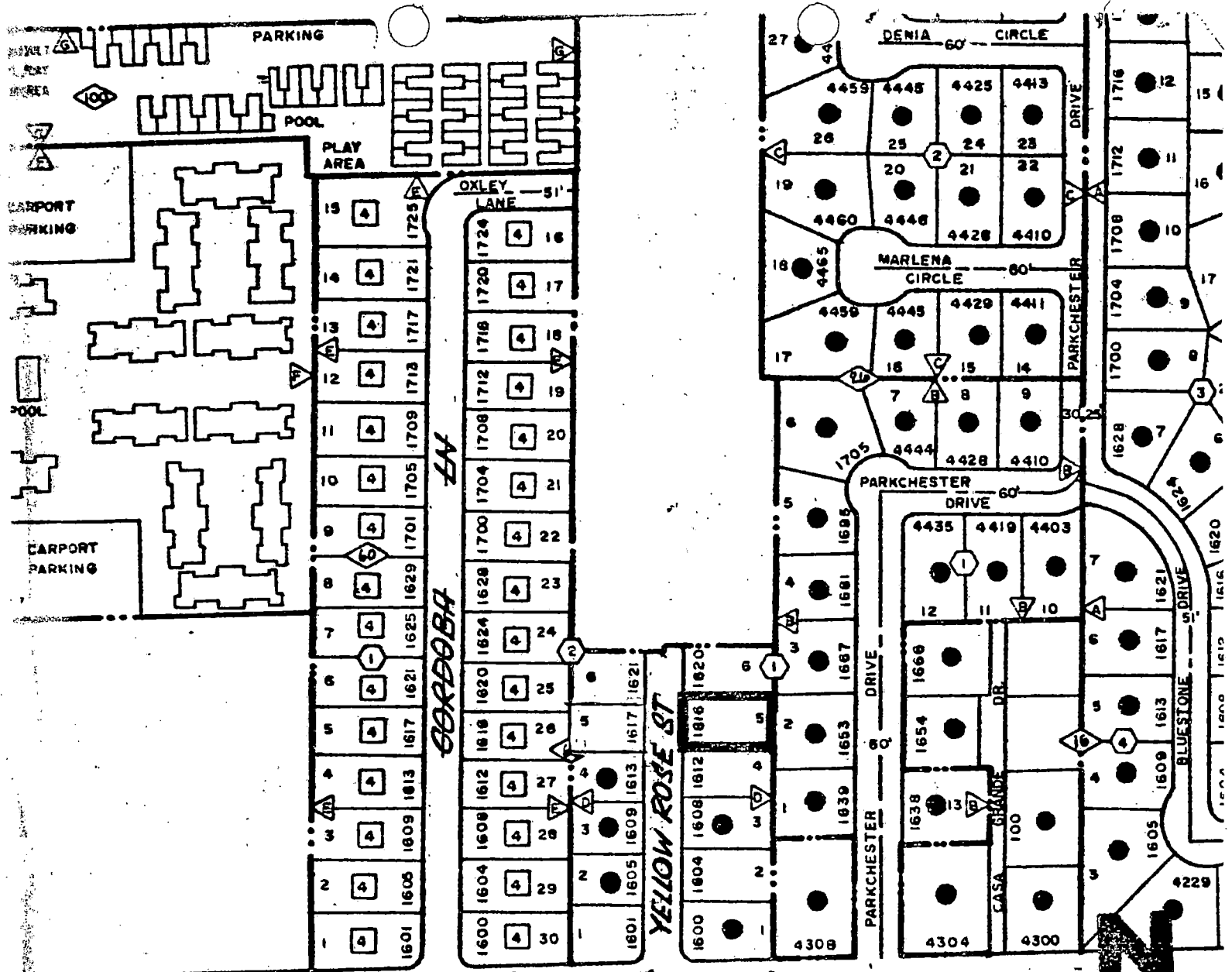


HAROLD P. FOSTER, DIRECTOR

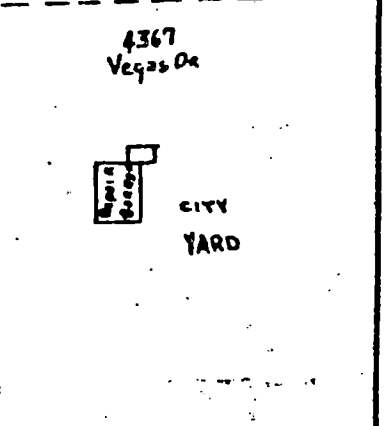
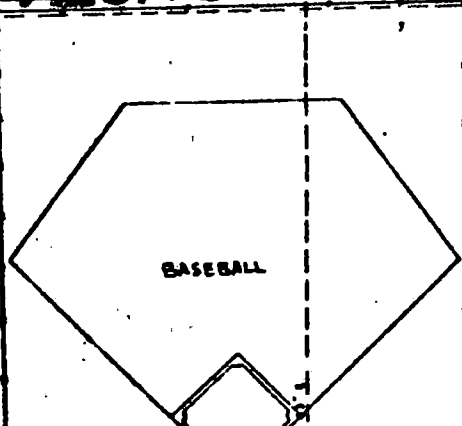
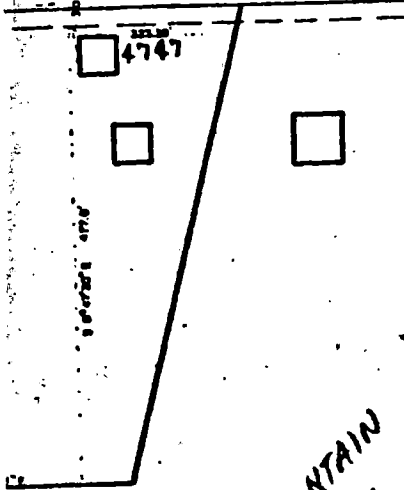
HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



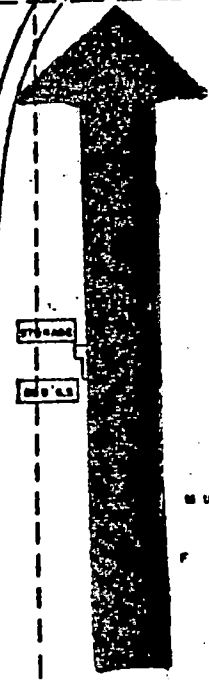
VEGAS DR



FOUNTAIN PARK

36-75

RESERVOIR



NOTICE OF PUBLIC HEARING

MAY 24, 1983

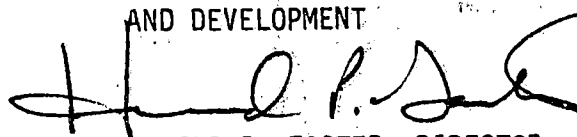
Notice is hereby given that on May 24, 1983 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-57-81 REQUEST OF NEVADA ESCROW SERVICES, INC. TO
MODIFY A CONDITION OF THE ZONING APPROVAL TO
ALLOW A 6' BLOCK WALL ALONG THE NORTHERLY
PROPERTY LINE OF THE FIRST PHASE PORTION ONLY
WHERE SAID CONDITION REQUIRED THE 6' BLOCK
WALL ALONG THE ENTIRE NORTH PROPERTY LINE
PRIOR TO OR DURING THE FIRST PHASE OF
CONSTRUCTION ON PROPERTY GENERALLY LOCATED
ON THE NORTHWEST CORNER OF MEADE AVENUE AND
RANCHO DRIVE, R-E ZONE (RESIDENTIAL ESTATES)
(UNDER RESOLUTION OF INTENT TO M - INDUSTRIAL
AND C-1 - LIMITED COMMERCIAL):

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 8,
TOWNSHIP 21 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 review of condition; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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-42-83

DALE ANDERSON, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE EAST
SIDE OF MICHAEL WAY, BETWEEN SMOKE RANCH
ROAD AND AUBORN AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: 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 24,

TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

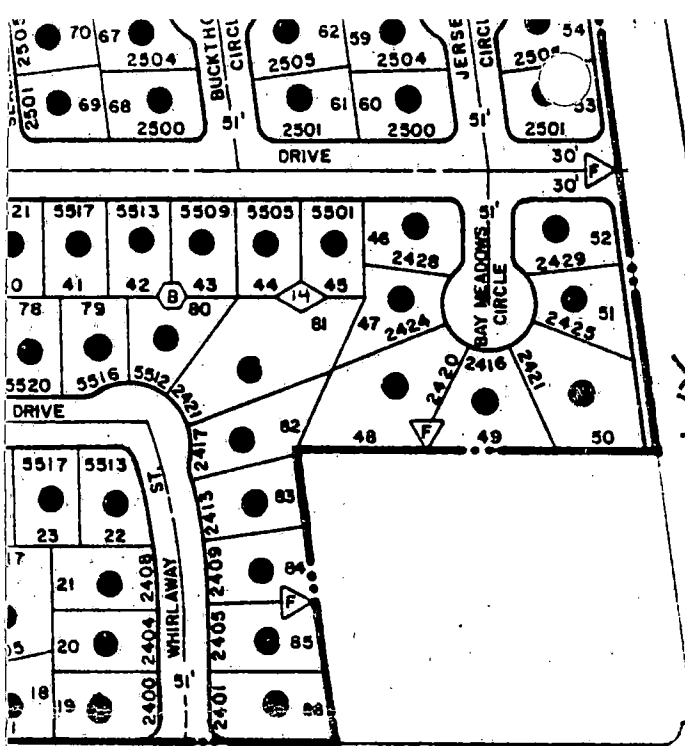


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

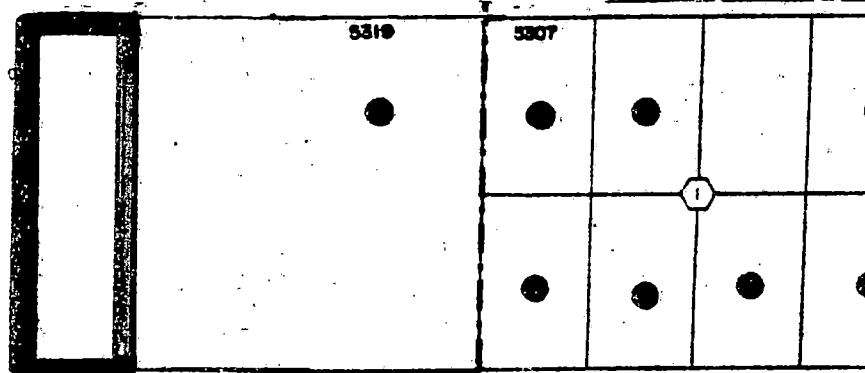
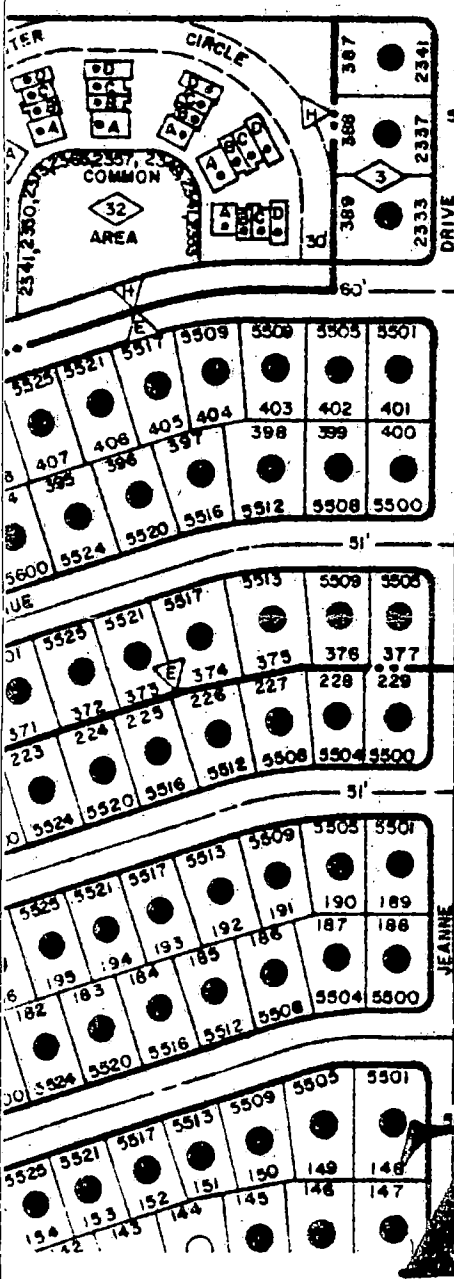
(SEE LOCATION MAP ON REVERSE SIDE.)



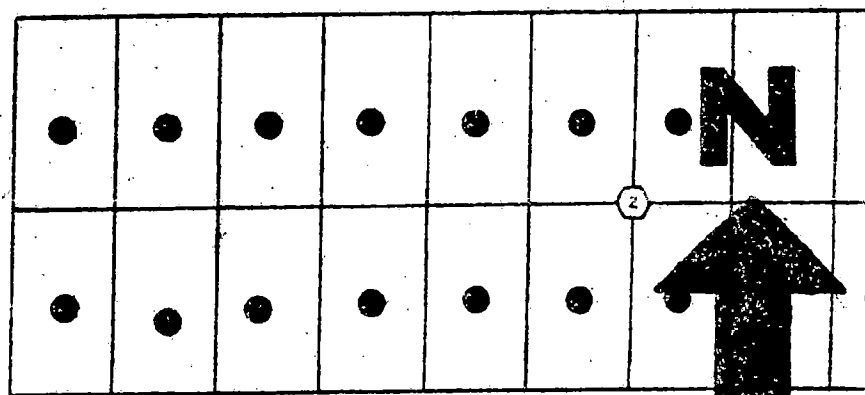
MICHAEL WY

CITY

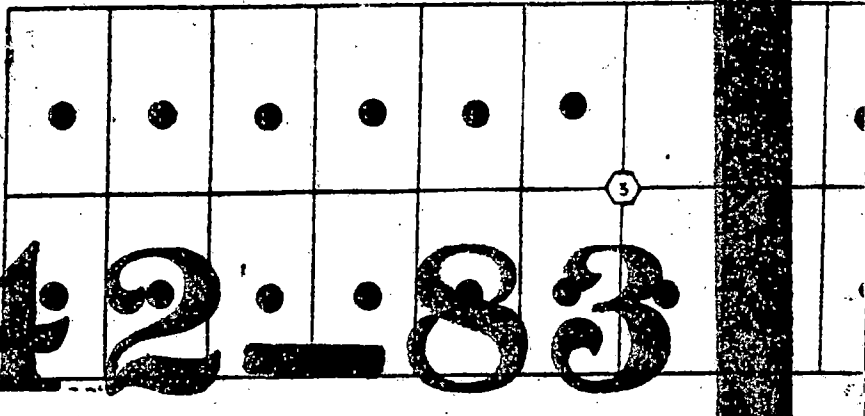
SMOKE RANCH RD



AUBORN AVE



REITHER AVE



42-83

NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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-43-83 BILLY J. SLOAT FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH
SIDE OF VEGAS DRIVE, 105' EAST OF
CHEROKEE LANE.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(CONDOMINIUMS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE NORTH 264' OF THE WEST HALF (W $\frac{1}{2}$)
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 20
SOUTH, RANGE 61 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

