

ANNOTATED AGENDA

CITY PLANNING COMMISSION

JUNE 9, 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: COLEMAN, JOHNSTON, MACK, GUTHRIE, KENNEDY
EXCUSED: TRACY, BUGBEE

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

MINUTES: Approval of the April 26, 1983 City Planning
Commission minutes.

ACTION: APPROVED
COLEMAN/UNANIMOUS

OLD BUSINESS:

1. CV-2-83 Request of ARGO CORPORATION for a C-V Review to
C-V REVIEW 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.
(Abeyance Item
from 5/24/83)

ACTION: DENIED
JOHNSTON/UNANIMOUS

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

NEW BUSINESS:

1. AR-3-83 Request of D. V. & S. INVESTMENT for an Aesthetic
AESTHETIC Review to construct a 10-story office and retail
REVIEW complex on property generally located on the south-
east corner of Stewart Avenue and Las Vegas Boulevard
South, C-2 Zone.

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Approval by the Traffic Engineer of the ingress and egress and clearances in the alley.
2. Encroachment approval of any alley overpasses and for the street landscaping.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

1. AR-3-83 (Continued)

7. 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

2. TENTATIVE MAP Property generally located on the southwest corner of Torrey Pines Drive and Balzar Avenue, N-U Zone (under Resolution of Intent to R-PD14).
TORREY PINES Owner/Subdivider: Tandem Development, Inc.
CLUSTERS No. of Acres: 5.5 No. of Units: 72

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-60-80.
3. Conformance to the Flood Hazard Reduction Ordinance.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

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

3. FINAL MAP Property generally located on the southwest corner of Torrey Pines Drive and Balzar Avenue, N-U Zone (under Resolution of Intent to R-PD14).
TORREY PINES Owner/Subdivider: Tandem Development, Inc.
CLUSTERS No. of Acres: 2.0 No. of Units: 24

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

4. TENTATIVE MAP Property generally located on the east side of Jones Boulevard, south of Cheyenne Avenue, R-PD2 Zone.
CHARLESTON Owner/Subdivider: Becker and Sons
HEIGHTS #53D No. of Acres: 17.6 No. of Lots: 36
(REVISED) AND
REQUEST FOR WAIVER
OF CURB AND SIDE-
WALKS AND REDUCTION
OF PAVEMENT WIDTH
TO 27' ON INTERIOR
STREETS

ACTION: APPROVED
JOHNSTON/UNANIMOUS

4. TENTATIVE MAP - CHARLESTON HEIGHTS #53D (Revised) (Continued)

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. Lots permitting horses, corrals and tack rooms shall be restricted to those lots backing up to a bridle trail or riding area.
3. All lots shall be a minimum of one-quarter acre (10,890 square feet).
4. A maximum of two horses per lot.
5. Conformance to the development plans on the building locations. All proposed corrals and tack rooms, where permitted, shall be allowed to be constructed to the side and rear property lines in the rear yard area except for the corner lot abutting Jones Boulevard where there shall be a 10' setback.
6. Fences and all other accessory buildings shall conform to the general provisions of the Zoning Ordinance.
7. Street improvements on interior streets shall be waived from the standard design to a revised design providing for the installation of street lights and a 28' wide paved street section and with the stipulation that Article 4, Section 12 in the Covenants, Conditions and Restrictions for Charleston Heights #53A apply to the area of this tentative map.
8. Lots 1 through 5, Block 2, be permitted to have lot frontage reductions with circular drives.
9. A waiver be permitted for the length of the cul-de-sac street which exceeds design requirements.
10. Street names to be provided in accord with the City's Street Name Policy.
11. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL - WITH THE PAVEMENT WIDTH TO BE 28 FEET
TO BE HEARD BY CITY COMMISSION: JULY 6, 1983

5. FINAL MAP	Property generally located on the east side of Jones Boulevard, south of Cheyenne Avenue, R-PD2 Zone.
CHARLESTON HEIGHTS #53D	Owner/Subdivider: Becker and Sons No. of Acres: 17.6 No. of Lots: 36

ACTION: APPROVED
COLEMAN/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

10. FINAL MAP - CIMARRON HEIGHTS NO. 1 (Continued)

CONDITIONS:

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

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

11. VAC-5-83 Petition of Vacation submitted by METROPOLITAN DEVELOPMENT CORPORATION to vacate a portion of Lorenzi Boulevard, generally located on the east side of Lorenzi Boulevard, 670' south of Lake Mead Boulevard.

ACTION: APPROVED
 COLEMAN/UNANIMOUS

CONDITIONS:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Commission or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COMMISSION: JUNE 15, 1983 TO SET DATE FOR PUBLIC HEARING

12. A-5-83(A) Petition of Annexation submitted by CLIFFORD G. AND JANE B. CARTER, ET AL to annex property generally located east of Rainbow Boulevard, between W. Charleston Boulevard and Del Rey Avenue, containing 10 acres.

ACTION: APPROVED
 KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

13. Z-88-81 Request of VTN NEVADA ON BEHALF OF CLARK HOMES, INC. for a Plot Plan Review to amend the approved plot plan and allow the R-CL zoned lots to front on Harris Avenue and for approval of the revised house plans on property generally located west of Sandhill Road, between Harris Avenue and Bonanza Road, R-E and R-1 Zones (under Resolution of Intent to R-CL).
 PLOT PLAN Proposed Use: Medium Low Density Detached
 REVIEW Single Family Residences

ACTION: APPROVED
 JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide three R-1 sized (6,500 square feet each) lots on the westerly portion and three lots approximately 50' wide on the easterly portion of the row of lots on Harris Avenue, west of Grapevine Street, with all six lots having R-1 setbacks.

15. FINAL MAP - GREENWOOD TERRACE UNIT #1 (Continued)

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

16. Z-50-83 Application of VINCENT LOBUE for reclassification of property generally located on the east side of Edmond Street between El Parque and O'Bannon Drive, from R-E and N-U to R-PD21.