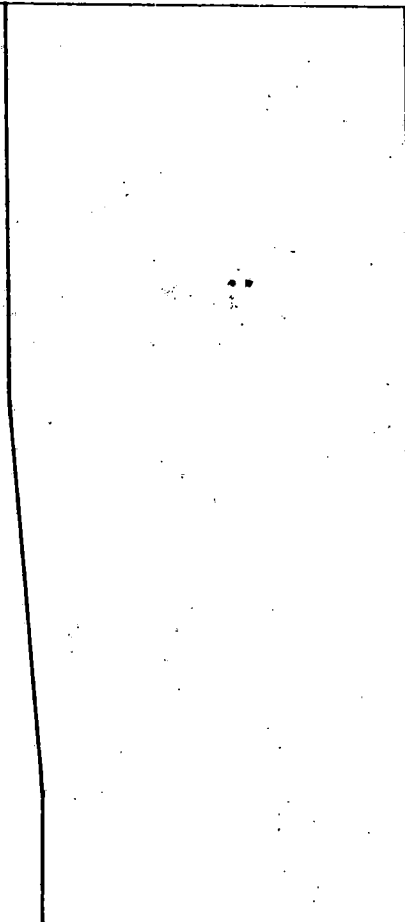
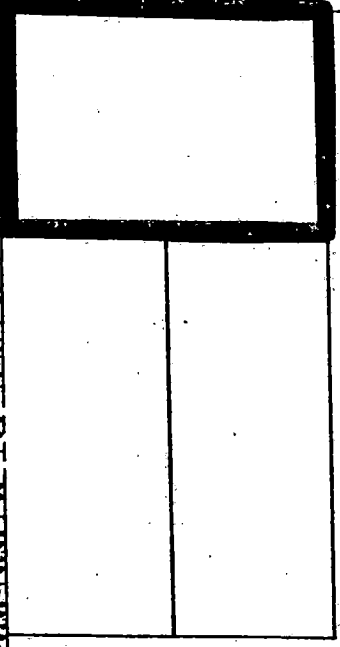
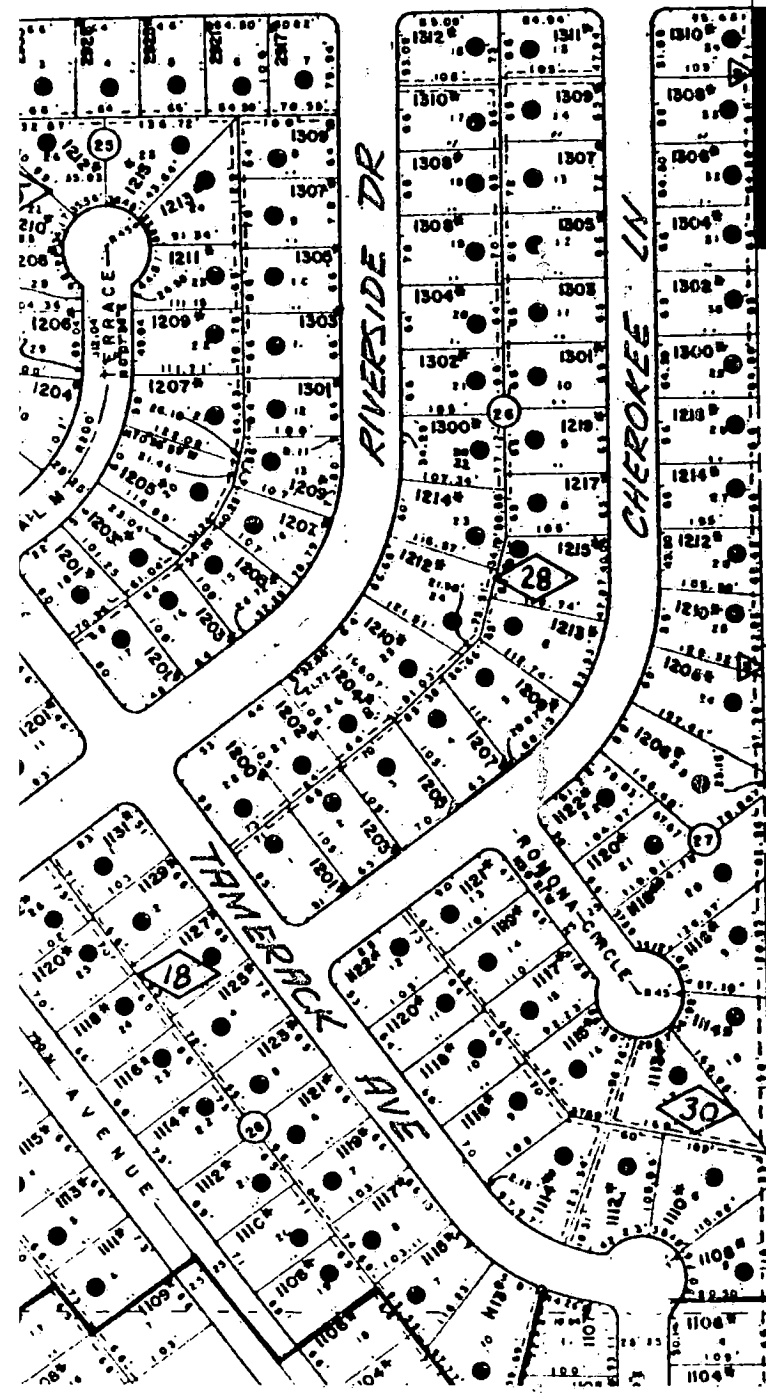

HAROLD P. FOSTER, DIRECTOR

HPF:cme

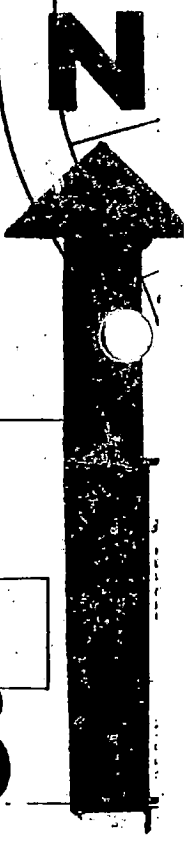
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

VEGAS DR



ROBIN ST



LOS ANGELES

7-43-83

NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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-44-83

ROLAND WAITE FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTHEAST CORNER OF
DUNCAN DRIVE AND EDWARD AVENUE.

FROM: C-2 (GENERAL COMMERCIAL) AND
R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT NINE (9), BLOCK ONE (1), TONOPAH TERRACE.

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

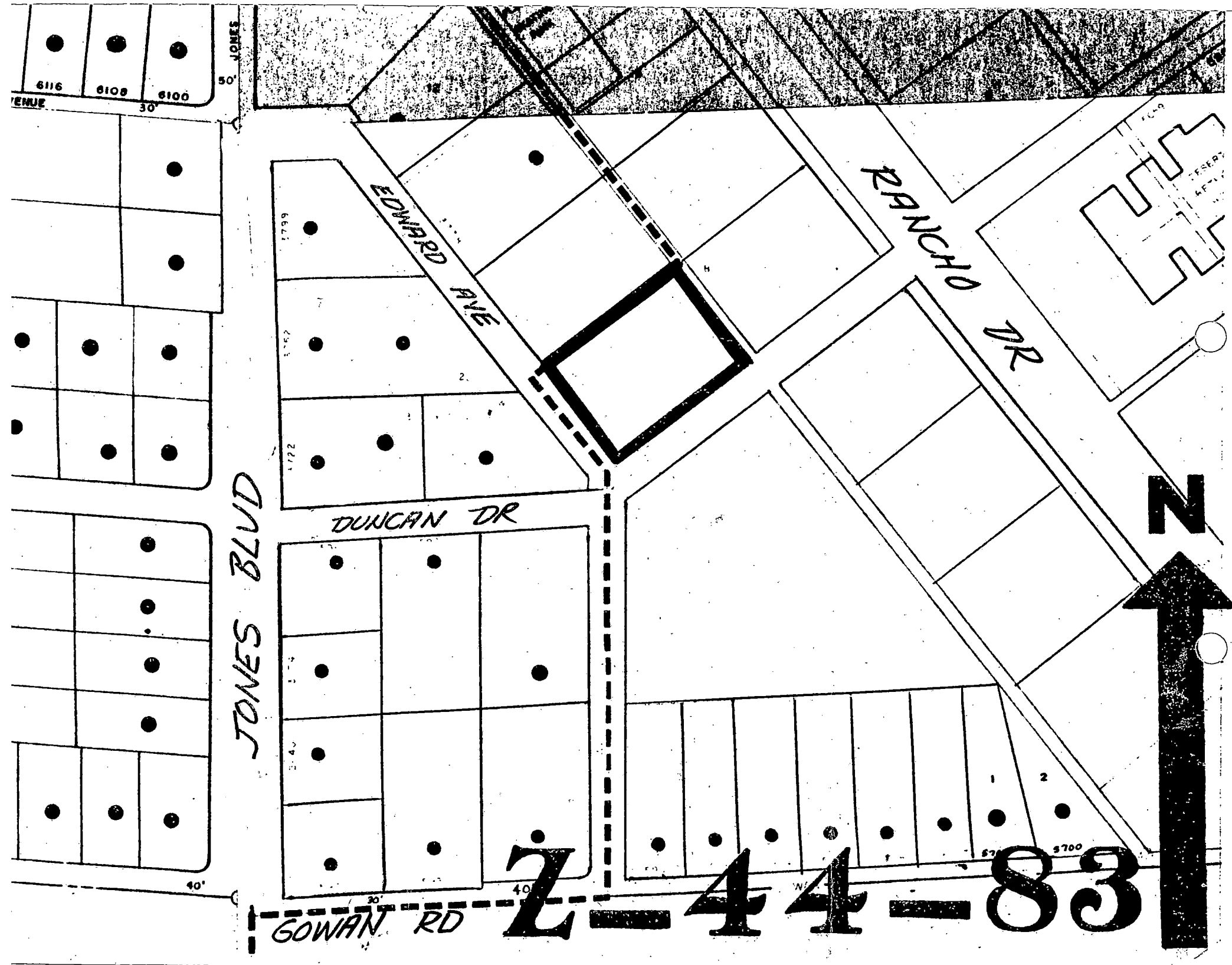
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



6116 6108 6100
30'

JONES

JONES BLVD

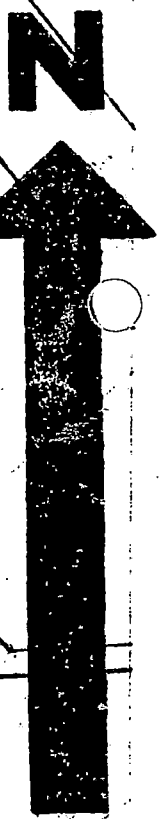
EDWARD AVE

DUNCAN DR

RANCHO DR

20' 40'
GOWAN RD

2-44-83



NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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-45-83 RICHARD G. WORTHEN FAMILY TRUST FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON WESTCLIFF DRIVE
BETWEEN BUFFALO DRIVE AND DURANGO DRIVE.
FROM: N-U (NON-URBAN)
TO: R-1 (SINGLE FAMILY RESIDENCE)
PROPOSED USE: MEDIUM LOW DENSITY RESIDENTIAL

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



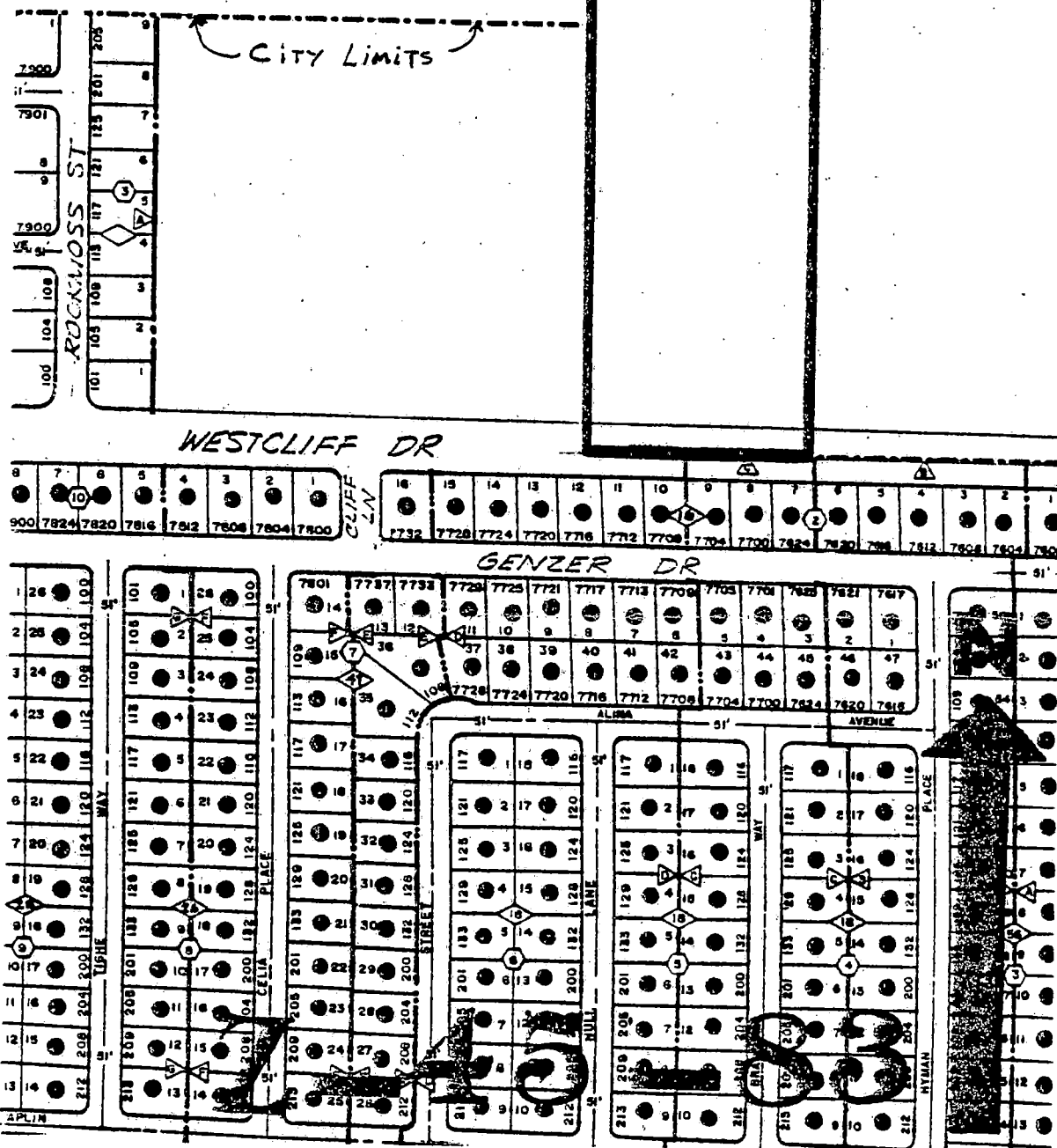
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

COUNTY



NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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-46-83

VAN H. AND PHYLLIS M. LEAVITT FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF
CHARLESTON BOULEVARD BETWEEN MOONLIGHT DRIVE AND
PRINCE LANE.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: SHOPPING CENTER

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

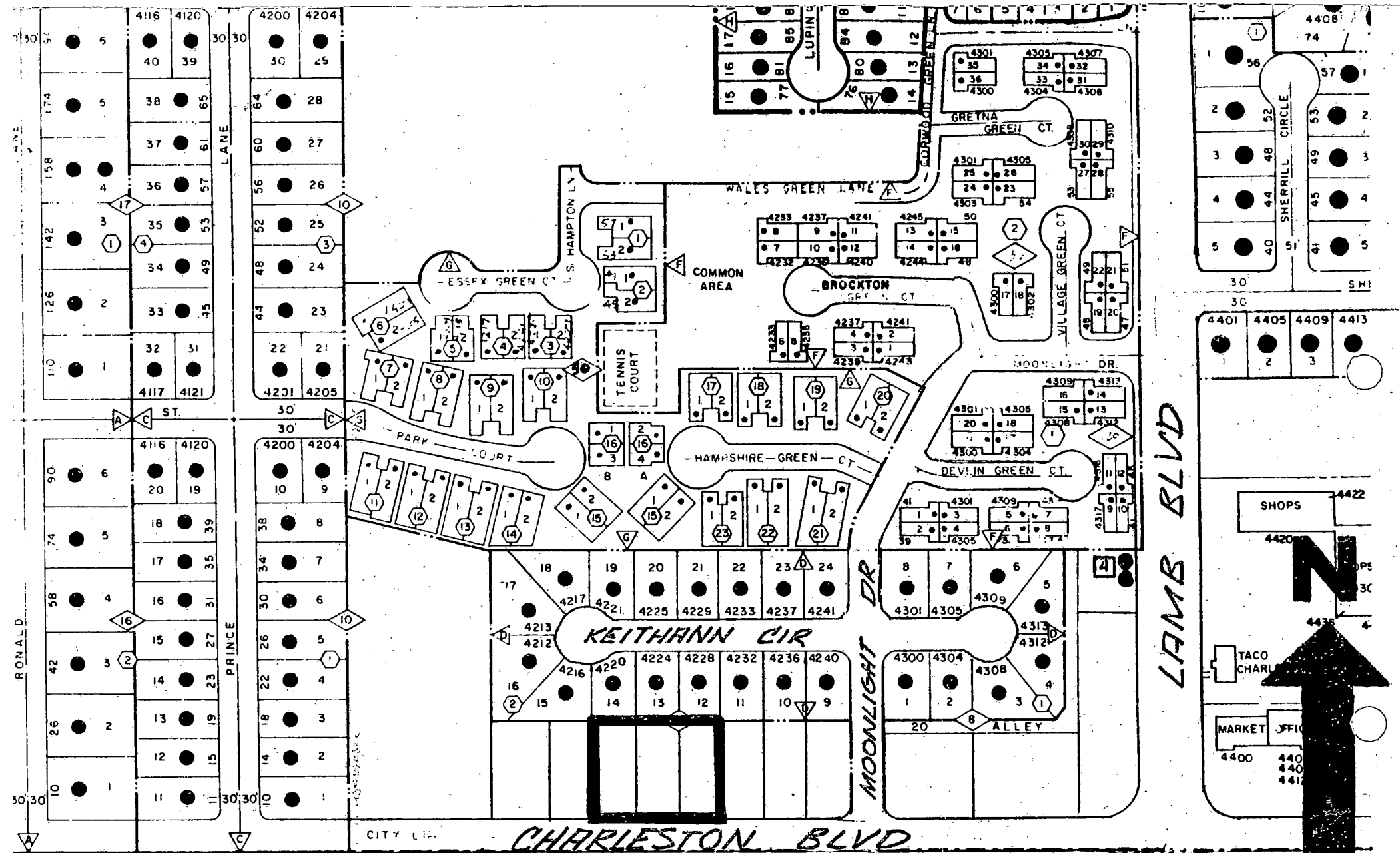


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



2-46-83

NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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-47-83

FRED PINJUV, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
SOUTH SIDE OF OWENS AVENUE BETWEEN LAMB
BOULEVARD AND SANDHILL ROAD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62
EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