ACTION: APPROVED Proposed Use: Medium High Density (Apartments)
 JOHNSTON/3-2
 (GUTHRIE & COLEMAN - No)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide a 6' block wall along the west and north property lines set back 5' for landscaping and set back at the intersections of O'Bannon Drive and Edmond Street for sight distance clearance.
3. Dedication of 30' of right-of-way for El Parque Avenue and Edmond Street and the radius corners at the intersections of El Parque Avenue and Edmond Street and O'Bannon Drive and Edmond Street as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Install street improvements as required by the Department of Engineering Services.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPLICATION BE AMENDED TO R-PD8 PROTESTS: 3
TO BE HEARD BY CITY COMMISSION: JULY 6, 1983

17. Z-51-83 Application of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located south of Alta Drive, between Rainbow Boulevard and Lorenzi Boulevard, from R-1 to R-CL.

ACTION: APPROVED Proposed Use: Medium Low Density Detached
 JOHNSTON/4-1 Single Family Residential
 (KENNEDY - No)

17. Z-51-83 (Continued)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations with 16' minimum front setbacks.
3. Dedicate 20' of right-of-way for Alta Drive, 30' of right-of-way for Lorenzi Boulevard and the radius corner at the intersection of Lorenzi Boulevard and Alta Drive as required by the Department of Engineering Services.
4. Install street improvements as required by the Department of Engineering Services.
5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
6. Approval of the drainage plan by the Department of Engineering Services.
7. The west half of Lorenzi Boulevard shall be paved south to the C-1 zoned property (Metropolitan's south property line).

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

PROTESTS: 3

18. Z-76-81

REINSTATEMENT
AND EXTENSION
OF TIME

Request of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for Reinstatement and Extension of Time on property generally located on the east side of 10th Street, between Stewart Avenue and Bonanza Road, R-2 Zone (under Resolution of Intent to P-R) and R-2 Zone (under Resolution of Intent to R-3).

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire July 6, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

DIRECTOR'S BUSINESS:

1. Status and discussion on General Plan Update.

Discussion only: 3-2

SUPPLEMENTAL AGENDA:

1. Z-24-81

REINSTATEMENT
AND EXTENSION
OF TIME AND
REVIEW OF
CONDITION

Request of PLASTER BECKER COMPANY for a Reinstatement and Extension of Time and Review of Condition to allow a portion of the lots to have a 16' front setback and a portion to have a 10' front setback where the condition required a 20' setback on property generally located on the northeast corner of Alexander Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-PD9, R-PD18 and C-1).

ACTION: APPROVED
COLEMAN/UNANIMOUS

1. Z-24-81 (Continued)

CONDITIONS:

1. Extension of Time shall expire July 6, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.
3. Tandem parking will be allowed only on lots that are 35' or less in width.
4. The front yard setback shall be a minimum of 16'.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: JULY 6, 1983

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|---|--|
| 2. Z-13-76

REINSTATEMENT
AND EXTENSION
OF TIME | Request of KATSUMI KAZAMA AND HARUKO KAZAMA for Reinstatement and Extension of Time on property generally located on the south side of Sahara Avenue, between Teddy Drive and Richfield Boulevard, R-4 Zone (under Resolution of Intent to C-1). |
|---|--|

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire July 6, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval which will require approval of a variance or reduction of the building size.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: JULY 6, 1983

- | | |
|---------------------------------------|--|
| 3. Z-62-75

PLOT PLAN
REVIEW | Request of WASHINGTON PARK ONE for a Plot Plan Review on property generally located on Washington Avenue, between Rancho Drive and Robin Street, R-1 Zone (under Resolution of Intent to C-1). |
|---------------------------------------|--|

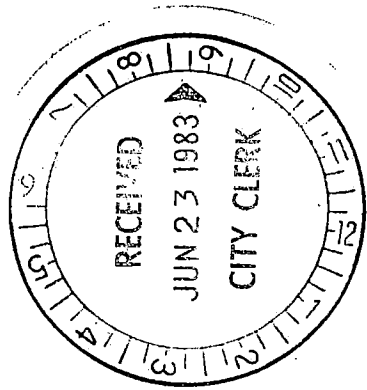
ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to restrict the office development of the eastern portion comparable to the western portion and to a maximum of 80,000 square feet of one-story buildings.
2. Conformance to the original conditions of approval of Z-62-75.
3. Increase the fence height to 6' on the east, north and west sides and eliminate the proposed barbed wire.
4. Install landscaping adjacent to the 6' fence concurrently with this phase of development as required by the Department of Community Planning and Development.
5. Conformance to the Flood Hazard Reduction provisions of the City Code as required by the Department of Engineering Services.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: JULY 6, 1983



ANNOTATED AGENDA
 CITY PLANNING COMMISSION
 JUNE 9, 1983

MINUTES:

April 26, 1983

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

OLD BUSINESS:

1. CV-2-83

C-V REVIEW

(Abeyance Item
 from 5/24/83)

DENIED - JOHNSTON/AYES: Johnston, Mack, Guthrie,
 Coleman, Kennedy
 NOES: None

NEW BUSINESS:

1. AR-3-83

AESTHETIC
 REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
 2. Approval by the traffic engineer of the ingress and egress and clearances in the alley.
 3. Encroachment approval of the alley overpasses and street landscaping.

2. TENTATIVE MAP

TORREY PINES
 CLUSTERS

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-60-80.
 2. Conformance to the Flood Hazard Reduction Ordinance.

3. FINAL MAP

TORREY PINES
 CLUSTERS

APPROVED - KENNEDY/AYES: Johnston, 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.

4. TENTATIVE MAP

CHARLESTON HEIGHTS
#53D

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

NOES: None

- SPECIAL CONDITIONS:
1. Lots permitting horses, corrals and tack rooms shall be restricted to those lots backing up to a bridle trail or riding area.
 2. All lots shall be a minimum of 1/4 acre (10,890 square feet).
 3. A maximum of two horses per lot.
 4. Conformance to the development plans on the building locations.
 5. Fences and all other accessory buildings shall conform to the general provisions of the zoning ordinance.
 6. Street improvements.
 7. Waiver of curb, gutter and sidewalks and 27' pavement on interior streets.
 8. Lots 1 through 5, Block 2, need to waive no vehicular access requirement.
 9. Waiver for length of cul-de-sac street which exceeds the design requirements.
 10. Street improvements on interior streets shall be waived from the standard design to a revised design.
 11. Lots 1 through 5, Block 2 be permitted to have lot frontage reductions with circular drives.

5. FINAL MAP

CHARLESTON
HEIGHTS #53D

APPROVED - COLEMAN/AYES: Johnston, 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.