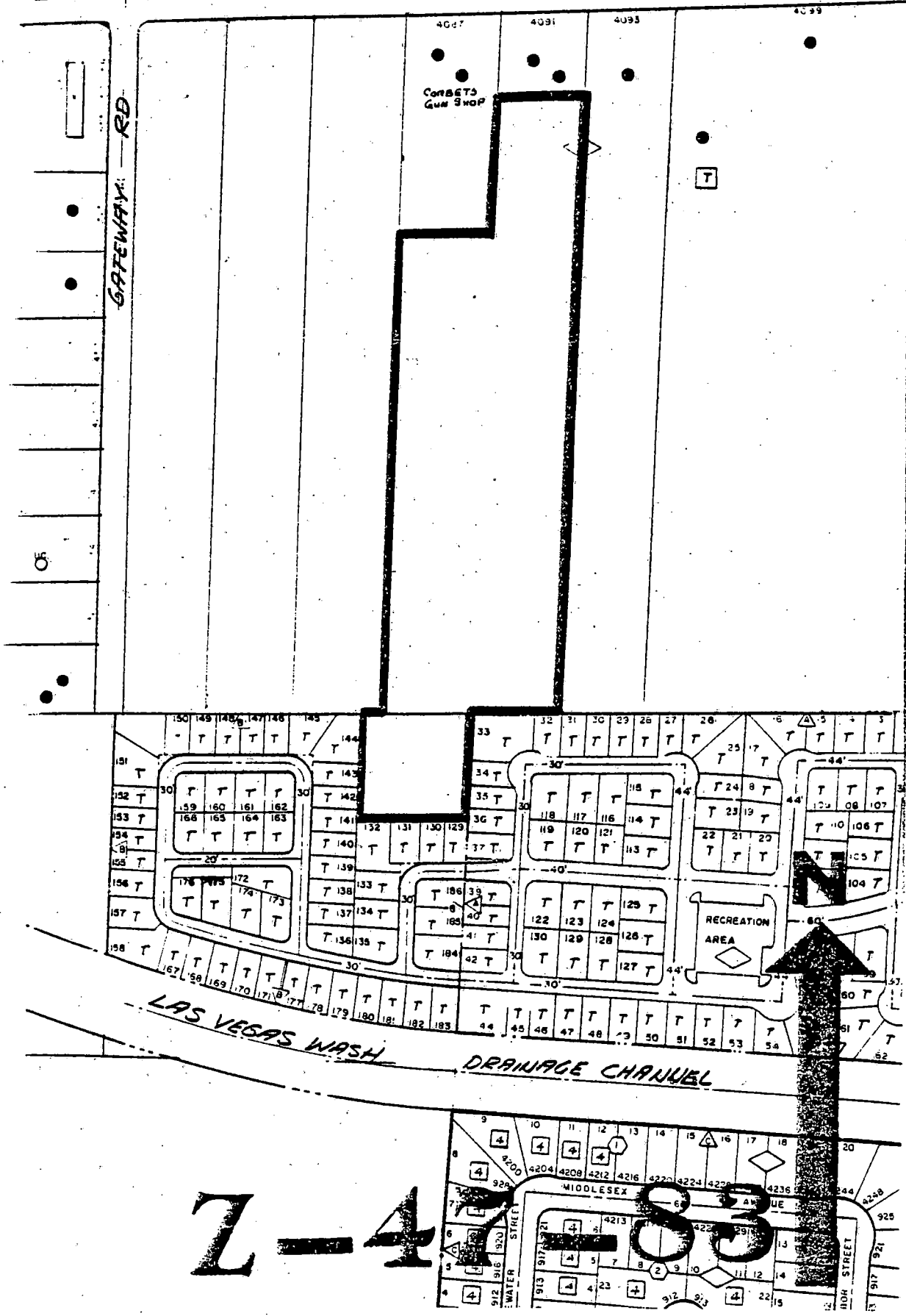

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

OWENS AVE



Z-4788

NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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-48-83

CRAIG G. BILLINGS, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTH
SIDE OF OWENS AVENUE BETWEEN HENRY STREET AND
GATEWAY ROAD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

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 30,
TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

C.T. 5.01

CITY LIMITS

OWENS AVE

50'

50'

SANDHILL RD

HENRY DR

GATEWAY RD

SPINO AVE

4087
CORBETS
GUN SHOP

4091

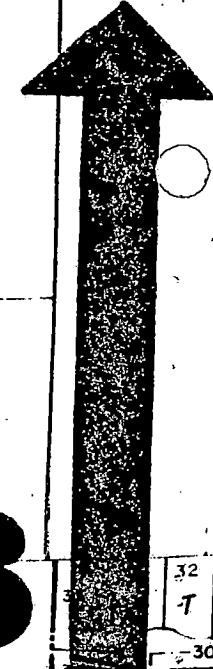
L.V.H.A.
CRAGIN NE
ANNEX

57

LAS VEGAS WASH

LAS

N



2-48-83

10	4	1524
9	4	1520
8	4	1516
7	4	1512
6	2	1508
5	4	1504
4	4	1500
3	4	1436
2	4	1432
1	4	1428

17	1525
16	1521
15	1517
14	1513
13	1509
12	1505
11	1501
10	1437
9	427
8	401
7	34
6	34
5	34
4	34
3	34
2	34
1	34

6	4	1420
5	4	1416
4	4	1412
3	4	1408
2	4	1404
1	4	1400

1421	1425
1417	1421
1413	1417
1409	1413
1405	1409
1401	1405

148	147	146	145
T	T	T	T
144			
T			
143			
T			

32	3
T	T
30'	
T	

NOTICE OF PUBLIC HEARING

MAY 24, 1983

Notice is hereby given that on May 24, 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-49-83

LIED MOTOR CAR CO. FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED WEST OF JONES
BOULEVARD, SOUTH OF VEGAS DRIVE AND NORTH
OF WASHINGTON AVENUE.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE),

R-CL (RESIDENTIAL COMPACT LOT),

R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT) AND

C-1 (LIMITED COMMERCIAL)

PROPOSED USES: MEDIUM LOW DENSITY RESIDENTIAL,

MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH

DENSITY RESIDENTIAL AND SHOPPING CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF SECTION 26,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

RECEIVED

CITY CLERK

R-PD18

R-CL

R1

C1

R-PD18

R-CL

R-CL

R1

R-PD18

C1

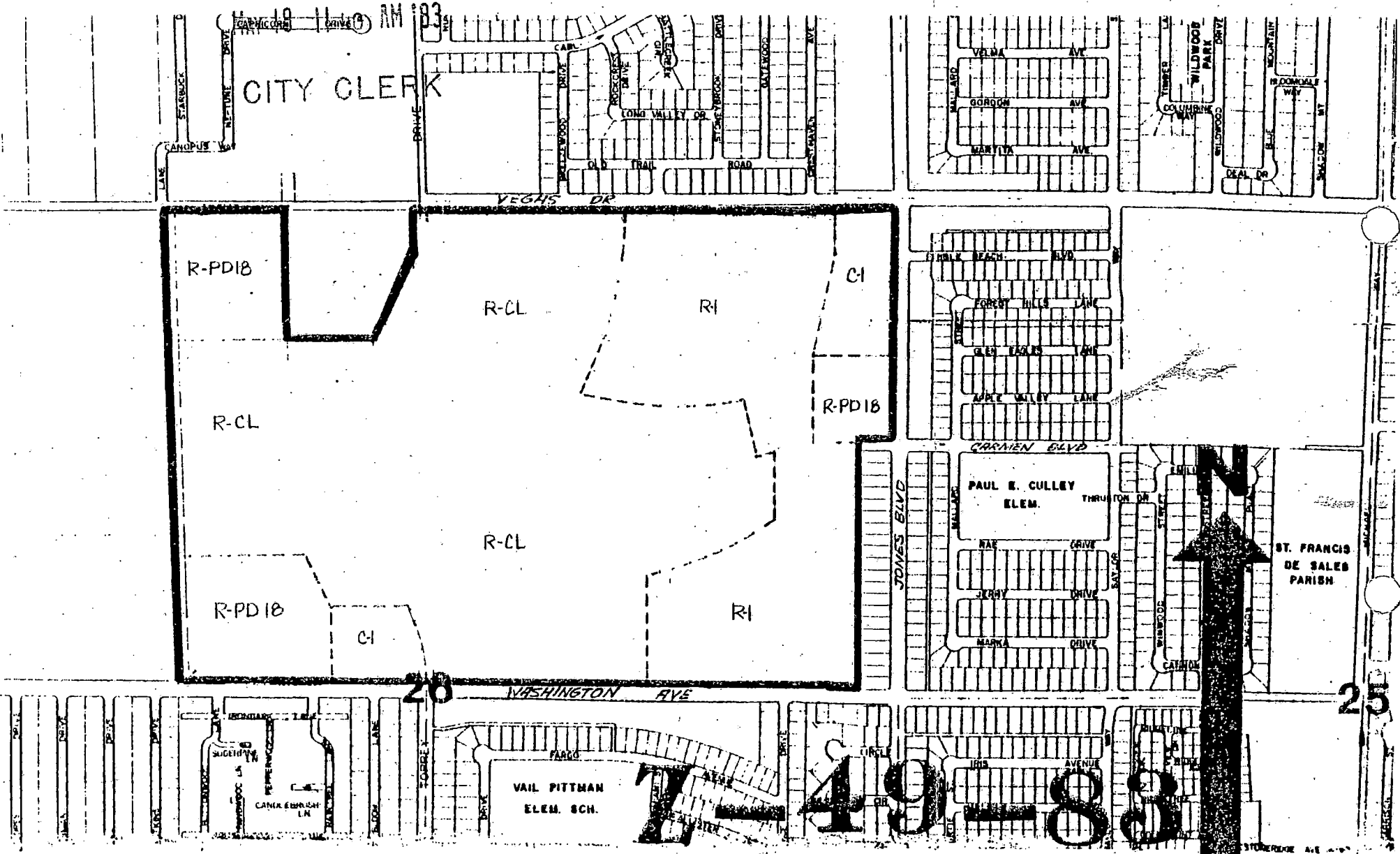
WASHINGTON AVE

VAIL PITTMAN
ELEM. SCH.

PAUL E. CULLEY
ELEM.

ST. FRANCIS
DE SALES
PARISH

7-49-88



MINUTES

CITY PLANNING COMMISSION

MAY 24, 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. Mack
Mr. Guthrie
Mrs. Coleman
Mr. Kennedy

EXCUSED:

Mr. Johnston

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
George Ogilvie, City Attorney
Linda Owens, Recording Secretary

ANNOUNCEMENT:

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

REZONING CONDITIONS:

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

MINUTES:

MR. GUTHRIE made a Motion for APPROVAL of the Minutes for the April 14, 1983 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. TENTATIVE MAP

WEST MEADOWS

(Abeyance Item
from 5/12/83)

APPROVED

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: 23

MR. NULL stated Jones Boulevard is to the east and Vegas Drive to the south. This item was held in abeyance pending a decision by the City Commission on zoning case Z-28-83, which was approved on May 18, 1983. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-28-83, 2) No vehicular access to Jones Boulevard from the abutting lots, 3) Wall statement, and 4) Location of all driveways and curb cuts to be approved by the Division of Traffic Engineering. With these conditions and the normal conditions, staff would recommend approval.

ALLAN LAROCHE, Chism Homes, 4535 West Sahara Avenue, appeared for the application. They are in agreement with staff's conditions.

1. TENTATIVE MAP

(Continued)

MR. MACK made a Motion for APPROVAL of the Tentative Map for West Meadows, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mr. Kennedy

Motion for APPROVAL carried unanimously.

2. FINAL MAP

WEST MEADOWS

(Abeyance Item
from 5/12/83)

APPROVED

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: 23

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

ALLAN LAROCHE, Chism Homes, 4535 West Sahara Avenue, appeared for the application. They are in agreement with staff's conditions.

MR. MACK made a Motion for APPROVAL of the Final Map for West Meadows.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mr. Kennedy

Motion for APPROVAL carried unanimously.

3. Z-39-83

(Abeyance Item
from 5/12/83)

DENIED

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

MR. FOSTER stated this item was held in abeyance from the last meeting so the developer could meet with the property owners and staff to revise the plan so it would be compatible with the area. This site is approximately 27 acres with Lorenzi Boulevard along the westerly side, Water District parcel on the north, and an elementary school to the east. To the north of the Water District property is Gowan and Torrey Pines is on the east side of the school. The plan that was submitted initially had a row of R-1 lots along the north side of Buckskin and the balance of the lots were R-CL. The applicant has amended his application to provide R-D lots along the north side of Buckskin and limit the access to Buckskin to one street. Staff would recommend the entire application be amended to R-D, subject to the following conditions if this application is approved: 1) Resolution of Intent with a

3. Z-39-83

(Continued)

twelve month time limit, 2) Conformance to the plot plan and elevations, 3) Approval of the elevations, 4) ~~Dedicate 30 feet of right-of-way from Garehime Street westerly to Lorenzi for Buckskin Avenue and the radius corner at Buckskin Avenue and Lorenzi Boulevard as required by Engineering Services, and 5) Install full half-street improvements on Buckskin Avenue and Lorenzi Boulevard as required by Engineering Services.~~ There were a substantial number of persons at the last meeting in protest to this application because they felt this property should be developed on an R-E basis.

JERRY NICHOLAS, 2082 S. E. Bristol, Santa Ana, California, appeared for the application.

KARSTEN BRONKEN, 1818 Industrial Road, appeared as the engineer for the project. It would not be economically feasible to develop this property R-D. All of the frontages are 100 feet with a depth of 139 feet.

JERRY NICHOLAS outlined how they would proceed on each phase of the development.

There were 27 persons in the audience in protest.

GAIL MC QUARY, Buckskin Road, appeared in protest. This is not compatible to the expensive homes in the area.

JAY ROBERTS, 3385 Garehime, appeared in protest. He would like to see this particular area built up into R-E. The elementary school in the area is already overcrowded. The traffic will become a problem.

RICHARD SCHROEDER, 3340 Lorenzi Boulevard, appeared in protest. He presented a petition with signatures in protest. Many of the homeowners in the area have horses and there will be complaints from the persons living in this project as to the odors and flies.

PAM HARDIN, 3235 Garehime Avenue, appeared in protest. This will decrease the property values of the homes in the area.

KARSTEN BRONKEN said twelve persons met with the applicant prior to this meeting to discuss the revised plan.

JERRY NICHOLAS said the twelve persons at the special meeting were given maps of the revised plan. The market will not support an R-D development.

MRS. COLEMAN made a Motion for DENIAL of Z-39-83 to protect the existing R-E properties.

Voting was as follows:

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

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 15, 1983 at 2:00 P.M.

4. TENTATIVE MAP
LIBERTY VILLAGE
(Abeyance Item
from 5/12/83)

DENIED

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

MR. NULL stated that due to the fact the zoning was denied on the previous item, the Commission could either hold this item in abeyance or make a motion for denial.

MR. GUTHRIE made a Motion for DENIAL of the Tentative Map for Liberty Village because the zoning was denied.

Voting was as follows:

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

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 15, 1983 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP
HUNTER ESTATES
APPROVED

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

Owner/Subdivider: Dick Hunter
No. of Acres: 15.2 No. of Lots: 124

MR. NULL stated Harris Avenue is to the north, Lamb Boulevard to the east and Bonanza further to the south. The zoning underlying this plat has a condition which requires a redesign because the lots are fronting across the street from a mobile home park. Staff would recommend this item be held in abeyance or a condition added that the plan be redesigned before it is submitted to the City Commission. Also, there will be minor deviations in lot area that staff recommends be approved as part of the subdivision design. Staff has the following conditions: 1) Conformance to the conditions of approval for Z-14-83, and 2) Wall statement. With these conditions and the normal conditions, staff would recommend approval.

JAY DOWNEY, 637 East Sahara Avenue, appeared to represent the applicant. They do not feel it would be a problem to have the homes facing the mobile home park since there is a block wall surrounding the mobile home park.

DICK HUNTER, owner, developer and contractor, appeared for the application. If they redesign the plan, it will be for the third time.

MR. FOSTER said staff met with his engineer and was told the applicant preferred to work out the redesign at this meeting.

DICK HUNTER said the lots across the street have been zoned for a mobile home park since the early 1960's.

MRS. COLEMAN suggested a sign be posted to let buyers of this project be aware of the mobile home zoning across the street.

MR. MACK made a Motion for APPROVAL of the Tentative Map for Hunter Estates, subject to staff's conditions, and the developer to post in sales office that the property across the street from these lots is zoned for a mobile home park.

1. TENTATIVE MAP

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

2. TENTATIVE MAP

LA PAZ
(CONDOMINIUM
CONVERSION)

APPROVED

Property generally located on the northeast corner
of Silver Dollar Avenue and Foot Street, R-4 Zone.
Owner/Subdivider: Earl Gross, LV 162 Ltd.
No. of Acres: .63 No. of Units: 24

MR. NULL stated Silver Dollar Avenue is to the south
and Foot Street to the west. This is an existing
multi-family development which will be a condominium
conversion. Staff would recommend approval providing
they have 24 parking spaces and the normal conditions.

RALPH KRAEMER, Kraemer Engineering, 3160 West Sahara
Avenue, appeared for the applicant. They are in agree-
ment with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of the Tentative
Map for La Paz, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the
Board of City Commissioners on June 15, 1983 at 2:00 P.M.

3. FINAL MAP

LA PAZ
(CONDOMINIUM
CONVERSION)

APPROVED

Property generally located on the northeast corner of
Silver Dollar Avenue and Foot Street, R-4 Zone.
Owner/Subdivider: Earl Gross, LV 162 Ltd.
No. of Acres: .63 No. of Units: 24

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

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

MRS. TRACY made a Motion for APPROVAL of the Final Map for
La Paz, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. FINAL MAP
LEWIS HOMES
STONEGATE #2
APPROVED

Property generally located on the north side of Alta Drive, between Rainbow Boulevard on the west and Lorenzi Street on the east, R-1 Zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 9.8 No. of Lots: 46

MR. NULL stated Lorenzi Boulevard is to the east, Rainbow Boulevard to the west and Alta Drive along the south. This final map is in substantial conformity with the tentative map. Staff would recommend approval with the following conditions: 1) Conformance with the tentative map, and 2) Conformance to the conditions of approval for the tentative map. Except for the frontage along Lorenzi, the area is zoned for R-CL, but the plat shows it is set up for R-1 lots.

ROBERT LEWIS, 5240 South Polaris Avenue, appeared for the application. He is in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Lewis Homes, Stonegate #2, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP
REDROCK HEIGHTS
APPROVED

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

Owner: Diversified Realty
Subdivider: Diversified Development
No. of Acres: 10.4 No. of Lots: 71

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

DAVID WEIR, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicant. They are in agreement with staff's recommendations.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP
ATRIUM GARDENS V
APPROVED

Property generally located south of Washington Avenue, east of Pecos Road, R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction Co., Inc.
No. of Acres: 3.6 No. of Lots: 40

MR. NULL stated Pecos Road is to the west and Washington Avenue to the north. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Conformance with the tentative map, and 2) Conformance to the conditions of approval for the tentative map.

MARK BIVINS, Bivins Construction Company, 620 South 11th Street; appeared for the application. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Atrium Gardens V, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. FINAL MAP
PLAZAS OFFICE
PARK - PHASE I
COMMERCIAL
CONDOMINIUM
APPROVED

Property generally located on the west side of Paseo Del Prado, north of Sahara Avenue, R-1 and C-1 Zones (under Resolution of Intent to C-1).

Owner/Subdivider: Rancho Bonito Assoc.
No. of Acres: 2.1 No. of Units: 144

MR. NULL stated Paseo Del Prado is to the east and Sahara Avenue to the south. This is a commercial condominium. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Approval of the tentative map, 2) Conformance with the tentative map, and 3) Conformance to the conditions of approval for the tentative map.

DAVID WEIR, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicant. They are in agreement with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Plazas Office Park, Phase I, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. Z-42-83

APPROVED

Application of DALE ANDERSON, ET AL, for reclassification of property generally located on the east side of Michael Way, between Smoke Ranch Road and Auburn Avenue, from R-E (Residence Estates) to R-D (Single-Family Residence, Restricted).

Proposed Use: Low Density Residential

MR. FOSTER stated Michael Way is along the westerly side of the property and Smoke Ranch Road, along the north side. The area to the south and southeast is Curtis Park, which is developed into half acre or larger lots. The area on the west side of Michael Way has single-family homes fronting on it. The parcel to the northwest is zoned R-E and R-1, and N-U on the northeast corner. The piece immediately to the east is vacant R-E. This proposal is for R-D to divide one lot into three quarter-acre size lots. The south lot will front onto Auburn, the north lot onto Smoke Ranch, and the middle lot towards Michael Way. There are R-E lots fronting on Auburn on the south side. Staff would recommend approval, subject to the application going directly to Ordinance. Staff has one protest on record.

VINCENT FELGAR, 410 East Sahara Avenue, appeared as one of the owners of the property. They plan to sell the lots.

HAZEL CASE, 5327 Reiter Avenue, appeared in protest. They prefer to have the area remain R-E.

HERMAN HORNBURG, 5317 Smoke Ranch Road, appeared in protest.

FRED CASE, 5327 Reiter Avenue, appeared in protest. They specifically moved in that area to have horses and do not want to be pushed farther away from the center of the city.

MR. GUTHRIE made a Motion for APPROVAL of Z-42-83.

Voting was as follows:

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

Motion for APPROVAL carried ^{BY A 4/2 VOTE.} ~~unanimously.~~

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

9. Z-43-83

DENIED

Application of BILLY J. SLOAT for reclassification of property generally located on the south side of Vegas Drive, 105 feet east of Cherokee Lane, from R-1 (Single-Family Residence) to R-PD8 (Residential Planned Development).

Proposed Use: Medium High Density Residential
(Condominiums)

MR. FOSTER stated this property is located on the south side of Vegas Drive. The Twin Lakes subdivision is abutting this development to the west. The land to the south and east is vacant R-1. To the north it is zoned R-E. To the northwest there is C-1 zoning. A similar application was submitted to the Planning Commission in 1981 for R-PD8, which was denied. The applicant is now proposing to construct four 2-story fourplexes. They will be condominium sale-type units. The access is off Vegas Drive on the east side of the property with a driveway along the south portion. There is ample open space. Staff is concerned about the appearance of the rear of the buildings and felt additional landscaping would be needed in that area. The site is

9. Z-43-83

(Continued)

approximately two acres and the minimum size is five acres for a Planned Development, unless waived. Staff would recommend approval, subject to: 1) Resolution of Intent with a one-year time limit, 2) Conformance to the plot plan and elevations amended to provide window boxes and increased landscaping, including trees, along the Vegas Drive side of the property as required by the Department of Community Planning and Development, 3) Westerly 75 feet limited to passive recreation facilities, 4) Construct a block wall along the west, south and east property lines reduced to 4 feet with the top 2 feet fifty percent open along the east side in the front 20 feet, and 5) Construct street improvements on Vegas Drive as required by Engineering Services. Staff has a petition with 30 signatures in protest from the R-1 area to the west and one letter of approval.

BILLY SLOAT, 617 Mayfield Street, appeared for the application. When he submitted this application over a year ago, he had 111 approvals. The previous application showed the buildings in a rectangular configuration. This application shows the buildings are placed at 30° angles so the persons living in these buildings will not be able to look into the adjacent back yards. The parking has been moved to the east side and the rear of the buildings so it will not be in view. These will be saleable units and not rentals.

GENEVA MERWIN, 1304 Cherokee Lane, appeared in protest and spoke for persons living on Cherokee Lane and Ramona Circle. She presented a petition with 30 signatures in protest. They feel this will set a precedence for their area.

RAFAEL BADIA, 1306 Cherokee Lane, appeared in protest. This will increase the traffic in the area.

BILLY SLOAT appeared in rebuttal. This project will only create 6 additional families living in the area from what he is allowed in the present zoning.

MR. KENNEDY made a Motion for DENIAL of Z-43-83 because it is felt this will set a precedence for the area.

Voting was as follows:

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

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

10. Z-44-83

APPROVED

Application of ROLAND WAITE for reclassification of property generally located on the northeast corner of Duncan Drive and Edwards Avenue, from C-2 (General Commercial) and R-E (Residence Estates), to R-3 (Limited Multiple Residence).
Proposed Use: Medium High Density Residential
(Apartments)

MR. FOSTER stated this property is located on the north side of Duncan, west side of Edwards, and one block to the east is Rancho Drive. There is C-2 zoning on both sides of Rancho Drive. They are requesting 24 units in 6 fourplexes. Staff would recommend approval, subject to: 1) Resolution of Intent with a 12 month time limit, 2) Dedicate 15 foot property line radius at the corner of Duncan and Edwards as

10. Z-44-83
(Continued)

required by Engineering Services, 3) Install street improvements on Edwards and Duncan as required by Engineering Services, 4) Pave the alley as required by Engineering Services, 5) Provide a minimum cul-de-sac radius of 45.5 feet, 6) Construct a 6 foot block wall along the northerly property line and westerly property line set back 3 feet for landscaping, and 7) Eliminate the stairways and balconies. Staff does not have any protests on record from the advertised public hearing.

PAM MAINWAL, 333 North Rancho Drive, appeared to represent the applicant. They are in agreement with staff's recommendations.

LORRAINE ELMS, 6170 West Duncan Drive, appeared to obtain further information on the plot plan.

HELGA LOVE, 3760 Edwards Avenue, appeared in protest. They have built a home in the area and were under the impression the area would remain R-E.

EUGENE LEVIN, 3715 North Jones Boulevard, appeared in protest. The school in the area is already overcrowded.

DAVE KATZ, 3751 North Edwards Avenue, appeared in protest. They prefer to have the area remain in a country style.

JACOB STERK, 5908 West Duncan Drive, appeared in protest. This will increase the crime in the area.

MR. MACK made a Motion for APPROVAL of Z-44-83.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

11. Z-45-83
APPROVED

Application of RICHARD G. WORTHEN FAMILY TRUST for reclassification of property generally located on Westcliff Drive between Buffalo Drive and Durango Drive, from N-U (Non-Urban), to R-1 (Single-Family Residence).

Proposed Use: Medium Low Density Residential

MR. FOSTER stated this is located on the north side of Westcliff. It was just recently annexed into the city. It is approximately 10 acres in size. Staff would recommend approval, subject to this rezoning going directly to ordinance. There are some government patent reservations on the north and east sides which will have to be vacated. Staff does not have any protests on record.

STEVEN M. TERRY, 513 North 15th Street, appeared as the agent for the Richard G. Worthen Family Trust. They plan to redesign the access to Westcliff Drive as requested by staff.

No one appeared in protest.

11. Z-45-83

(Continued)

MRS. TRACY made a Motion for APPROVAL of Z-45-83.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

12. Z-46-83

APPROVED

Application of VAN H. AND PHYLLIS M. LEAVITT for reclassification of property generally located on the north side of Charleston Boulevard between Moonlight Drive and Prince Lane, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial).

Proposed Use: Shopping Center

MR. FOSTER stated this is the second parcel west of Moonlight Drive. Charleston Boulevard is along the south side. The property abuts R-1 to the north. To the west is vacant R-3. The parcel immediately to the east was just approved for C-1 zoning for a pizza restaurant. This application is for a row of retail stores and a dental office and laboratory along the easterly side. Staff would recommend a 6 foot block wall in the back due to the R-1 to the north. The request is in accordance with the transitioning pattern to C-1 on the north side of Charleston Boulevard. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve month time limit, 2) Conformance to the revised plot plan that was submitted, 3) Install sidewalks on Charleston Boulevard as required by Engineering Services, 4) Construct a 6 foot block wall on the north property line, 5) Aesthetic treatment on the rear of the building as required by the Department of Community Planning and Development. Staff does not have any protests on record.

ROGER MANER, 4000 West Mountain View Boulevard, appeared to represent the applicants. They are in agreement with staff's recommendations.

DAVID SHAKETT, 4224 Keithann Circle, appeared in protest. He requested the easement be paved in the rear portion of the property.

MR. MACK made a Motion for APPROVAL of Z-46-83, subject to staff's conditions and paving the rear portion.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

13. Z-47-83

APPROVED

Application of FRED PINJUV, ET AL for reclassification of property generally located on the south side of Owens Avenue between Lamb Boulevard and Sandhill Road, from R-E (Residence Estates) to R-PD16 (Residential Planned Development).

Proposed Use: Medium High Density Residential (Apartments)

MR. FOSTER stated this is a narrow and deep property which extends south into a mobile home park development. There is vacant R-E to the east and west. Towards Sandhill there was an R-PD15 approved along the east side of Sandhill. This proposal is for 148 units on a nine acre site for fourplexes with three units on the first floor and one unit on the second story level. They plan to have joint driveways with the property to the east and west. Staff feels the density should be reduced to an R-PD9, which would reduce the number of units to approximately 80. The proposed application would double the designed population for this neighborhood as outlined in the General Plan. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit to R-PD9, 2) Approval of the redesign by the Department of Community Planning and Development, 3) Redesign the east-west street according to the approved plan, 4) Provision for easement of access for the 20 foot driveways on the east and west sides of the property with 20 feet paved and extend paved access north to Owens Avenue, 5) Install street improvements on Owens Avenue as required by Engineering Services, and 6) Conformance to the requirements of the Flood Hazard Reduction Ordinance, along with the standard conditions 2 through 8. Staff does not have any protests on record.

DAVID CAUSEY, Causey Engineering, 3175 South Eastern Avenue, appeared for the applicants. This property extends all the way to Owens Avenue. The property outside of this proposal is owned by the members on this application so there will not be any problem in providing full improvements on Lincoln Avenue to Owens Avenue. If they cannot get an easement for the alley, then they will put the entire alley on their property. They will accept the R-PD9 zoning rather than not have a project.

MR. MACK made a Motion for APPROVAL of Z-47-83, subject to staff's conditions which would include amending the application to R-PD9.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

14. Z-48-83

APPROVED

Application of CRAIG G. BILLINGS, ET AL, for reclassification of property generally located on the south side of Owens Avenue between Henry Street and Gateway Road, from R-E (Residence Estates) to R-PD18 (Residential Planned Development).

Proposed Use: Medium High Density Residential (Apartments)

MR. FOSTER stated this is a similar application to Item #13, Z-47-83, on this agenda. Staff feels this application should

14. Z-48-83

(Continued)

be amended to an R-PD11 for 24 units. This is a site that only has 2.27 gross acres so it would need a waiver of the 5 acre minimum site requirement. Staff feels the waiver would be appropriate with the application being amended to R-PD11. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit to an R-PD11, 2) Conformance to the plot plan amended to reduce the density as required by the Department of Community Planning and Development, 3) Provision for a 6 foot block wall along the most southerly property line and stepped down to 4 feet with the top 2 feet 50% open 20 feet from Gateway, 4) Install street improvements on Owens Avenue and Gateway as required by Engineering Services, 5) Conformance to the Flood Hazard Reduction Ordinance, and standard conditions 2 through 8. Staff does not have any protests on record.

DAVID CAUSEY, Causey Engineering, 3175 South Eastern Avenue, appeared for the applicants. They are in agreement with staff's conditions, although they would prefer R-PD18 zoning.

No one was present in protest of this application.

MRS. TRACY made a Motion for APPROVAL of Z-48-83, subject to staff's conditions with the reduction in the zoning to R-PD11.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

15. Z-49-83

APPROVED

Application of LIED MOTOR CAR COMPANY for reclassification of property generally located west of Jones Boulevard, south of Vegas Drive and north of Washington Avenue, from N-U (Non-Urban) to R-1 (Single-Family Residence), R-CL (Residential Compact Lot), R-PD18 (Residential Planned Development) and C-1 (Limited Commercial).

Proposed Uses: Medium Low Density Residential,
Medium Density Residential,
Medium High Density Residential
and Shopping Center

MR. FOSTER stated this site is approximately 242 acres. Washington Avenue is along the south side, Jones Boulevard along the east and Vegas Drive along the north. There is R-E zoning to the west and an R-3 Resolution of Intent for 540 apartment units to the southwest. There is multi-family on the north and commercial at the corner of Torrey Pines and Vegas Drive. There are some single-family homes that back up to Vegas Drive to the north. Along the east side south of Vegas Drive is commercial on the immediate corner and a condominium development along the east side with R-1 on the south. This project is divided into several parcels. Commercial is being requested at the southwest corner of Vegas Drive and Jones Boulevard for a 10 acre site, R-PD18 immediately south in Parcel 2 for about 7.5 acres, Parcel 4 is an R-1 development for 30 acres, Parcel 5 and 6 are for R-CL and Parcel 3 is for R-1, Parcel 7 for R-CL and Parcel 8 for R-PD18 and on the southwest corner another R-PD18 on 15 acres and a 5 acre C-1 site at Torrey Pines and Washington. If the zoning was granted as the applicant has requested, the population in the neighborhood would exceed

(Continued)

10,000 persons, but the General Plan recommends 6,800 persons. Staff feels the density should be reduced substantially and recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Amend Parcel 2 to R-1 for the west 250 feet with the east portion R-PD18. The R-PD18 in Parcel 8 amended to R-CL. Parcel 9 and 10 amended from R-PD18 and C-1 to R-CL. Parcel 6 amended from R-CL on the north 20 acres to R-1, 3) Amendment to the major street plan for the realignment of Torrey Pines Drive, 4) Improvement of the major streets at the time of development, depending upon the amount of development that takes place, 5) Dedicate 40 feet of half street for Vegas Drive and Washington Avenue, 6) Install half-street improvements on Vegas Drive and Washington Avenue as required by Engineering Services, 7) Standard conditions 1 through 8 to apply to the commercial site, 8) Approval of the elevations by the Department of Community Planning and Development for the commercial and R-PD18 sites, 9) All the lots that back up to Washington, Jones and Vegas Drive should have a 6 foot block wall adjacent to these streets and walls stepped down at the intersection as required by the Traffic Engineer. Staff has four protests on record.

ROBERT LEWIS, 5240 South Polaris, appeared for the application. This project will provide various types of housing along with commercial.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared for the applicant. When a buyer purchases in this community, they will know what is planned for the balance of the community. The project will be adequately landscaped and walled. He explained the entire layout of this project. This proposal is for 7.42 units per acre. The amount of commercial is virtually the same per acre as the Venetian Foothills project. They have agreed to modify their application to extend the R-1 so it would be adjacent to the existing R-1 homes.

MRS. COLEMAN asked if the applicant would be willing to donate 5 acres to the City for a park.

LARRY TODD, 809 North Torrey Pines, appeared in protest. He objects to the commercial area on the corner due to the traffic congestion.

MICHAEL LEVIANT, 6545 Brushwood Lane, appeared in protest on behalf of Cimarron West. He submitted a petition with approximately 100 signatures in protest. There is a 540 apartment project already approved in that area.

MICHAEL LORENZO, 1801 Snughaven Court, appeared in protest on behalf of Kingswood Estates. They object to the large increase in the density and the shopping center at Vegas and Jones which will increase the traffic congestion. There is ample shopping in the area.

LINDA COTTON, 809 Cactus Bloom Lane, appeared in protest and submitted a petition comprising persons living on Cactus Bloom Lane. Their main objection is to the commercial development in this project.

PAUL TIFT, 6201 Old Trail, appeared in favor. This property is an eyesore at the present time.

NANCY MURNANE, 805 North Torrey Pines, appeared in protest. The commercial will increase the traffic congestion in the area.

BILL PEDEN, 808 Cactus Bloom Lane, appeared in protest. When he purchased his home recently, he was under the impression this property would be developed for residential only.

15. Z-49-83

(Continued)

N. YELAMANCHILI, 804 Cactus Bloom Lane, appeared in protest. He is primarily opposed to the commercial development on Washington Boulevard.

HOWARD LANDERS, 805 Cactus Bloom Lane, appeared in protest. He also objects to the commercial aspect of this project.

CYNTHIA ROJAS, 608 Cactus Bloom Lane, appeared in protest. She prefers R-1 on this property. The schools cannot handle the increased number of students that will be generated from this project and do not have the funds to build a new school.

LINDA GORMAN, 11100 Pagosa Way, appeared in protest. The high density or the commercial center is not the answer for their neighborhood.