6. TENTATIVE MAP
CHARLESTON
HEIGHTS TRACT #63D

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-24-81.
 2. "L" type curb to be provided on subdivision entrance streets, Elkridge and Larkvale Lanes.
 3. Waiver is necessary for the 30' lot frontage requirement on a cul-de-sac lot, but that it not be less than 20'.

7. FINAL MAP
CHARLESTON HEIGHTS
TRACT #63A

APPROVED - GUTHRIE/AYES: Johnston, 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. TENTATIVE MAP.
CHARLESTON HEIGHTS
#50J

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

- SPECIAL CONDITIONS:
1. Conformance to the Flood Hazard Reduction Ordinance.
 2. No vehicular access to Jones Boulevard from the abutting lots.

9. TENTATIVE MAP
CIMARRON HEIGHTS

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-66-81.
 2. No vehicular access to Alta Drive and Cimarron Road from the abutting lots.
 3. Wall statement.
 4. "L" type curb to be provided on subdivision entrance streets and on Alta Drive.
 5. All R-CL lots have a minimum of 16' setback.
 6. Waiver be permitted from the 30' lot frontage requirement on cul-de-sac lots, but that they not be less than 20'.

14. TENTATIVE MAP

GREENWOOD
TERRACE

APPROVED - GUTHRIE/AYES: Mack, Guthrie, Coleman, Kennedy

NOES: None

EXCUSED: Johnston

- SPECIAL CONDITIONS:
1. Approval of the plot plan review for Z-88-81.
 2. Conformance to the conditions of approval for Z-88-81.
 3. Provide a 6' x 6' site for a power transformer at the corner of Bonanza and Sandhill as required by the Dept. of Engineering Services.
 4. Provide a hydrology study as required by the Dept. of Engineering Services.
 5. No vehicular access to Bonanza and Sandhill Roads from the abutting lots.
 6. Wall statement.
 7. Extend a storm drain north on Sandhill and Winged Foot and install catch basins as required by the Dept. of Engineering Services.

15. FINAL MAP

GREENWOOD
TERRACE UNIT #1

APPROVED - KENNEDY/AYES: Johnston, 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.

16. Z-50-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan and elevations amended to provide a 6' block wall along the west and north property lines set back 5' for landscaping and set back at the intersections of O'Bannon and Edmond for sight distance clearance.
 3. Dedication of 30' of right-of-way for El Parque and Edmond St. and radius corners at the intersections of El Parque and Edmond and O'Bannon and Edmond as required by Engineering Services.
(See Page 6)

16. Z-50-83

4. Install street improvements as required by Engineering Services.
5. Standard conditions 2 - 8.

PROTESTS: 3 on record with staff

17. Z-51-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan and elevations which reflect 16' front setbacks.
 3. Dedicate 30' of right-of-way for Alta, 30' of right-of-way for Lorenzi and the radius corner at the intersection of Lorenzi and Alta as required by Engineering Services.
 4. Install street improvements as required by Engineering Services.
 5. Approval of the drainage plan by Engineering Services.
 6. Paving of Lorenzi be completed all the way to the commercial without the curb.

PROTESTS: Gail Iverson, 804 Connie Court
Art Taylor, 204 Nunca
Deborah Brezney, 6901 W. Prairie Way
Max Iverson, 804 Connie Court

18. Z-76-81

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

EXTENSION OF TIME

- SPECIAL CONDITIONS:
1. One year extension.
 2. Conformance to all ordinance amendments enacted subsequent to the original approval.

DIRECTOR'S BUSINESS:

1. Status and discussion on General Plan Update.

Discussion took place.

SUPPLEMENTAL AGENDA:

1. Z-24-81

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

REINSTATEMENT AND
EXTENSION OF TIME
AND REVIEW OF CONDITION

(see page 7)

1. Z-24-81

- SPECIAL CONDITIONS:
1. One year extension.
 2. Conformance to all ordinance amendments enacted subsequent to the original approval.
 3. Tandem parking will be allowed on lots that are 35' wide or narrower only.
 4. Sixteen foot minimum front setback.

2. Z-13-76

EXTENSION OF TIME

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

- SPECIAL CONDITIONS:
1. One year extension.
 2. Conformance to all ordinance amendments enacted subsequent to the original approval which will require approval of a variance or reduction of the building size.

3. Z-62-75

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan amended to restrict the office development of the eastern portion comparable to the western portion, and to a maximum of 80,000 sq. ft. of one story buildings.
 2. Conformance to the original conditions of approval of Z-62-75.
 3. Completion of the fence concurrently with this building development without barbed wire on north, east and west sides.
 4. Conformance to the Flood Hazard Reduction provisions of the City Code as required by Engineering Services.

LINDA

NOTICE OF PUBLIC HEARING

JUNE 9, 1983

Notice is hereby given that on June 9, 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-88-81

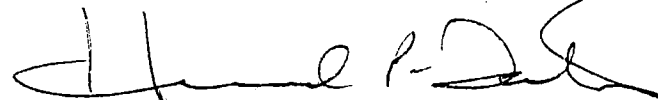
REQUEST OF VTN NEVADA ON BEHALF OF CLARK HOMES, INC. FOR A PLOT PLAN REVIEW TO AMEND THE APPROVED PLOT PLAN AND ALLOW THE R-CL ZONED LOTS TO FRONT ON HARRIS AVENUE AND FOR APPROVAL OF REVISED HOUSE PLANS ON PROPERTY GENERALLY LOCATED WEST OF SANDHILL ROAD, BETWEEN HARRIS AVENUE AND BONANZA ROAD, R-E AND R-1 ZONES (UNDER RESOLUTION OF INTENT TO R-CL).