DOLORES DEVLIN, 1408 North Jones Boulevard, appeared in protest. This will increase the traffic in the area.

TOM MUELLER, 1609 Cresthaven Court, appeared in protest.

ROBERT LEWIS appeared in rebuttal. They thought the shopping area at Torrey Pines and Washington would be a convenience, but if there is a great objection to it, he would be willing to withdraw that from the project and donate 5 acres to the City for a park site.

G. C. WALLACE said the applicant would be willing to donate 5 acres with the understanding the City will improve and maintain it.

MR. MACK made a Motion for APPROVAL of Z-49-83, subject to changing the plot plan to reflect R-1 on a portion of Parcel 6 as proposed by the applicant. The C-1 at Torrey Pines Drive be amended to R-CL and a 5 acre park be dedicated to the City.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

16. CV-2-83

C-V REVIEW

ABEYANCE

Request of ARGO CORPORATION for a C-V Review to allow a temporary sign for the development project Treeline Park, on property generally located on the northeast corner of "D" Street and Washington Avenue, C-V Zone.

MR. FOSTER stated this application involves a request by a private developer who is constructing a condominium conversion from an apartment development. The developer would like to place a billboard in front of an existing building that is on the property at "D" Street and Washington Avenue to direct people to his development. Staff would recommend denial because if they allow a developer to place a private sign on City-owned property, it would set a precedence.

ED BASSFORD, 953 East Sahara Avenue, appeared for the applicants as their real estate agent. They would like to direct the buyer to the project by using a 4' x 8' sign. They estimate it will take another 7 months to sell out the entire project.

15. CV-2-83

(Continued)

MR. MACK made a Motion for APPROVAL of CV-2-83, subject to a seven month time limit.

Voting was as follows:

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

Motion for APPROVAL did not carry with a 3/3 tie vote.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on June 9, 1983.

17. Z-21-80

REINSTATEMENT
AND ESTENSION
OF TIME

APPROVED

Request of ALVIN AND AMELIA B. BLUMBERG for Reinstatement and Extension of Time on property generally located on the southwest corner of Goldring Avenue and Rose Street, R-E Zone (under Resolution of Intent to P-R).

MR. FOSTER stated this is the first request for a reinstatement and extension of time. The applicants have developed the south portion of the property and intend to develop the north portion in the near future. Staff would recommend approval, subject to: 1) One year time limit, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DR. ALVIN BLUMBERG, 200 Hastings Avenue, appeared for the application. They are in agreement with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of Z-21-80, Reinstatement and Extension of Time, subject to a one year time limit.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Abeyance Item from 5/12/83 - Ordinance Amendment - Modifies the procedure relative to Class III Secondhand Dealers, Pawnshops and Sexually-Oriented businesses when Use Permit and Variance applications are required.

MR. FOSTER stated there have been situations where the ordinance procedures for certain Class III secondhand dealers have to obtain a Use Permit and the ordinance, for example, specifies that on certain segments of Las Vegas Boulevard and Fremont Street these types of uses are not allowed, which necessitates a Variance. In this situation, you have two applications; a Use Permit and a Variance. What can happen is that if the Variance is approved, it is a final action, but the Use Permit can go to the City Commission. Staff is proposing to change the ordinance to allow a Variance to be used for both the Use Permit and Variance and it would go to the City Commission for final action.

MR. KENNEDY made a Motion for APPROVAL of the Ordinance Amendment.

1. Ordinance Amendment
(Continued)

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-35-75

REVIEW OF
CONDITION

APPROVED

Request of CONCORD DEVELOPMENT CORPORATION to modify a condition of the zoning approval by allowing a new single-family dwelling with 1,992 square feet, including the garage, where said condition required a minimum of 2,070 square feet, including the garage, on property located at 1616 Yellow Rose Street, R-1 Zone (Single-Family Residence).

MR. FOSTER stated that at the time the zoning was approved on this site for R-1 there was concern about the size of the homes by the residents to the east, so there was a condition placed on the zoning approval regarding the minimum size of the homes. Since this is a minor deviation in the square footage of the homes on this request, staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) Building shall not be less than 1,992 square feet. Staff notified the property owners abutting the R-1 portion immediately to the east and did not receive any protests.

DAVID CREECH, 3253 Hastings Avenue, appeared on behalf of Concord Development Corporation. He is in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of Z-35-75, Review of Condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

2. Z-57-81

REVIEW OF
CONDITION

APPROVED

Request of NEVADA ESCROW SERVICES, INC. to modify a condition of the zoning approval to allow a 6 foot block wall along the northerly property line on a portion only where said condition required the 6 foot block wall along the entire north property line prior to or during the first phase of construction on property generally located on the northwest corner of Meade Avenue and Rancho Drive, R-E Zone (under Resolution of Intent to M and C-1).

MR. FOSTER stated that during the initial development, the entire wall had to be put in all along the north side. Staff feels if there was some additional fencing for a distance of approximately 65 feet beyond the property lines to the east and west, that it would be satisfactory. The abutting R-1 property owners immediately to the north were notified, and staff did not receive any protests. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Extension of 6 foot block

2. Z-57-81

(Continued)

block wall 65 feet on both sides of the street and
and, 3) Balance of required wall shall be installed
in the next phase of development. and 4)

JACK CLARK, 723 South 3rd Street, appeared to represent the applicant. They have no objection to staff's conditions.

GEORGE DRAGOVICH, 2833 Milo Way, appeared in protest. There is a dust problem in the area from this property and a block wall along the entire north property line would help to alleviate that problem.

BRUCE HOLLOWAY, 2041 Milo Way, appeared in protest. He objected to the dust also.

MR. FOSTER suggested that the property could be oiled.

JACK CLARK replied that they had put a sealant over the property several months ago.

MRS. TRACY made a Motion for APPROVAL of Z-57-81, Review of Condition, subject to staff's conditions and contractor to oil the property

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

3. Z-121-77

PLOT PLAN REVIEW

APPROVED

Request of PAUL LETOURNEAU for a Plot Plan Review to build an addition to the existing residence at 4748 Chantilly Avenue, R-PD7 Zone.

MR. FOSTER stated this is located on the east end of town in a planned development that were constructed on a single-family basis. This is a zero lot line development. At the time the R-PD zoning was approved it was for one story homes. This particular owner would like to construct a two-story addition on a portion of this single-family residence. The property abuts R-1 to the east where two stories are allowed. Staff would recommend approval, subject to: 1) Conformance to the plot plan.

PAUL LETOURNEAU, 4748 Chantilly, appeared for the application. He is in agreement with staff's recommendation.

~~MR. KENNEDY made a Motion for APPROVAL of Z-121-77, Plot Plan Review, subject to staff's recommendations.~~

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

4. PK-1-83
PARKING REVIEW
DENIED

Request of BRANCH, PODELL AND ASSOCIATES for a Parking Review for the Marmont Apartments located at 112 and 116 Maryland Parkway, C-2 Zone.

MR. FOSTER stated the subject property is located along the east side of Maryland Parkway, half a block north of Fremont Street. There is a provision in the parking ordinance that the parking can be reduced from one space per apartment unit in the downtown area upon approval by the City Commission. They are proposing a 46 unit apartment development. However, staff would recommend denial because they feel this property is located too far from the center of the downtown so many persons living in the units will have cars.

LYNN VALDE, 1500 East Tropicana Avenue, appeared for the applicants. They feel their clientele will be from the downtown area and most of those persons do not own automobiles, plus the fact that the mass transit system is 100 yards away.

MR. GUTHRIE made a Motion for DENIAL of PK-1-83, Parking Review, because this development would be located too far from the center of the downtown area.

Voting was as follows:

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

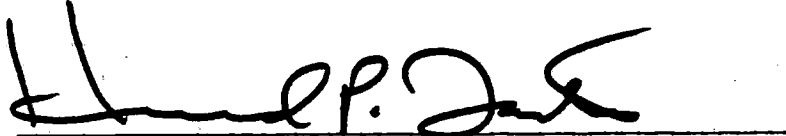
Motion for DENIAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

NAME

ADDRESS

ALLAN LABOUCHE

4535 W. SARARA.

Craig Nielsen

2082 SE Bull Santa Ana

K. J. Miller

1818 Industrial Rd

O. Roberts

2385 Garretts

D. E. Cully Schaefer

K. J. Darnley

637 E. Sahara

DAVID WEIR

2100 W SARARA

M. J. Darnley

1020 50th St CU

Norman F. Hamburg

5317 Smoke Ranch

Inel case

5327 Reiter Ave

B. J. West

617 MAYFIELD LV.

Pam Mainwail

333 No. Rancho Rd.

Helga Lane

3760 Edwards

Darnley

3754 N. Darnley

Steven M. Terry

513 N. 15th 89101

Roger McMurray

4500 W. MT View Blvd LV 89102

Paul J. Chynoweth

4224 Kieth Ann Cir

Dad F. Cooney

3175 S Eastern Ave LV 89109

Robert E. Lewis

5240 S. Polans LV 89102

Nancy Todd

809 N. Tonney Pines

MICHAEL LEVIANT

6545 BRUSHWOOD LN,

Michael Lorenzo

1801 Snaghaven Ct

Linda Carter

809 Cactus Bloom

Pete Tapp

6201 Old Trail

Nancy D. Worman

805 N TORREY PINES

Bill Redden

808 Cactus Bloom Ln.

Cynthia Rojas

608 N Cactus Bloom Lane.

Dolores Devlin

1408 N. Darnley

NAME

ADDRESS

Ed Bradford

953E Sahara Suite 236

Alvin D. Glumburg

2000 Hastings Los Vegas Nev 89109

David H. Council

3253 HASTINGS AVE L.V.

Jack Clark

143 A. 3rd

Alvise, Triguera

2883 Mi'o Way

Paul Johnson

4745 CHANTILLY

L. Kald

1500 E. Tropicana

Stadel

1500 E TROPICANA

NAME

W.C. Wallace

ADDRESS

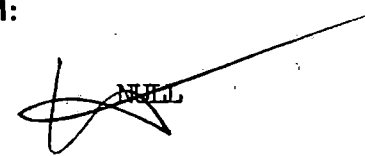
1100 E. Sahara Ave.

May 24, 1983

TO:

FOSTER

FROM:


NULL

SUBJECT:

City Planning Commission Meeting
May 24, 1983
Agenda Item Conditions

COPIES TO:

Linda Owens
John Roethel
Cindy EadeOLD BUSINESS:1. Tentative Map - West Meadows

The zoning underlying this map was approved by the City Commission on May 18, 1983. Therefore, staff recommends approval with the following conditions:

- Conformance to the conditions of approval for Z-28-83.
- No vehicular access to Jones Boulevard from the abutting lots.
- Wall statement.
- Location of all driveways and curb cuts to be approved by the Division of Traffic Engineering.
 - Normal conditions 1 - 3

2. Final Map - West Meadows

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

4. Tentative Map - Liberty Village

This item was held in abeyance pending a decision by the Planning Commission on Z-39-83.

- Approval of zoning request 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.
- A waiver be permitted for the lengths of Blocks 1 and 4 which exceed design requirements.
- Normal conditions 1-3

NEW BUSINESS:1. Tentative Map - Hunter Estates

This map needs to be redesigned; it should either be held in abeyance or a condition added that it be redesigned before being submitted to the City Commission.

FOSTER

May 24, 1983

Page 2

Planning Commission Agenda Item Conditions

1. Tentative Map - Hunter Estates (Continued)

- / Conformance to the conditions of approval for Z-14-83.
- / Wall statement.
- Normal conditions

2. Tentative Map - La Paz (Condominium Conversion)

- / Provide 24 parking spaces
- / Normal conditions 1-3

3. Final Map - La Paz (Condominium Conversion)

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

4. Final Map - Lewis Homes Stonegate #2

Most of this tract was approved for R-CL zoning but the lots are shown as R-1 in size.

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

5. Final Map - Redrock Heights

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

6. Final Map - Atrium Gardens V

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

7. Final Map - Plaza's Office Park Phase 1 (Commercial Condominium)

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

HAN:cme

INTER-OFFICE MEMORANDUM

Date

May 18, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
MAY 24, 1983

COPIES TO:

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

3. Z-39-83

This item was held in abeyance at the May 12, 1983 Planning Commission meeting to enable the developer to work toward a revised plan with staff and the adjacent property owners.

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 nonrelated 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. They amended the plan decreasing 12 lots total. Same concept.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit to R-CL and R-D on the south 169.5'.
 2. Conformance to the plot plan and elevations.
 3. Approval of the site plans and elevations of the R-D 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') feet of right-of-way from Garhine 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.
 8. The R-D shall be developed concurrently with the R-CL.
- PROTESTS: 3 telephone plus 3 = 6
PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 1, 1983.

NEW BUSINESS:

8. Z-42-83

This property is across from R-1. There is an R-1 pattern evolving on the northwest corner of Michael and Smoke Ranch. This neighborhood is rural. The property immediately north is N-U, but R-E type development exists further north and northeast. Southeast of this site is all R-E type in the County. This neighborhood will be overpopulated according to Jerry, even if we stay all R-E and the proposal will add one lot or 3.3 persons. The General Plan accommodates R-D. R-D is an excellent buffer both ways, i.e. horses from R-1 and higher densities from R-E.

Staff recommends APPROVAL by means of an Ordinance.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

9. Z-43-83

In 1971, a request for commercial was denied and the Planning Commission felt that the Vegas Drive frontage was not conducive to single family residences due to future potentially high traffic volumes (Z-35-71). A request for R-PD8 was denied in 1981 on a close split vote of the City Commission (Z-51-81). An R-1 subdivision was processed, but due to soil conditions and a major Department of Interior water transmission easement it was not completed as it was not feasible.

The Planning Commission felt it was not compatible with the R-1 pattern in the R-PD8 case, but staff recommended APPROVAL. The buildings are two story, 4 unit condominiums containing two bedrooms. They are attractive. This site is 2 gross acres and the five acre minimum will have to be waived by the City Commission. The buildings are set back 75' from the west property line and that area will contain passive recreation facilities. There are 2.25 parking spaces on site per unit plus one more space per unit street parking.

There is C-1 northwesterly, R-E (holding) north, R-1 south, east and west. The property directly across Vegas Drive from the site was recommended by staff for R-PD15 in the (Z-85-79) case with R-1 on the balance of the 40 acre parcel as it was adjacent to the C-1.

This neighborhood has a General Plan design population of 6,800 people and including the proposal will be 2,270 persons short which indicates that higher densities can be accommodated. This design and density is probably a near perfect solution.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide window boxes and two 15 gallon trees between each building and the sidewalk.
3. Use of the westerly 75' shall be limited to passive recreation facilities.
4. Construction of a 6' block wall on the west, south and east property lines reduced to 4' with the top 2' fifty percent open along the east side in the front 20'.

Z-43-83 (continued)

5. ~~Construct street improvements on Vegas Drive as required by the Department of Engineering Services.~~
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: *030* Approval: *1*
 PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

10. Z-44-83

This property is within the 660' strip of C-2 inherited from the County except an approximate 20' strip along Edward which is R-E. This property had been approved for R-3 as a proposed condominium in a unit development and this is nearly identical except that it will be fourplex apartments on individual lots. The C-2 zone would allow an apartment development of twice the density right now, but not this lower density.

In the previous case, there were 25 protests, but later 17 or so retracted their protests when they learned the existing zoning would allow higher density. This is part of a suburban neighborhood where R-3 densities are permitted and the population is below the design population, regardless, this would be a lessening of the potential density.

Z-44-83(continued)

Elevations are okay except air conditioning not screened and balcony may encroach. These will be two story, 2 bedroom units with adequate parking and set backs.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Dedication of a 15' property line radius at the corner of Duncan Drive and Edward Avenue as required by the Department of Engineering Services.
3. Install street improvements on Edwards Avenue and Duncan Drive as required by the Department of Engineering Services.
4. Pave the alley as required by the Department of Engineering Services.
5. Provide a minimum cul-de-sac radius of 45.5 feet.
6. Construction of a 6' block wall along the northerly property line and construction of a 6' block wall along the westerly property line set back 3' for landscaping.
7. ^{eliminate} Stairs and balcony cannot encroach R-3 setbacks.
8. Conformance to the plot plan and elevations.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Z-44-83 (continued)

PROTESTS: 0
PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

11. Z-45-83

This proposal for R-1 produces only 3.4 units per gross acre due to the street pattern. This is in accordance with the General Plan. The cul-de-sac depths are excessive, but Planning Section has a revised plan that will work. Department of Engineering Services' requirements are accomplishable through subdivision process.

Vacation of patent reservation on north and east.

Staff recommends APPROVAL direct to Ordinance.

PROTESTS: 0
PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

12. Z-46-83

This proposed small shopping center and dental office is immediately west of a restaurant approved March 2, 1983. In that case, we took a position that commercial on the north side of Charletson to the substation would be in order due to Albertson's development and Valley Bank control center on the south side in the County. The project will contribute .6 acres of commercial to the neighborhood commercial possibly, but the restaurant and dental office are not neighborhood facilities so they don't contribute.

These are recorded as individual lots so the one access per site might be justified, although, the planning section in the Highland case eliminated an access.

The aesthetics are okay and the parking, if modified, satisfies the Code.

Staff recommends APPROVAL subject to:

1. ~~Resolution of Intent with a twelve (12) month time limit.~~
2. ~~Conformance to the revised plot plan.~~

Z-46-83(continued)

3. Install sidewalks on Charleston Boulevard as required by the Department of Engineering Services.
4. Construct a 6' block wall along the north property line.
5. Aesthetic treatment to the rear of the building as required by the Department of Community Planning and Development.
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 system 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. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

13. Z-47-83

This neighborhood is bounded by Owens, Bonanza, Lamb & Sandhill. This neighborhood is developing in too high densities, at this time, as R-CL has been applied to the interior vacant parcels north of Bonanza and R-PD9 has been applied to the 1/4 mile deep parcels south of Owens. With the current zoning pattern the projected population will be 8,000 persons where the design

Z-47-83(continued)

population is 5,800 persons, if 15 units per acre is applied to these vacant properties south of Owens it will contribute an additional 1,200 persons for a total of 9,200 population 60% overdensity. We have established that R-PD9 is appropriate in this area and we must strongly discourage these higher density proposals.

This proposal is for 148 units on 9 gross acres. They consist of 2 bedroom fourplexes with 3 units down and 1 one the second story. Parking is adequate and the buildings are attractive. The plan does not follow the street plan adopted by the Planning Division. If reciprocal easements are obtained the City Commission must approve and the over pavement will be required. Length of alleyways should be shortened.

The development intensity in the south 160' is 31.5 units per acre at the mobile home park which is 7 units per acre, which is excessive. Traffic Engineer concerned with Van Buren and Spino, both going through.

Staff recommends DENIAL of R-PD15, but approval of R-PD9. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit to R-PD9.
2. Approval of the redesign by the Department of Community Planning and Development.
3. Redesign the east-west street according to the approved street plan.
4. Provision of easement of access for the 20' drives on the east and west sides of the property with pavement installed on the full 20' width concurrently with this development and the easements and pavement shall be extended to Owens Avenue.
5. Dedication and improvement of Lincoln Road through to Owens Avenue.
6. Install street improvements on Owens Avenue as required by the Department of Engineering Services.
7. Conformance to the requirements of the Flood Hazard Reduction provisions of the City Code.
8. Standard conditions 2 - 8.
9. OR PD9.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

14. Z-48-83

This proposal is in the same neighborhood as the last case, however, our position is split on this site, i.e. the western portion is in an area where 13 - 14 units per acre has been allowed and the eastern portion is where our position is 9 per acre. The eastern portion also has low density housing sites directly south. Of the 2.27 gross acreage, the eastern portion is 1.36 acres and the western portion is .91 acres.

At 14 units per acre and 9 units per acre respectively, the maximum units should be 24 or 6 rather than 10 fourplex buildings on a melded basis which would be an R-PD11 Zone. Further, the design should be modified to disintensify in the southeastern part of the parcel. That area could be used for open space or parking. The buildings are two story, 2 bedroom units and are aesthetically attractive. The parking rate is okay.

Staff recommends DENIAL of R-PD18, but APPROVAL of R-PD11 subject to:

1. Resolution of Intent with a twelve (12) month time limit to an R-PD11 Zone.
2. Conformance to the plot plan amended to lessen the density and redesign as required by the Department of Community Planning and Development.
3. Provision of a 6' block wall on the most southerly property line reduced to 4' with the top 2' fifty percent open within 20' of Gateway Road.
4. Install street improvements on Owens Avenue and Gateway Road as required by the Department of Engineering Services.
5. Conformance to the Flood Hazard Reduction provisions of the City Code as required by the Department of Engineering Services.
6. Standard conditions 2 - 8.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

15. Z-49-83

If this project is approved as submitted, the neighborhood population would be 10,500 persons where the General Plan advocates a maximum population of 6,800 people.

The total area allocated for medium high density residential will accrue on the Lincoln Properties site of 26 acres on the northeast corner of Washington & Lorenzi and the 32 acres between Lorenzi Boulevard and the O. K. Gragson Expressway. Therefore, none of the requested R-PD18 should be allowed which was 32.5 acres. The commercial policies indicate that the one 10 acre site is sufficient for this neighborhood, therefore, the C-1 site at Torrey Pines and Washington should be denied which would go to R-CL. This would result in 30.1 acres of R-CL at 7 units per acre which is 211 units and 7.49 acres of R-1 at 4.5 units per acre is 34 units for a total 245 units, which when the R-PD18 is supplanted a net reduction of 340 units occurs. This reduces their overall project to 1,450 units of R-1 and R-CL lots plus the commercial site at Vegas Drive and Jones Boulevard which is 6 units per acre, in keeping with the General Plan as the recommended maximum dwelling units per gross acre.

This would still leave the neighborhood with excessive population as there are no parks or school sites which were intended and would help lower the total. Further, the higher densities anticipated along O. K. Gragson Expressway will make all abutting neighborhoods slightly high.

Along Vegas Drive they have C-1 opposite C-1, R-1 for the most part opposite R-1, except there is a little R-CL siding and backup lot area opposite R-1 side and backup lot area.

On Washington, they have R-1 opposite R-1, R-CL opposite R-3 and we propose the C-1 site to be converted to R-CL which will back up to R-1 siding on Washington, on the west side R-CL will back up to higher densities. On the east side, C-1 will be opposite higher densities and the R-1 will probably back up to Jones Boulevard. Both the R-1 opposite proposed R-CL on Vegas Drive and Washington are separated by major streets so there would be little impact or justification for opposition.

The R-1 models range in size from 1,950 sq. ft. to 2,350 sq. ft. are 2, 3 & 4 bedroom units of one and two story construction. The R-CL units range in size from 1,480 sq. ft. to 2,000 sq. ft. are 2 and 3 bedroom of one and two story construction. They are attractive units.

The overall site contains 241.71 acres and they are requesting 1,794 units and we are recommending 1,450 maximum.

Z-49-83(continued) Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Parcel 2 be amended to R-1 for the west 250' with the east portion R-PD18. Parcel 8 R-PD18 be amended to R-CL. Parcel 9 be amended to R-CL and Parcel 10 be amended to R-CL.
3. Amendment to the major street plan for the realignment of Torrey Pines Drive.
4. Improvement of the major streets at the time of development and contribution to traffic from the residential development as determined by the Department of Community Planning and Development.
5. Dedicate forty (40') feet of right-of-way for Vegas Drive and Washington Avenue.
6. Install full half-street off-site improvements on Vegas Drive and Washington Avenue as required by the Department of Engineering Services.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Standard conditions 1-8 shall apply to the commercial site.
9. Approval of the elevations by the Department of Community Planning and Development on the commercial and R-PD18 projects.
10. The northerly portion of Parcel 6 be amended to R-1 for approximately 20 acres.
11. All back up lots shall have a 6' block wall along the rear property lines subject to the approval of the Traffic Engineer of any sight restrictions at street intersections.

PROTESTS: 4

PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

16. CV-2-83

This is an off-premise message on City property in a C-V Zone. "D" and Washington is a strategic location in relation to I-15 and there are only residential properties around that intersection. The C-V Zone allows for a 6 month commercial lease subject to City Commission approval and a public hearing notice in a newspaper of general circulation.

PROTESTS: N/A
NOT A PUBLIC HEARING.

Staff does not feel that this is the type of interrelated commercial activity that was anticipated in the C-V Zone. There is no plot plan. Sign 4' x 8', back from street, next to building.

SET FOR CITY COMMISSION
JUNE 15, 1983, if
approved, special
instructions to City
Clerk's Office for
Notification.

Staff recommends DENIAL. If approved subject to:

1. Approval by the City Commission with notice of the proposal in a newspaper of general circulation prior to the City Commission Public Hearing.
2. The use shall be limited to a six month period.

17. Z-21-80

The first plan of this development completed Circa 12/18/81, the second phase had until 12/18/82 to start which did not occur. The 6 months reinstatement period elapses June 18, 1983. First request for extension. Ample parking so that amendment will not adversely effect the project.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall expire June 15, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

SUPPLEMENTAL:

1. Z-36-75

This proposal is to deviate from a condition which required 2,070 sq. ft. of floor area including the garage. The proposed one story building is 1,992 sq. ft. which is 78 sq. ft. short. 1,617 was allowed to develop 1,500 sq. ft. building 4/7/82.

We have notified the 3 adjacent property owners. This is an attractive building and the size is substantial which was the intent of the limitation. 55' rear setback.

Staff recommends APPROVAL subject to:

1. The buldings shall be a minimum of 1,992 sq. ft.
2. Conformance to the plot plan.

PROTESTS: 0

MODIFIED PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

2. Z-57-81

This proposed two and three story office and warehouse building is 200' from the north property line. The wall along just the 100' does not accomplish the aims of the condition, but possibly, due to the 200' building setback, if they provided 65' wing walls, i.e. 230' wall construction, it would effectively accomplish their purposes and not overburden this initial development.

Staff recommends DENIAL of the proposal, but would support a modification that provided wing walls.

If approved subject to:

1. Conformance to the plot plan.
2. Extension of the 6' block wall 65' on both sides of the site.
3. The balance of the required wall shall be installed in the next phase of development.

PROTESTS: 0

LIMITED PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

3. Z-121-77

This is an R-PD Zone "O" lot line tract similar to R-CL. One story buildings were originally authorized. There is R-1 to the north. The building is set back 35' from the R-1 property line.

Staff would not be opposed to any two story proposal in this tract that is adequately set back from the rear property line and this is City Commission approval required.

Staff recommends APPROVAL subject to:

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

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

4. PK-1-83

This proposal is to allow one-half parking space per unit for 46 one bedroom efficiency units in the "downtown" area which this is defined as being. This is somewhat outlying from the employment center, but there are large tourist accommodations in close proximity. A study of similar efficiency units in the immediate downtown area reflected the in some cases 1 - 3 ratio worked. City Commission approval required.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION JUNE 15, 1983.

EXCERPT - CITY PLANNING COMMISSION MEETING - MAY 24, 1983 - 7:30 P.M. - PAGE 1
ITEM NO. 15. Z-49-83. Application of LIED MOTOR CAR COMPANY for reclassification of
property generally located west of Jones Boulevard, south of Vegas Drive and north of
Washington Avenue, from N-U to R-1, R-CL, R-PD18 and C-1. Proposed Uses: Medium Low
Density Residential, Medium Density Residential, Medium High Density Residential and
Shopping Center.

CHAIRMAN BUGBEE:

Item 15, Z-49-83, Application of Lied Motor Car Company for reclassification of property located west of Jones Boulevard, south of Vegas Drive and north of Washington Avenue, from N-U to R-1, R-CL, R-PD18 and C-1. Proposed Uses: Medium Low Density Residential, Medium Density Residential, Medium High Density Residential and Shopping Center.

MR. FOSTER:

Okay. I have some maps of the overall site plan as requested by the applicant. I'll pass these out so you can see those and I think it will give you a better idea of what's being requested. You can see the site on the screen. It's relatively large. It's approximately 242 acres in size. There's major streets along the south, east and north sides. Vegas Drive is along the north side of the site. It does not include that small parcel you can see that juts in that he's pointing to now. There's Jones Boulevard along the east side. Along the south side is Owens Avenue, Washington. The zoning pattern on this site varies. Starting to the west in the green areas it's zoned R-E, on the south portion of it that's under Resolution of Intent for 590 apartment units on that 28 acre site. Going north at the immediate northwest corner of the property in the brown, to the north of the green belt, yes, in that area there's R-PD8, R-PD14. Going east of that, that's an R-PD21 that's vacant in the brown. There's a commercial corner at Torrey Pines. The parcel to the east of that that's not shaded is still in the County. Then we have single-family homes in the Kingswood Subdivision that back up to Vegas Drive, as you can see the R-E on the immediate corner. Along the east side south of Vegas Drive there's commercial, C-1, on the immediate corner, and then we have, I believe it's condominium developments in that R-3 all along the east side. There is a strip along the west side of Jones Boulevard that's not part of this application, it's also zoned R-3. As you go south there's R-1 and more multi-family developments in the orange and as we proceed west there's some planned developments, about 9 or 10 units per acre. In that brown where the single-family subdivision it's like an R-PD6. Basically, the purpose of pointing all that out is to show that around this entire parcel the good portion of it is zoned something higher than R-1. There are various parcels that are developed and approved on an R-1 basis; basically, the one to the north and to the southeast. The applicant is requesting some commercial on two sites. Those maps that you have in front of you reflect what the applicant is requesting. That's also shown on this map in front of you. The commercial is being requested at the southwest corner of Vegas Drive and Jones; it's a 10 acre C-1 site. Then they are asking for an R-PD18 immediately south of that in that Parcel 2, which is about 7.5 acres for 136 units. Parcel 4 going south abutting

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MR. FOSTER:

the R-3 is an R-1 development, 131 lots on 30 acres. Parcel 5 and 6 are essentially for R-CL. I guess I forgot -- Parcel 3 is immediately west of the C-1 south of Vegas Drive. That's proposed for R-1 -- in the 3 and 4 is the R-1. -- The 5 and 6 to the west of that is for the R-CL, essentially for about 40 x 100 foot lots. That extends west over to the westerly line and Parcel 7 also for R-CL. Then they are asking for a parcel of -- which is designated as Parcel 8 for an R-PD18, around 9.5 acres. On the southwest corner another R-PD18 on 15 acres and then a 5 acre C-1 site at Torrey Pines and Washington. Staff, in evaluating the request, we've worked with the developers on this and indicated our comments. They have made some adjustments as we have recommended. I believe they've also met with some of the property owners. They can possibly expound on to what degree they have discussed this with the property owners to you in greater detail. Staff has been looking at this particular site in relation to what has occurred in the past and in relation to the recommendations of the General Plan. You will remember when the Lincoln Property development, that R-3 along the north side of Vegas Drive, was being considered, the Commission took the position that the strip of R-3 zoning along the south and east and north sides of this property had been zoned that way for some time and there never was any indication that it was going to develop. The City initiated an action and down zoned the R-3 and the R-1 that was approved on just about the remainder of the site. In that C-1 site, that is not part of it, not part of this application, at Vegas Drive and Torrey Pines, changed it all to N-U. That in turn meant that the recommendations of the General Plan allowing for so much increased density could then be placed somewhere else. The Commission felt that the intersection there at Washington and Lorenzi and close proximity to the Rainbow Freeway was an appropriate location and approved that 26 or 27 acre site to R-3, which meant that it essentially used up most of the medium and medium-high density residential in this particular neighborhood. The neighborhood is essentially this property and extending west in that R-E all the way over to Rainbow Boulevard. West of the Lincoln property there is some 18 acres that is already zoned R-3. There's another piece to the north of that that's still zoned, I believe, R-E, but between the Freeway and Lorenzi it's anticipated there's going to be higher density there. If that occurs, we'll just about be at the maximum of the medium, medium-high residential acreage that the General Plan recommends for this neighborhood. If the zoning was approved as requested by the applicant, the population in this neighborhood would exceed 10,000 persons, yet the General Plan recommends a design population of about 6,800 persons. Trying to keep in accordance with

EXCERPT - CITY PLANNING COMMISSION MEETING - MAY 24, 1983 - 7:30 P.M. - PAGE 3
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MR. FOSTER:

what our General Plan recommends, staff has come up with some amendments to the application as submitted. We would recommend approval of the application with these changes. We feel the C-1 is appropriate on the corner. There is C-1 across. We feel that there is sufficient demand in this area for some additional C-1 in that neighborhood. We feel that because there is an R-3 pattern existing along Jones Boulevard that it doesn't make sense to have single family between the commercial and the R-3, and there's R-3 across the street. We feel that about 3 acres, which will provide just a little bit more depth than the R-3, of an R-PD18 that would allow about 60 to 70 units on that easterly piece would be appropriate, and then the westerly 250 feet of that Parcel 2 be amended to R-1. We also felt that the R-PD18, as requested, on Parcel 8 and Parcel 9 on the southwest corner and that the C-1 also should be amended to R-CL, just as proposed, about on the westerly half of this property. Also, in order to allow the increased density along Jones Boulevard, we felt that there needed to be an additional decrease in density, somewhere in the R-1 or R-CL area. We felt that by changing Parcel 6 to about the north 20 acres of that from the R-CL, amending that to R-1, would essentially offset the increased density that we're recommending along Jones Boulevard, and I believe there was some concern by the residents in Kingswood Estates to the north of the R-CL and they would rather have it developed on an R-1 basis. We've arbitrarily just drawn a line. We're showing about where 20 acres would work out. Obviously, it would necessitate a street design so it would match the zoning line between the R-1 and the R-CL. Based on that, this would change the number of dwelling units from the 1,794 requested to approximately 1,451 and I don't believe I need to go through the difference in acreages and so forth, but it would bring us within the designed population as recommended by our General Plan and would give us an overall density of about 6 units per acre, which is getting up to somewhat the high side of what the General Plan recommends for a suburban-type neighborhood, which is what this is classified.

COMMISSIONER COLEMAN:

Mr. Foster, did I understand you to say that Parcel 8 and 9 would become R-CL, instead of R-PD's?

MR. FOSTER:

Yes, and also 10.

COMMISSIONER COLEMAN:

And also 10.

MR. FOSTER:

On approximately the north 20 acres of Parcel 6 it would be amended from R-CL to R-1. If it is approved, staff would

EXCERPT - CITY PLANNING COMMISSION MEETING - MAY 24, 1983 - 7:30 P.M. - PAGE 4
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Density Residential, Medium Density Residential, Medium High Density Residential and
Shopping Center.

MR. FOSTER:

recommend it be by Resolution of Intent, with those amendments that I just mentioned to you. As you can see, Torrey Pines is somewhat curved to the west. The Master Plan called for it to go straight through. It helps for drainage purposes. Staff has no objection to that, but it will take an amendment to the Major Street Plan. Improvement of the major streets at the time of development, depending on the amount of development that takes place, and we feel that this should be looked at at the time the subdivisions are being processed. What we are saying is, as a certain portion of this development takes place, depending on where they develop, it may necessitate, or generate, enough traffic, let's say on Washington Avenue or Jones or Vegas Drive, to where possibly the entire half street adjacent to this property should be developed at that time to ease the traffic, so that's what's meant by that condition. We could just control this through the subdivision process. Also, that they dedicate 40 feet of half street for Vegas Drive and Washington. Install the half-street improvements on Vegas Drive and Washington as required by Engineering Services, but again, this will take place during the subdivision process. The standard conditions 1 through 8 will apply to the commercial site. Approval of the elevations by the Department of Community Planning and Development for the commercial and the R-PD18 sites. Also, we feel that all lots that back up to Washington, Jones, and Vegas Drive should have a 6 foot block wall adjacent to these streets and then the wall is to be stepped down at the intersections as required by the Traffic Engineer. From the advertised public hearing we have 4 protests on record. There might be a few more here though.