PROPOSED USE: MEDIUM LOW DENSITY DETACHED SINGLE FAMILY RESIDENCES

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

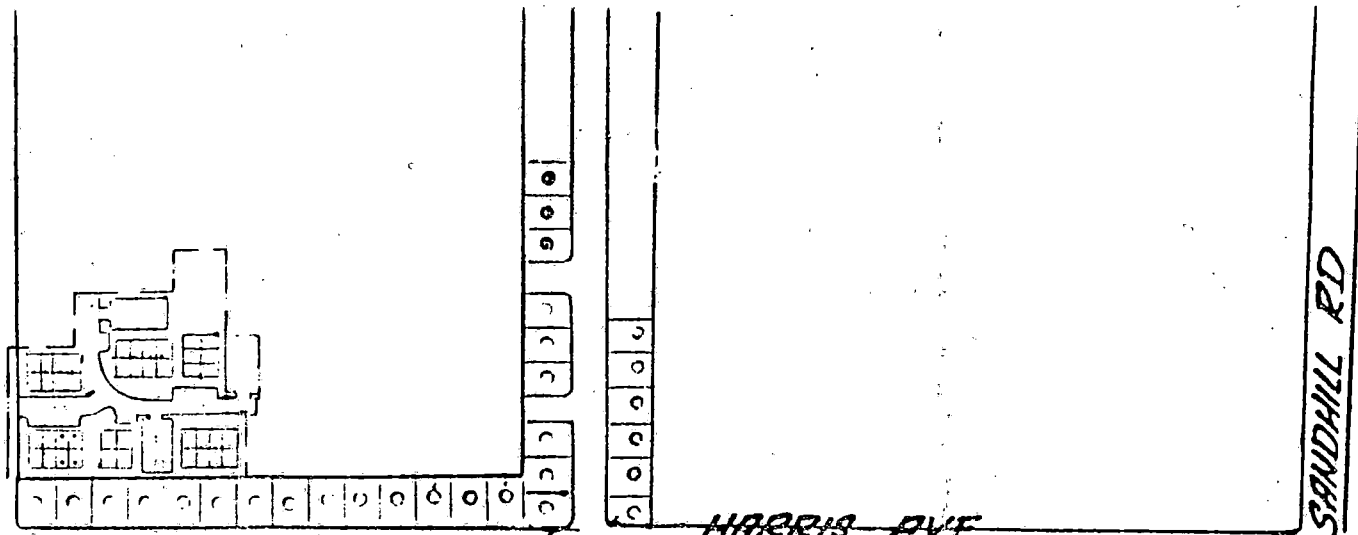


HAROLD P. FOSTER, DIRECTOR

HFP:cme

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

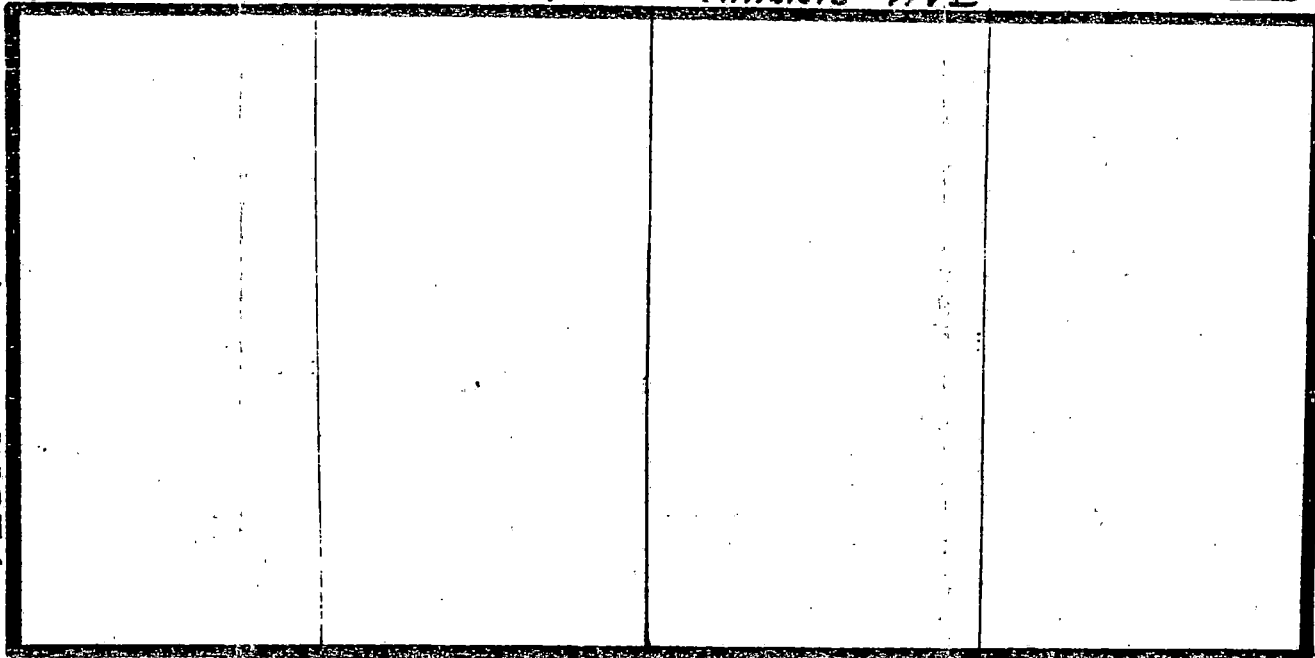
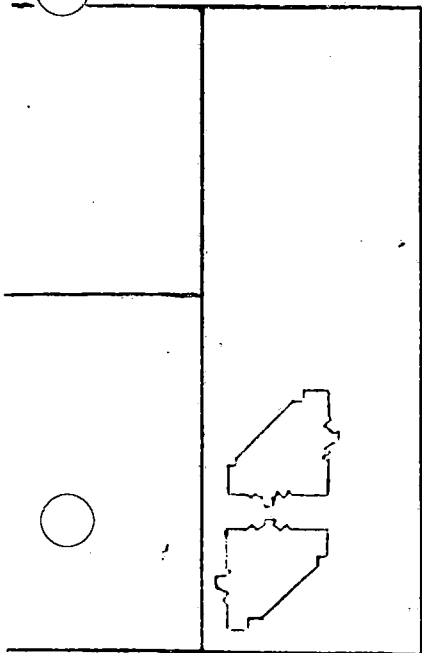
SEE LOCATION MAP ON REVERSE SIDE.)