CHAIRMAN BUGBEE:

This is a public hearing. Is the applicant present?

ROBERT LEWIS:

My name is Robert Lewis.

CHAIRMAN BUGBEE:

If you people will step down, you'll have your chance to talk, please.

ROBERT LEWIS:

My address is 5240 South Polaris. I'm with Lewis Homes of Nevada. We're in the process of purchasing this property, and therefore, we're the applicant. I'm here with Scott Wallace, who's our consulting engineer. This is a somewhat complicated proposal. I'm not too sure where to start on it, but we've brought along a number of drawings that will show what it is we're trying to do on this piece of property. It's a rather large piece, about 240 acres, and what our concept is is to try to develop this as somewhat of a planned community where we would be able to provide for a number of different housing types and some commercial uses within the project. We approached it with the idea that

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ROBERT LEWIS:

we'd have essentially a walled-in community, and I think some of our displays will show what we have in mind on that. We also propose to do quite a bit of landscaping around the perimeter of it and that was one of our reasons for some of the multi-family areas that would allow us to have entrances where there's a homeowners association that can control the landscaping. We also tried to give some concern to what was in the surrounding neighborhoods. We were able to meet with some of the homeowners who lived in the Kingswood Subdivision, and they have one request, that we match up with their subdivision with some R-1 lots and we've been able to accommodate that request. We show that on our display. Probably the best thing at this point would be if I would let Scott show you some of our displays.

COMMISSIONER COLEMAN:

If you wanted sort of a totally self-supporting community, why wouldn't it have been better to put the commercial in the center of it where it would service the community?

(Applause)

ROBERT LEWIS:

When you look at it, Jones and Vegas Drive are both major streets and our thought was that that particular commercial site would serve a much greater area than just our development, and that seemed like a more logical spot for us to put it. We have an aerial photo. I think it might show you that the nearest existing commercial right now, with the exception of the 7-Eleven up there, is about a mile away in any direction from the site we propose.

CHAIRMAN BUGBEE:

One question I'd like to ask you, Mr. Lewis, before we get into Mr. Wallace's presentation, is that staff has recommended that this thing be dropped roughly 300 units in the overall density from about 7.42 to about 6 units per acre.

SCOTT WALLACE:

I will address that in the information that I'll present.

ROBERT LEWIS:

Obviously, we're not thrilled with that suggestion and we felt it was necessary to have a variety of different housing types in there and that was our reason. We wanted to be able to do some condominium units. Also, with regard to the recommendation on the one on Jones, they were suggesting something to be about 60 units, which isn't a real practical size for a condominium unit. If you want to have a homeowners association that had some amenity package, we felt it would take more units than that in a single project.

SCOTT WALLACE:

My name is Scott Wallace. I'm a consulting engineer, 1100 East

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SCOTT WALLACE:

Sahara Avenue. As Mr. Lewis stated, we're here to present to you the Lewis Homes' application and to seek your approval for a 242 acre master-planned community within the City of Las Vegas. I want to stress this master-planned community because the City of Las Vegas has not been fortunate enough to have many master-planned communities. Most of the development in this city has occurred from just a subdivision tying on to another subdivision, little planning and to the integration of all of those different neighborhoods and communities. There are some, I think, in Clark County, in this valley, some excellent examples of master-planned communities: the Spanish Oaks subdivision on Sahara Avenue, the 1100 acre Spring Valley subdivision in the County. These master-planned communities offer something to the city and to the community and to the buyers and even to the people in the adjacent areas that is not possible through regular subdivisions. I've just passed out to you some items that I want to briefly go over, and that is, the proposed master-planned community will do a number of things. It provides for a variety of housing types to satisfy different lifestyles, and I will later address each one of these. The master-planned community will be attractively and tastefully walled and landscaped, which provides two things: It gives the community its own identity and environment, and secondly, it will be aesthetically pleasing and acceptable to the existing adjacent property owners. The master-planned community will provide open space and recreation amenities for some of the population of the community. Also, the master-planned community will provide a well-conceived street layout, which will provide two things: It will insure good traffic movement and circulation and will preserve the integrity of some neighborhoods in the master-planned community. This master-planned community will also provide a reasonable amount of retail space to serve the surrounding neighborhoods. As I say, we believe that these things are provided and will be provided by a master-planned community which cannot be provided by regular subdivisions. Secondly, and I have heard this frequently, that the buyers, once they start buying in this particular community, they'll know what's planned for the balance of the community, and that's the advantage of doing a master plan.

CHAIRMAN BUGBEE:

Mr. Wallace, would it be possible to use this stand down here and take the hand mike and then perhaps the people in the audience can see what we're talking about too.

SCOTT WALLACE:

This is the same exhibit that was presented by staff. It is the applicants, Lewis Homes' application. As I initially said, the advantage of a master-planned community is that it can provide varied product types, various types of housing

SCOTT WALLACE:

to meet the needs of the people that want different lifestyles. We have in this master-planned community R-1 lots, which is the orange color here. These are lots that provide reasonable yards, garden space for children to play in, pool, yard games. For the person that doesn't want that much maintenance, but desires, say, a small garden or a barbecue area or spa, he might choose to live in what is commonly referred to now as the compact lots, and this is a different type of lifestyle. Many times you will have the value of these homes equal the value of these homes. There are other people that desire to live in a home where it's totally maintenance free and that is provided by these clusters of planned-unit developments that provide maintenance-free outdoor living; and there are a number of people that like that. In addition, these can provide security, which is another item desired by a lot of home buyers. We feel strongly as planners, and Lewis Homes is a builder; that you should mix your uses. Your General Plan calls for that. You don't want to put all your R-1 in one area and then take another area and put all of your higher densities, apartments and etcetera. We feel this does implement your General Plan. Also, we're not proposing a strip type of residential zoning, which you commonly see, and there are a couple of examples of it here. There is a strip of R-3 on Jones. There's a strip of R-PD18 on Washington here. We think that a better environment is created by a garden-type project taking these configurations. This community, as previously indicated, is envisioned to be nicely and adequately landscaped and walled. There are three focal points to this project. The first focal point is Carmen Boulevard, which provides a considerable amount of access to the residential, and by going down on Jones, access to the Freeway. This entranceway will be heavily landscaped and maintenance is always a problem, and how do you maintain it. This landscaping can be maintained by a homeowners association in this planned-unit development. It has to be of an adequate size to be able to finance that maintenance, but that's the vehicle to maintain a very nice entranceway to this project. Other accesses to this project will be on both Vegas Drive and Washington with the R-PD's and the homeowners associations at this location. There will be landscaping at these entrances to identify the overall project. The balance of the perimeter, and please note that all of the single-family detached, are envisioned to back up to the major streets of Vegas Drive and Washington. What is proposed there is a solid block wall with tree wells located at approximately 60 feet, pilasters inbetween, and it's proposed that in the back yards of certainly the R-1 lots, that anywhere from one to two trees will be planted in the back of each of these yards to provide this street-

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SCOTT WALLACE:

scape between the other more densely landscaped corners. In the interior the landscaping will be as shown on these streets, Torrey Pines, Carmen, and then the neighborhood streets. The landscaping there will consist on the R-1 lots of anywhere from one to two trees per lot and on the R-CL's anywhere from one to one and a half trees per lot to create a well-landscaped thoroughfare. Also, they told you that the master-planned community does provide with the R-PD's some open space, I'm referring to these complexes, and provides recreational facilities for those residents. With regard to the street layout, which, with a large development, can be planned. We have Torrey Pines Drive, which is an 80 foot drive, and instead of going straight through the project, it is curved and landscaped. Carmen Boulevard here which provides the main access to the perimeter streets. And then note that each neighborhood has its own, so to speak, collector so that the people can feel an identity in their own neighborhood. For instance, this R-1 neighborhood has a collector street providing access between Vegas Drive and Carmen Boulevard. This neighborhood has its own major collector street here, etcetera. We feel that the proposed retail space is not excessive, and in accordance with good planning, as to what should be provided for the surrounding neighborhoods. In answering Commissioner Coleman's concern, commercial parcels of this size that have, generally speaking, the large shopping center, a discount drug, etcetera, do need access from major drives, Vegas Drive here on the north, Jones Boulevard on the south. They are not normally put on smaller residential streets. Here is an enlarged plot plan of the commercial proposed for that center. It will have landscaping, an architectural motif. The Lewis Homes intends to pattern these shopping centers after both the Mission Shopping Center and the Renaissance Shopping Center, which are located in the County, which are well landscaped, and certainly, I believe, attractive shopping centers. The proposed commercial at the intersection of Torrey Pines and Washington is similar. We'd like to -- that's at a relatively large scale. Here it gives you a better perspective, I believe, and puts it in relationship to the surrounding neighborhoods. Here is the shopping center that we're proposing, which is a 5 acre site. We feel that there is no existing commercial near at all. There is some existing zoned commercial here, but to the south there is commercial over here which is a half a mile away, excuse me, it's a half a mile this way and a half a mile this way, putting it

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SCOTT WALLACE:

a mile away. There are no commercials down here, nor south of Fremont until you get down to Charleston. There is, of course, an existing shopping center here on both sides of the street, but we feel particularly that this commercial is needed to serve a large area of residential in this area here. I have, but I don't think I need to show they're very similar, the proposed R-PD18. I do want to show this. This is the one that is proposed for the corner of Carmen Boulevard and Jones. All three sites have one thing in common that they do have the units on the street with the landscaping, and if there would be a fence, it would be an open wrought iron type so that there would be the visible landscaping behind that. All the parking and carports are inboard so they are not easily visible from the streets, and as I said, that's a case on all three sites. This again, and I mentioned it earlier, is the main entrance where it's hoped to provide a very heavily landscaped entranceway in these medians and the homeowners association, which has to be of adequate size, will maintain this landscaping. Here is a typical floor plan of the proposed units. Generally speaking, the concept is four units below, four units above. It's a condominium and each unit has exposure on two sides. A typical elevation is that. We think that they'll be very attractive units and should be well received by both the prospective buyers and the other people, existing people, in the neighborhood. I would like to very briefly address staff's recommendations and also our thinking with regards to density. Our proposal is for 7.42 units per acre and I would like to compare that to the Venetian Foothills project, which is a 2200 acre master-planned community on the west part of town, which we were involved in, and the residential density of this project here is substantially the same as Venetian Foothills, and certainly we feel that if that is acceptable planning in that master-planned community, that there is no reason why this shouldn't be because this is even closer to the urban center of Las Vegas. Also, I would like to point out that the amount of commercial that is being requested here is also substantially the same on the basis of a per acre basis as that that is in the Venetian Foothills project. I am almost through. I would like to quickly go around the perimeter of this project pointing out to you the adjacent developments and the existing zoning at those areas and why we think that our project is compatible to that existing zoning. Starting here we're proposing an R-PD18 that's right across the street from an R-PD21. We have here Kingswood Estates, which is R-1. The bulk of our project is R-1 that abuts this. I will tell you of a meeting that Mr. Lewis has had with the people and a proposed change here. The commercial here is opposite. Obviously, the property here is being held for the purpose of

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SCOTT WALLACE:

ultimately going commercial because of the major intersection. This R-PD18 is across the street from apartments and also adjacent to R-3 here. The R-1 here is across the street from existing R-1 here. A church, and from the church to Torrey Pines an existing R-PD18, and we're backing up our R-CL's and some of our R-1 to the R-PD18 here. I have addressed the commercial. The R-PD18 here is across the street from another planned-unit development, R-PD9, and in this location some R-PD6; also, it's adjacent to some R-3 here. You can't always match everything. We tried to plan a community that would provide the varied product types. We have provided a reasonable amount of commercial space and we felt this had the least impact on the existing residences. As I mentioned, Mr. Lewis met with the residents of the Kingswood Estates and I was not there. He can go into more detail, or possibly the people, as to some of their concerns. One thing though that he did agree to was to modify his application. This modification would be to extend the R-1 zoning up here so that it would buffer and be adjacent to all of the Kingswood R-1 in this area and that we would then still leave the R-CL's here in the manner presented here. This does reduce the density somewhat, but certainly not a significant amount. Unless Mr. Lewis has anything at this particular time, we respectfully request your favorable consideration.

COMMISSIONER COLEMAN:

I'd like to ask a question. I live in the area of that Bob Baskin Park and after seeing the use that that park gets from neighbors that are living on good size lots, but it's still the center for the neighborhood, and there's always activity there. Why wouldn't it be a better idea to cut down the density here that Mr. Foster is concerned about by putting such a park in the middle of this?

(Applause)

SCOTT WALLACE:

I believe that it's the City's policy and etcetera to purchase the land and to build the parks.

COMMISSIONER COLEMAN:

We had something in there one time about -- at one time in our ordinances, about you getting credit for putting more units in if you give the land for a park. That was

SCOTT WALLACE:

That was prior to the existing R-CL ordinance.

COMMISSIONER COLEMAN:

It was for the R-PD's, I think.

MR. FOSTER:

There is also a provision in the subdivision ordinance that

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MR. FOSTER: in the R-1 zone you can reduce the lot size 10% if you take that 10% and put it into a common area and develop it as a park.

COMMISSIONER COLEMAN: I think that not just to reduce the density, but I think for your development that a park in the center on Carmen Boulevard would be one of the most attractive things you could do, so I'm not a developer. The City Commissioners would probably kill me if you did it because the last thing in the world they want right now is another park to keep up.

CHAIRMAN BUGBEE: Any other questions, Commissioners? This is a public hearing. I'll hear from -- unless you have something all different, I'm going to hear from you one at a time, and I'd like about four spokesmen. You live from around the group and I think you can handle that. If there's something else, you'll certainly have your opportunity to speak. Please come forward.

LARRY TODD: My name is Larry Todd, I live at 809 North Torrey Pines, which is right there, right on the corner. My only objection to the whole development project is that commercial area right there on the corner. I have lived on that particular lot for four years and we have had one bad traffic problem. I have had two personal property losses in a year and a half. I had a party come through the block wall in my back yard and I had my vehicle in front of my house hit, lamp post ripped out, other hit and runs. Even Good Friday morning we had someone go across Torrey Pines and through the corner condominium. Now, we feel that putting a shopping center on that corner is only going to multiply the traffic problem we already have. What we would like to see is that particular little tiny area developed into anything else, but commercial.

(Applause)

CHAIRMAN BUGBEE: Come forward.

MICHAEL LEVIANT: Mr. Chairman, my name is Michael Leviant. I'm the President of the Homeowners Association of Cimarron West --

CHAIRMAN BUGBEE: R-PD9.

MICHAEL LEVIANT: That's correct, sir. We have 168 condominiums in Cimarron West. I have a petition with me in excess of 100 signatures from the homeowners stating that we support the development of the area, but we are strongly opposed to the commercial development of that particular piece that the prior gentle-

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MICHAEL LEVIANT:

man spoke about. The character of the street all the way
across Washington is residential; it is not commercial.
To put commercial property along there is just simply not
appropriate to the existing properties along Washington.
Also, we strongly, in my capacity speaking for 168 homeowners,
strongly support your staff's recommendation of the reduction
of the density in that area.

(Applause)

One thing Mr. Wallace alluded to was the comparison between
Venetian Foothills and this project. What he's not taking
into consideration is the already approval, the existing
approval, for 590 apartments from the southwest corner of
their project all the way over to Lorenzi, another 590
families in that area. It's just simply too high a density.
We strongly support your staff's recommendations for changes
in this project. Thank you.

(Applause)

MICHAEL LORENZO:

My name is Michael Lorenzo. I reside at 1801 Snughaven Court.
I represent Kingswood Estates, residents to the north. We've
met with the staff a number of times before on other things.
Our main concern is twofold: one of which is, the staff brought
up, is the large increase in the density of the area, and the
second thing we're very concerned about is that 10 acres of
C-1 on the intersection of Vegas and Jones, and we're concerned
how that's going to affect the R-E, which is not zoned for
commercial, which is not intended for commercial, it's R-E,
and I can assure you that you're going to have 400 people
down here if that does go commercial. We feel that 10 acres
is a large shopping area and I'm not sure if we really need
that much more commercial area when we've got shopping areas
to the north, shopping areas to the south, shopping areas to
the east and west. I think we're just full of shopping centers
now.

CHAIRMAN BUGBEE:

Are you talking about economics?

MICHAEL LORENZO:

No, we're talking about traffic congestion. We're talking
about just the number of stores. We don't think we need that
many stores in the area. There's easy access to -- you know,
you're within two minutes of the Expressway and there's large
shopping centers down there. The same thing to the north and

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MICHAEL LORENZO:

the same again, like we said, to the east and west,
especially to the east. It's got a large shopping center
with Wonder World. You go a little way and you've got
K-Mart and you've got a Brothers Market over on Rancho
and Washington. Everything is in close proximity as far
as shopping centers go. When you're talking about 10 acres
at that one intersection and another smaller area at the
other end, that's a lot of commercial area in a residential
neighborhood, which is more suburban than urban. We're far
from the center of the city.

CHAIRMAN BUGBEE:

Thank you.