HARRIS AVE

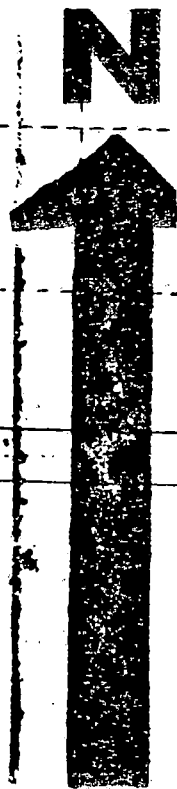
SANDHILL RD

PECOS DR



BONANZA RD

7-88-81



NOTICE OF PUBLIC HEARING

JUNE 9, 1983

Notice is hereby given that on June 9, 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:

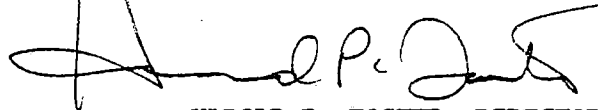
Z-50-83

VINCENT LOBUE FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE EAST SIDE OF EDMOND
STREET BETWEEN EL PARQUE AVENUE AND O'BANNON DRIVE.
FROM: R-E (RESIDENCE ESTATES) AND
N-U (NON-URBAN)
TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: MEDIUM HIGH DENSITY (APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
GOVERNMENT LOTS 77 AND 78, SECTION 1,
TOWNSHIP 21 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

HFP:cme

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

SEE LOCATION MAP ON REVERSE SIDE.)

DAKEY BLVD

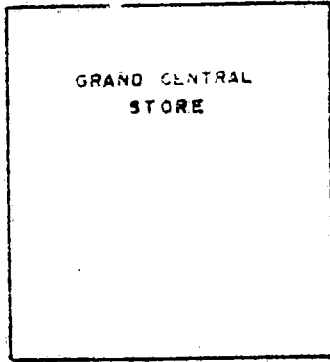
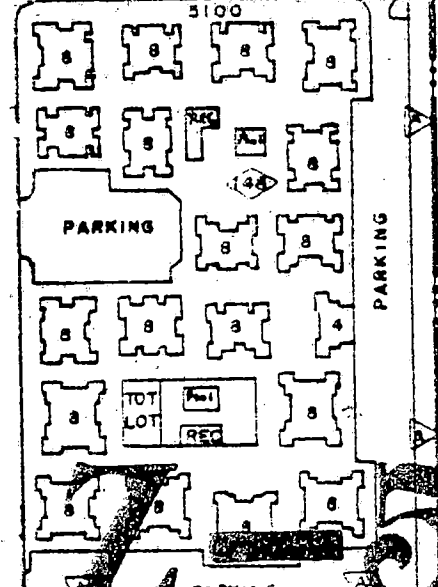
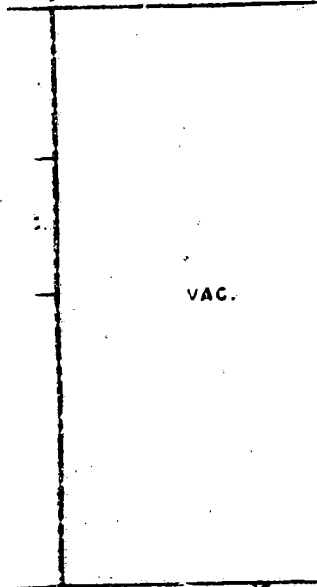
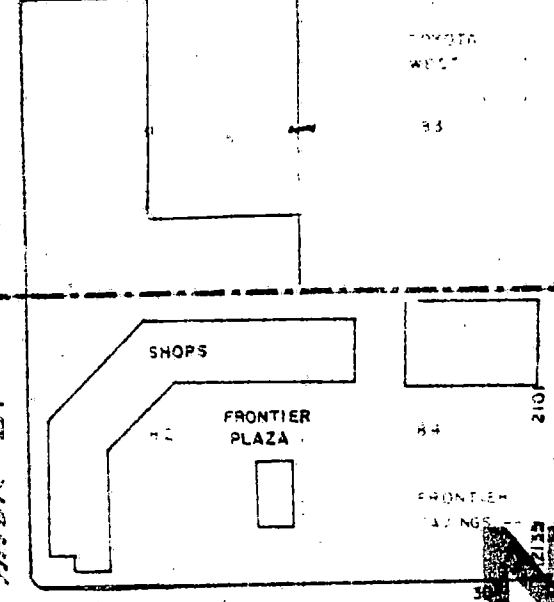
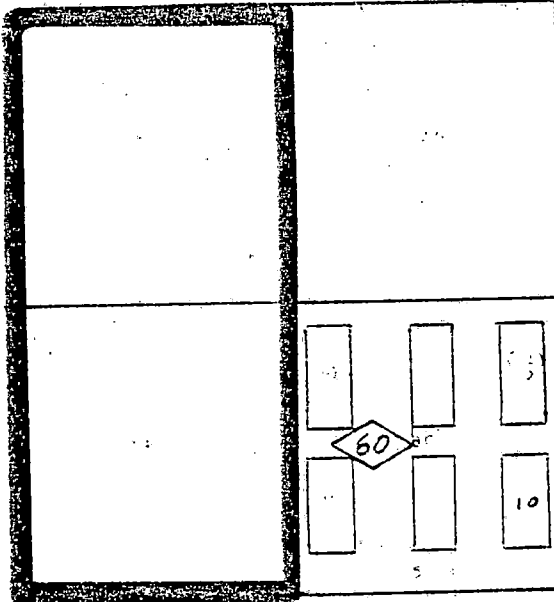
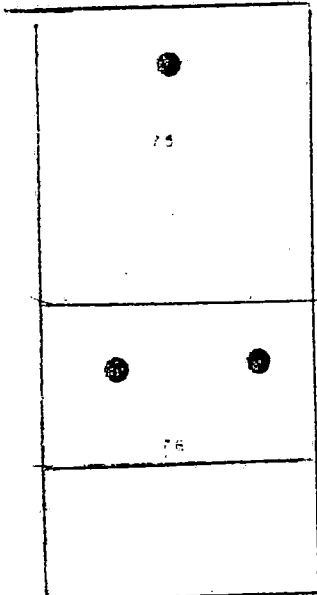
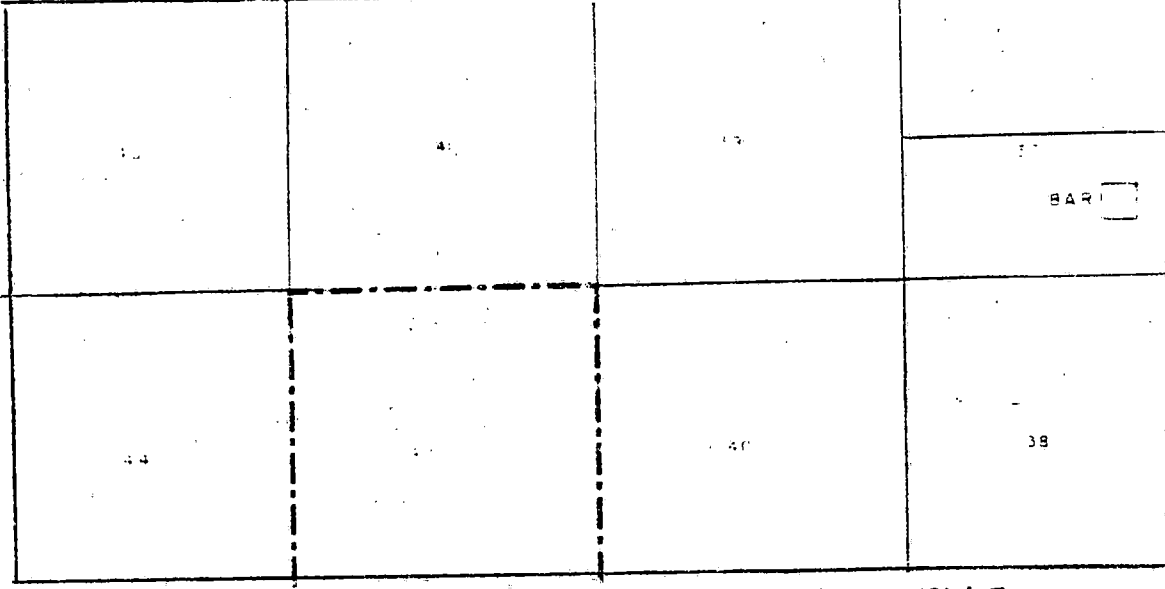
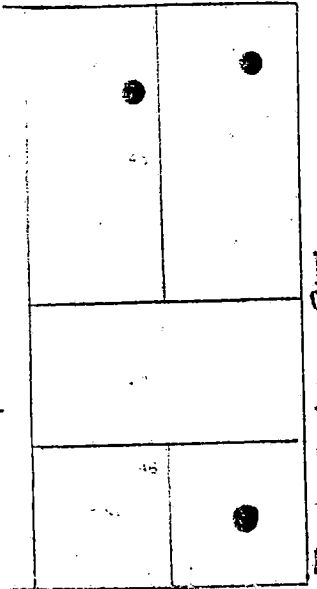
EDMOND ST

DECATUR BLVD

EL PARQUE AVE

WALK ST

O'BANNON AVE



50-83

NOTICE OF PUBLIC HEARING

JUNE 9, 1983

Notice is hereby given that on June 9, 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-51-83.

METROPOLITAN DEVELOPMENT CORPORATION FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED SOUTH OF ALTA DRIVE, BETWEEN RAINBOW
BOULEVARD AND LORENZI BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

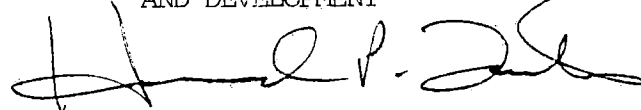
TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

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

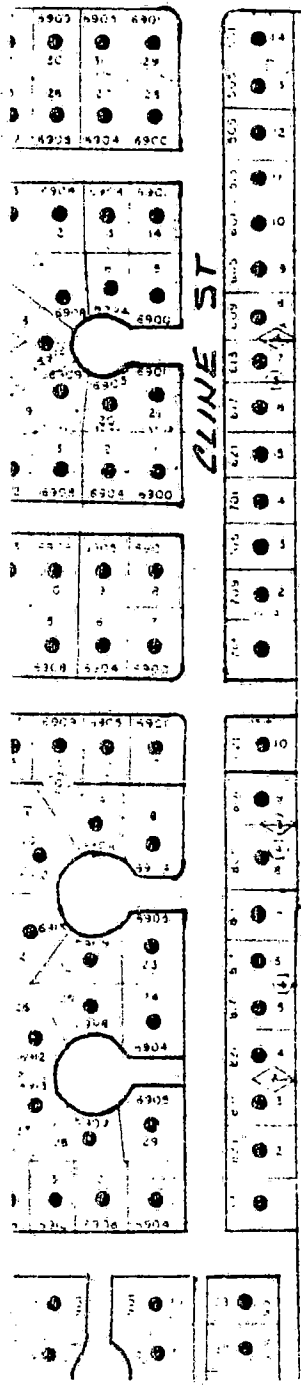
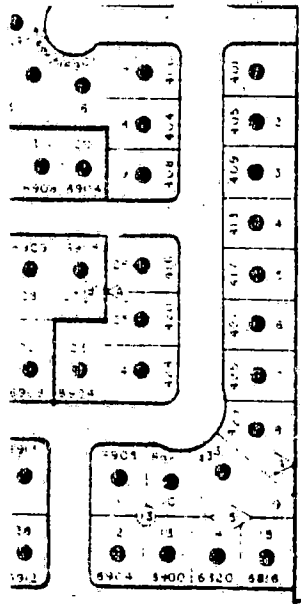


HAROLD P. FOSTER, DIRECTOR

HFP:cme

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

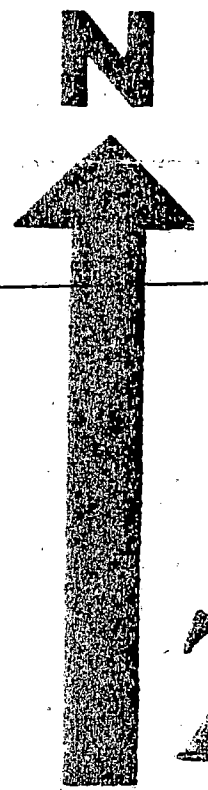
SEE LOCATION MAP ON REVERSE SIDE.)