(Applause)

LINDA COTTON:

Linda Cotton, 809 Cactus Bloom Lane. I want to submit to
you a petition of all of the residents on Cactus Bloom Lane.
opposing the commercial development on the other side of
Washington from us, the little 5 acre parcel. Most people --
I went canvassing the neighborhood -- and most people were
very pleased that, A, the land was going to be developed,
B, it was going to be developed by Lewis Homes. We're very
pleased with that and we're tired of dust storms, etc., but
the commercial property, we're not interested in having it
there. Density, everybody is talking about density, you
come up Washington and you pass Ridgembunt and you pass Las
Casitas and you pass Cimarron West and you're getting into
a new 590 home something-or-other. You've got Willow Tree on
the other side of Rainbow. We are very dense on Washington
right now. Thank you.

CHAIRMAN BUGBEE:

Yes, sir.

PAUL TIFT:

My name is Paul Tift. I live on Old Trail Road, 6201 Old
Trail. My place abuts on Vegas Drive. I was the first
resident on Old Trail. I've seen that desert across there.
I've been in these chambers three times concerned with that.
At present, it's an eyesore and a bloody nuisance. It's a
raceway for motorcycles and off-road vehicles and vehicles
that should be off the road and creating dust. I would
rather see any kind of development, other than apartments,
built on there, than have the land lay, as we were told
here a couple of years ago, for thirty years tied up and
nothing could be done with it. I was -- only a couple of

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PAUL TIFT:

years ago when it was changed to N-U. As per the commercial, I recognize that there has to be some commercial mixed in with the residential. Speaking for myself, and I was never approached by anyone on this project, all we talked about -- contacted and so forth, to the contrary, and I've been home every day. I don't work. With these staff's recommendations, I would be very happy to see this go in. Thank you.

NANCY MURNANE:

I'm Nancy Murnane. I live at 805 North Torrey Pines. I am also very opposed to the commercial due to the fact that since 1980 we've had 10 accidents in the last two and a half years because of the problems of the traffic there already. We have commercial, anything from hairstyling, salon to a veterinarian, video, bars, anything you could want within two or three minutes of there. Most of those I can put my children in the stroller and walk to in less than 30 minutes. There's no reason that we need commercial right there on that corner. There are a lot of small children in this area that play on the sidewalk. The commercial is going to increase the traffic and we're going to have some injuries, not just property damage.

(Applause)

BILL PEDEN:

I'm Bill Peden. I live on the corner of -- 808 Cactus Bloom -- on the corner of Cactus Bloom and Washington. I just bought my house in October of 1982 under the condition, number one, I found out from Building and Zoning that it was going to be residential across the street. I've been in Las Vegas now for three years and my dream was to get myself an equity in a home. This is not my dream house, of course, but this -- I was going to sell in two years to get the equity and at that time purchase my dream house. At this point, if C-1 goes in across the street, I guess I would be looking at a very bleak future, with this type of zoning across from my house.

CHAIRMAN BUGBEE:

I assume that you really haven't any complaint with the Master Plan, it's just that C-1 zoning. It seems to be the consensus of opinion here that they don't want that in there. Thank you. Yes, sir.

N. YELAMANCHILI:

My name is N. Yelamanchili, 804 Cactus Bloom Lane. On Washington Street you don't see any commercial property on that street, and I don't know what C-1 is going to do over there, except ruin the values of the houses and create a lot

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N. YELAMANCHILI: of traffic. That's all I have to say.

CHAIRMAN BUGBEE: Before we go on with this, how many people here are opposed primarily to the commercial development?

(Hands were raised)

That's a pretty strong opposal.-- on Washington is what we're talking about. How many people on Washington? Alright, now the other one. Okay, thank you.

COMMISSIONER TRACY: Could I ask a question too? How many would prefer to see the density that staff is recommending? Just raise your hands. Thank you.

CHAIRMAN BUGBEE: Lower density is what she asked for. Did you hear it then? I'll repeat it, in case you can't hear Tracy.

COMMISSIONER COLEMAN: Well, I've found the 5 acres for the park.

(Applause)

CHAIRMAN BUGBEE: Before we get into that, do you have something else to add, sir?

HOWARD LANDERS: I'm Howard Landers; 805 Cactus Bloom Lane. All of us in that same area, I believe, have spoken the same sentiments. I was going to come up and say something about that, but my predecessors have already done that, but what I did want to come up here and say is, Commissioner Coleman, we live up in that area. My wife and I go down to Bob Baskin Park at least three or four times a week. I wish we had a park up there, but we certainly don't need that commercial up there. We need a nice quiet area up there. The gentleman did a marvelous job of pointing out all these beautiful peripheral areas and he says the only people that are really going to be affected are these poor little bunch of people on Cactus Bloom Lane and Torrey Pines, right in here. They don't matter as much as all the rest of these people, but we have a lovely little area there. Cactus Bloom is making the town beautiful. We have a street that is only three blocks. It starts at Hillcrest and ends at Washington. I certainly don't want to look across the street and see 7-Eleven signs, Chevron signs, or anything else like that. Thank you, Commissioner Coleman. Thank you very much.

CYNTHIA ROJAS: My name is Cynthia Rojas and I live at 608 Cactus Bloom Lane. I personally would like to see the lot empty as it is, as I

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Shopping Center.

CYNTHIA ROJAS:

enjoy walking over there. I realize that there must be some type of construction that goes on. I would prefer a very low density, R-1. Apparently, we have many condominiums and high-density apartments that are already planned for the area. Currently on my block, Cactus Bloom Lane, we have quite a few people that race up and down to the desert and also on Torrey Pines and I think having a higher density will increase that traffic. I frequently call the police because of the children on motorcycles and cars. At night time sleeping with my windows open I hear the trouble on Torrey Pines. Many times I've gotten up early in the morning to go around and see cars that have smashed into one another from someone racing along the road. I'm for a planned community. However, I do prefer a lower density, R-1. I don't think the schools can handle it and the schools do not have funds to build new schools, although you said you have already contacted the School District, I don't think they're currently aware of the total population that will be going in there.

CHAIRMAN BUGBEE:

Thank you. Do you have something to add? Then I'm going to close this hearing.

LINDA GORMAN:

My name is Linda Gorman, 1100 Pagosa Way. I don't know if you people realize it or not, but the speed limit on Washington is 25 miles per hour. The problem is is that we have a lot of children coming across the viaduct or the crossway from Rainbow West and also Willow Tree. We go get bus service there. Small children are walking down to the Vail Pittman School District. The traffic is bad on Washington already and I just wanted to make you aware that there are a lot of little children in the neighborhood and the high density is not the answer for our neighborhood, nor a commercial center. Thank you.

CHAIRMAN BUGBEE:

This is the last one we're going to hear, please.

DOLORES DEVLIN:

My name is Dolores Devlin. I live at 1408 North Jones. I just wanted to point out that there was a mistake on the gentleman's part here. Up here by Carmen Boulevard, all the way up to Pebble Beach, is condominiums, 78 units, down here from Washington up towards Carmen, but right in this area are condominiums, not apartments. We do have a big traffic problem. By that commercial in that corner, as it is with that 7-Eleven across the street, we have a lot of problems. They go from Washington all the way to Vegas Drive with no stops, so they really have a -- if you brought more cars in there, it's going to make more of a traffic problem.

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CHAIRMAN BUGBEE: Do you have something to add?

TOM MUELLER: Yes, I do.

CHAIRMAN BUGBEE: Okay.

TOM MUELLER: My name is Tom Mueller. I live at 1609 Cresthaven. I, along with everybody else, believe in the low density, according to staff. If staff allowed C-1 in the corner there -- if we had to live with C-1 there, and it was recommended by the Planning Commission to do that, can't density be reduced in that area in the sense that some things that weren't talked about there -- like pads out here like this, where other businesses festered, businesses in places like that can go in, which would add to the problem. If we had to live with the C-1 there, could we reduce the density in that fashion? Could we also -- could something be done about a design of the shopping area so as to tuck the store with the largest amount of traffic into the corner closer to the R-PD18 and not to the other corner?

CHAIRMAN BUGBEE: I'll give you a chance for rebuttal here. There's been a lot of things said that you might want to answer, Mr. Lewis.

ROBERT LEWIS: Okay. To begin, I gather the most controversial part is the commercial on Torrey Pines and Washington. Our feeling was that it was going to be a convenience to the area. If it's that big an issue with the neighboring people, we would be willing to withdraw that part of it.

(Applause)

I never knew it was that easy to make friends.

COMMISSIONER COLEMAN: Now that 5 acres would look lovely there in the center along Carmen Boulevard and you can have R-CL and have a nice park there.

ROBERT LEWIS: One thing we did want to point out as a result of our development, we would be improving Washington and we would be improving Vegas, which should do a lot to solve some of the traffic problems in the area. As to the other commercial, our feeling there is that commercial does belong in that area. We recognize there is quite a bit of concern as to how it would look architecturally. We are happy to submit to architectural review or to meet with the homeowners in the area so that they can see what

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ROBERT LEWIS: we propose as we progress on that. To some extent, I gather their concern is also with the commercial across the street and I hope that we wouldn't be penalized on our side because of what might be developed across the street from it.

CHAIRMAN BUGBEE: May I ask you a question, Mr. Lewis? Mrs. Coleman is very adamant about this, and I think she's right. Would you have a great problem of dedicating this 5 acres to the City for a park site?

ROBERT LEWIS: The City would maintain it?

CHAIRMAN BUGBEE: The City will do it. You just dedicate it to the City for a park site.

COMMISSIONER COLEMAN: And if you develop it, we'll name it after you.
(Applause)

ROBERT LEWIS: As long as we're discussing that, how would it sound to trade for R-PD18?

CHAIRMAN BUGBEE: How would what?

ROBERT LEWIS: If we were to do the park in return for the R-PD18.

CHAIRMAN BUGBEE: I'm just asking. I haven't even talked about that yet.

ROBERT LEWIS: I've got to think of these deals one at a time.

CHAIRMAN BUGBEE: I think you've more than shown your -- there is no questioning your ability as to what you've done in Southern Nevada -- you've done a lot of nice homes, and you're continuing to do such. I think you have a well-done master plan. I think it's going to be an asset to the area. However, I would like to see a little park site dedicated on that corner.

COMMISSIONER COLEMAN: I don't know about the corner. I'm talking about on Carmen Boulevard.

CHAIRMAN BUGBEE: I'm talking about on Torrey Pines for easy access.

COMMISSIONER COLEMAN: I won't quibble. Wherever you want to give it is just fine.

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CHAIRMAN BUGBEE: Wait a minute. There was a suggestion here. Maybe we ought to talk to your engineer. Is there some place we could -- if you are going to consider donating 5 acres to the City for a park site, is there a possibility of getting it in off the main street a little bit some place? I think we would create a traffic problem.

ROBERT LEWIS: Up in here?

CHAIRMAN BUGBEE: Yes, something like that, yes. Continue your 18 over there where it is now and take it out up there in the R-CL.

ROBERT LEWIS: I think -- would this be in satisfaction of any park dedication ordinance that the City has now or might have at some later date -- is that what you had in mind?

CHAIRMAN BUGBEE: Yes. We just want some ground there that you're going to put in for a park site.

ROBERT LEWIS: In return for the R-PD18 -- sounds pretty good to me.

CHAIRMAN BUGBEE: We are talking about your overall master plan. The only thing we found really objectionable in here is a little bit of density, but more objectionable than that is that C-1 on that corner down there, and as Commissioner Coleman says, the park site.

ROBERT LEWIS: Otherwise, you're happy with it?

COMMISSIONER TRACY: We haven't all finished.

COMMISSIONER KENNEDY: We could use a golf course.
(Laughter)

COMMISSIONER COLEMAN: Mr. Lewis is trying to be accommodating.

CHAIRMAN BUGBEE: They have been with their construction and everything they've done in this valley. I think we can be proud of the efforts put forth.

COMMISSIONER COLEMAN: I think so too, and he's always been very willing to change things. The trouble I'm having now is, I approve of the complex, except that C-1 on Torrey Pines. I think it's out of character with Washington. I would love to see a park in here; in fact, if there could be a 5 acre park somewhere in the development.

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CHAIRMAN BUGBEE:

Would you make a motion on that then?

COMMISSIONER COLEMAN:

Well, the thing I'm trying to figure out is how we could
approve this at a lower density and then have them redraw
the plans.

ROBERT LEWIS:

One observation, I think as far as the population that's
being suggested that would be there, I'm not sure what
they're assuming would end up in each R-CL lot as far as
the family size. Our experience has been that we have a
lot fewer people on these smaller lots. We get singles
and couples as opposed to families. The same thing in
R-PD18. I have some question with staff's number on how
many people would actually end up living there. Also, one
of our thoughts in drawing this up this way is to show what
the maximum number of units would be. If, as we proceed,
R-1 houses are selling better than compact lot ones, we
would be changing anyway and having fewer numbers of dwelling
units. By the same token, just like our experience where
we've done R-CL lots, our typical lot size is 40 feet wide.
Our houses sometimes are a little bit larger and we asked
the engineers, 42 foot wide lots and 44 foot wide lots. Here
again, I think as it's actually built out, you'll have fewer
dwelling units than are shown, but I wanted to be in a
position where as we're selling I would never have a homeowner
come back and say "Gee, you never told me there were going
to be this many people." This would be the maximum. To
specifically answer you though, if it were able to be
approved as it's shown by deleting the commercial on Torrey
Pines and us giving a 5 acre park somewhere, I'd be willing
to do that.

SCOTT WALLACE:

I just want to emphasize that point, that I think that's the
point that Mr. Lewis was taking, that he would need still the
total density as proposed. In that regard I'd like to
reemphasize the point that the density here is substantially
the same as in the Venetian Foothills project. Secondly,
please be aware of the fact that this is relatively close to
the Freeway, so that you should have your higher densities,
etcetera, near the Freeway where you have adequate traffic
means, etcetera. I think also it's very clear that Mr. Lewis
has indicated that he's willing to dedicate a 5 acre park site
with the knowledge that the City will improve it and the City
will maintain it.

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COMMISSIONER COLEMAN: How much residential density in the R-CL's would you lose on 5 acres?

ROBERT LEWIS: About 33 or 34 dwelling units.

SCOTT WALLACE: I think the intent here was --

CHAIRMAN BUGBEE: The park will simply replace the commercial.

SCOTT WALLACE: Either at that site or another site that maybe your Parks Department, Planning, and ourselves feel might be a better location.

MR. FOSTER: It doesn't change the density at all in the overall development.

CHAIRMAN BUGBEE: We'd probably go to the R-PD18 over around where the commercial was and fill that corner, is that what you're saying?

ROBERT LEWIS: Right.

CHAIRMAN BUGBEE: Any other questions, Commissioners? We can stay here all night. I'll close the public hearing.

COMMISSIONER COLEMAN: The thing is, you know, to make a motion on this and say "Well, we are accepting staff's recommendations on redoing the plot plan," is difficult for me because I don't think we've studied it enough to really feel that this is the correct way to do it. I'd rather see you bring back a redrawn plan.

ROBERT LEWIS: There's not much to redraw. Basically, all we'd be doing is redoing this in here and calling this a park or we may move it somewhere else.

COMMISSIONER COLEMAN: Yes, I understand that. No C-1 on Washington.

ROBERT LEWIS: That would be the only change.

COMMISSIONER COLEMAN: Staff recommended the north 20 acres of Parcel 6 should be R-1 and you just have a little row of things there.

ROBERT LEWIS: That was the part that we weren't in agreement with what staff recommends.

COMMISSIONER COLEMAN: You were in agreement with staff?

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ROBERT LEWIS: We were not.

COMMISSIONER COLEMAN: You were not.

COMMISSIONER MACK: Maybe I can clear up -- what I see transpiring here is that, and I haven't seen any heavy objections to it from anybody, or no one spoke up on it, so I'd like to make a motion on this. What I'd like to do is, I'd like to approve the plot plan as it is shown here with the one exception, two exceptions, well, the one that we show here with the R-1 at the northern section that would replace the R-CL, and at the southern section the C-1 zone comes out of there and in its place a 5 acre park, either at that site or at some other site on the plot plan. In the place of the C-1 zone I would rather than see any more R-PD18, have that taken out by R-CL. That would extend all the way down to Washington Boulevard.

(Applause)

That would make a good plan for you. It would give you the density you want and compromise with these people so that they can live in that area, and along with all of staff's other recommendations, that would be my motion.

ROBERT LEWIS: That would be acceptable to us.

SCOTT WALLACE: Very acceptable.

COMMISSIONER COLEMAN: You want the R-CL then where the other commercial is.

COMMISSIONER MACK: Where the C-1 is on the south.

COMMISSIONER COLEMAN: On Washington?

CHAIRMAN BUGBEE: On Washington.

COMMISSIONER MACK: If he doesn't want that for the park site. In other words, if the City would rather have a park site where the C-1 is, fine, or take the C-1 area. In other words, I would leave it up to Planning, to staff.

MR. FOSTER: We would want it on the interior.

COMMISSIONER MACK: Okay.

MR. FOSTER: Are we talking about a developed park site to be dedicated or just the ground?

COMMISSIONER MACK: Just the land dedicated to the City.

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COMMISSIONER COLEMAN: And if he develops it, we name it after him.

(Laughter)

COMMISSIONER MACK: There is one thing I would like to take care of right here
because I see it as a potential problem. I would like to
see that area that is dedicated as a park site somehow
either fenced or landscaped around it so that it wouldn't
just be a 5 acre dirt patch that would have old cars and
junk and everything else put on it so that it would be
maintained somehow or other by your people. I don't
know whether the City would accept that or not under those
circumstances. Okay, I'll withdraw that portion of it and
let the City Commissioners take care of it at their meeting.

CHAIRMAN BUGBEE: The motion has been made. Cast your votes, please. As amended
it has carried. I hope everybody is happy. This will be
heard again on the 15th of June at 2 P.M. in these chambers.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

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