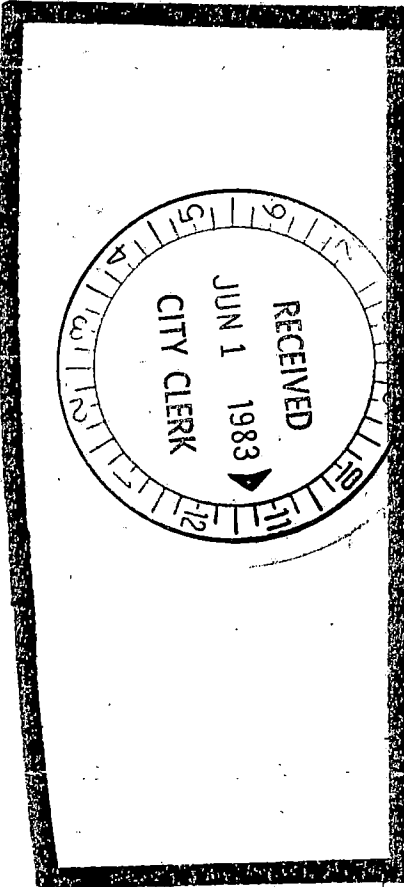
ALTA DR

CLIVE ST

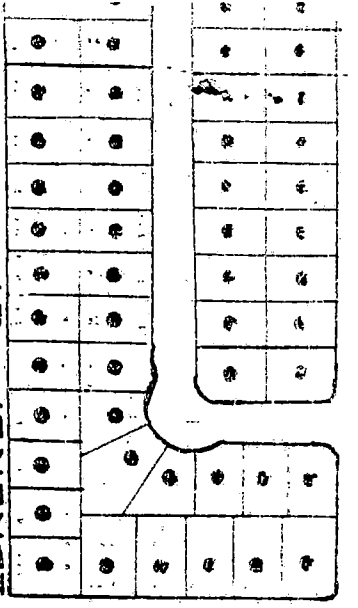
RAINBOW BLVD



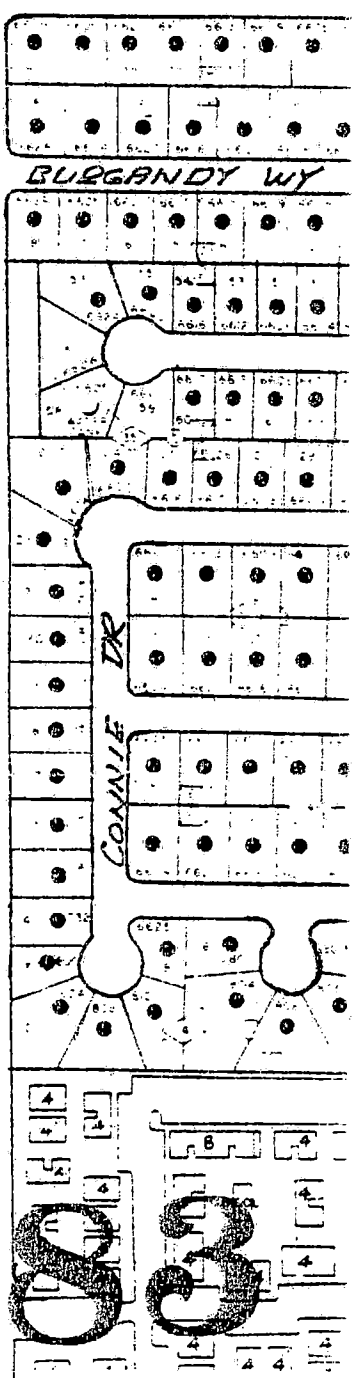
7-51-88



LORENZI ST



BURGANDY WY



CONNIE DR

MINUTES

CITY PLANNING COMMISSION

JUNE 9, 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: Acting Chairman Mack
Mr. Johnston
Mr. Guthrie
Mrs. Coleman
Mr. Kennedy

EXCUSED: Chairman Bugbee
Mrs. Tracy

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Rick Williams, Senior Planner
John Roethel, Deputy City Attorney
Linda Owens, Recording Secretary

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

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

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes for the April 26, 1983 City Planning Commission meeting, as mailed. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. CV-2-83
C-V REVIEW
(Abeyance Item from 5/24/83)
DENIED

PRECEDENT 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 item was held in abeyance from the previous meeting due to a tie vote. It is City-owned property that has been leased to the Economic Opportunity Board and in turn some of it has been leased back to the City. At the immediate corner they would like to erect a 4' x 8' sign in front of the building that will advertise a condominium development that is about 6 or 8 blocks to the southwest on "H" Street. Staff feels this would set a ~~precedence~~ to allow private signs to be placed on public property and would recommend denial.

EDWARD BASSFORD, 953 East Sahara Avenue, appeared to represent the applicant as their sales agent. They are attempting to locate a sign in that area to attract people into West Las Vegas to examine the apartments in Treeline Park, which is a 59-unit condominium conversion

1. CV-2-83

(Continued)

from dilapidated apartments.

MR. JOHNSTON made a Motion for DENIAL of CV-2-83.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

ACTING CHAIRMAN MACK announced this is final action,
unless appealed to the Board of City Commissioners.

NEW BUSINESS:

1. AR-3-83

AESTHETIC
REVIEW

APPROVED

Request of D V & S INVESTMENT for an Aesthetic Review
to construct a 10-story office and retail complex on
property generally located on the southeast corner of
Stewart Avenue and Las Vegas Boulevard South, C-2 Zone.

MR. FOSTER stated this application is for a 10-story
building at the immediate corner of Las Vegas Boulevard
and Stewart Avenue with a 5-level parking structure at
6th and Stewart. The property is located in an area
that is exempt from the off-street parking requirements.
They are proposing 245 spaces. Staff would recommend
approval, subject to: 1) Conformance to the plot plan
and elevations, 2) Approval by the Traffic Engineer
of the ingress and egress and clearances in the alley,
and 3) Encroachment approval of any alley overpasses
and street landscaping, and standard conditions 2, 3
and 8.

WILLIAM SNYDER, George Tate & Associates, 1555 East
Flamingo Avenue, appeared to represent the owner. They
are in accord with staff's recommendations. They plan
to put the power lines underground.

MR. KENNEDY made a Motion for APPROVAL of AR-3-83,
Aesthetic Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. TENTATIVE MAP

TORREY PINES
CLUSTERS

APPROVED

Property generally located on the southwest corner of
Torrey Pines Drive and Balzar Avenue, N-U Zone (under
Resolution of Intent to R-PD14).

Owner/Subdivider: Tandem Development, Inc.
No. of Acres: 5.5 No. of Units: 72

MR. NULL stated staff would recommend the following

5. FINAL MAP

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

(ITEM 1, SUPPLEMENTAL AGENDA, was heard at this time.)

6. TENTATIVE MAP

CHARLESTON HEIGHTS
TRACT #63

APPROVED

Property generally located north of Alexander Road,
and west of the Oran K. Gragson Highway, N-U Zone
(under Resolution of Intent to R-PD9).

Owner: - Richard Plaster and Ernie Becker, Jr.
Subdivider: Plaster Development Company
No. of Acres: 15.4 No. of Lots: 136

MR. NULL stated there are two entrance streets, Larkvale
and Elkridge, to the south. Staff would recommend the
following conditions: 1) Conformance to the conditions
of approval for Z-24-81, 2) "L" type curb to be provided
on subdivision entrance streets, Elkridge and Larkvale
Lanes. With these conditions, and the normal conditions,
staff would recommend approval. Also, a waiver is
necessary for the 30 foot lot frontage requirement on
a cul-de-sac lot, but that it not be less than 20 feet.

GARY LAKE, 801 South Rancho Road, appeared for the
applicants. They are in accordance with staff's
recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative
Map for Charleston Heights Tract #63, subject to staff's
conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard
by the Board of City Commissioners on July 6, 1983 at
2:00 P.M.

7. FINAL MAP

CHARLESTON
HEIGHTS
TRACT #63A

APPROVED

Property generally located north of Alexander Road; and
east of Tenaya Way, N-U Zone (under Resolution of Intent
to R-PD9).

Owner: Richard Plaster and Ernie Becker, Jr.
Subdivider: Plaster Development Company
No. of Acres: 5.1 No. of Lots: 37

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.

GARY LAKE, 801 South Rancho Road, appeared for the applicants.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for
Charleston Heights Tract #63A, subject to staff's conditions.

Voting was as follows:

4. TENTATIVE MAP

(Continued)

maximum of two horses per lot, 4) Conformance to the development plans on the building locations (all proposed corrals and tack rooms, where permitted, shall be allowed to be constructed to the side and rear property lines in the rear yard area except for the corner lot abutting Jones Boulevard where there shall be a 10 foot setback), and 5) Fences and all other accessory buildings shall conform to the general provisions of the zoning ordinance. With these conditions, and the normal conditions, staff would recommend approval. Also, the applicant has requested a waiver of the curb, gutter, sidewalks and for a 27 foot pavement on interior streets; Lots 1 through 5, Block 2, need to waive the no vehicular access requirement; and waive the length of the cul-de-sac street which exceeds the design requirement. Therefore, staff would recommend the following conditions: 1) Street improvements on interior streets shall be waived from the standard design to a revised design, providing for the installation of street lights and a 28 foot wide paved street section; Article 4, Section 12 in the CC&R's for Charleston Heights 53-A shall apply to the area of this tentative map, 2) Lots 1 through 5, Block 2, be permitted to have lot frontage reductions with circular drives, and 3) Waiver be permitted for the length of the cul-de-sac street which exceeds the design requirement.

ERNIE BECKER, 4401 West Washington Street, appeared for the application. They are requesting 28 foot pavement on interior streets, and agree on the other conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Charleston Heights #53D, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

5. FINAL MAP

CHARLESTON
HEIGHTS #53D

APPROVED

Property generally located on the east side of Jones Boulevard, south of Cheyenne Avenue, R-PD2 Zone.

Owner/Subdivider: Becker and Sons

No. of Acres: 17.6 No. of Lots: 36

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.

ERNIE BECKER, 4401 West Washington Street, appeared for the application. They are in agreement with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Charleston Heights #53D, subject to staff's conditions.

5. FINAL MAP

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

(ITEM 1, SUPPLEMENTAL AGENDA, was heard at this time.)

6. TENTATIVE MAP

CHARLESTON HEIGHTS
TRACT #63

APPROVED

Property generally located north of Alexander Road,
and west of the Oran K. Gragson Highway, N-U Zone
(under Resolution of Intent to R-PD9).

Owner: - Richard Plaster and Ernie Becker, Jr.
Subdivider: Plaster Development Company
No. of Acres: 15.4 No. of Lots: 136

MR. NULL stated there are two entrance streets, Larkvale
and Elkridge, to the south. Staff would recommend the
following conditions: 1) Conformance to the conditions
of approval for Z-24-81, 2) "L" type curb to be provided
on subdivision entrance streets, Elkridge and Larkvale
Lanes. With these conditions, and the normal conditions,
staff would recommend approval. Also, a waiver is
necessary for the 30 foot lot frontage requirement on
a cul-de-sac lot, but that it not be less than 20 feet.

GARY LAKE, 801 South Rancho Road, appeared for the
applicants. They are in accordance with staff's
recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative
Map for Charleston Heights Tract #63, subject to staff's
conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard
by the Board of City Commissioners on July 6, 1983 at
2:00 P.M.

7. FINAL MAP

CHARLESTON
HEIGHTS
TRACT #63A

APPROVED

Property generally located north of Alexander Road; and
east of Tenaya Way, N-U Zone (under Resolution of Intent
to R-PD9).

Owner: Richard Plaster and Ernie Becker, Jr.
Subdivider: Plaster Development Company
No. of Acres: 5.1 No. of Lots: 37

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.

GARY LAKE, 801 South Rancho Road, appeared for the applicants.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for
Charleston Heights Tract #63A, subject to staff's conditions.

Voting was as follows:

7. FINAL MAP

(Continued)

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

8. TENTATIVE MAP

CHARLESTON HEIGHTS
#50J AND REQUEST
FOR REDUCTION IN
LOT SIZE, USE OF
ABOVE-GROUND
UTILITIES IN
LIEU OF UNDER-
GROUND AND WAIVER
OF LOT FRONTAGE
REQUIREMENT

APPROVED

Property generally located on the northeast corner of Jones Boulevard and Eugene Avenue, R-3 Zone.

Owner/Subdivider: Becker and Sons
No. of Acres: 5 No. of Lots: 17

MR. NULL stated Jones Boulevard is a 30 foot street to the west. Twenty feet was vacated to allow an easement for the Bell System long distance lines. There is a 20 foot alley to the rear of these lots. Eugene Avenue is to the south. This is a single row of lots fronting on Jones Boulevard. Staff would recommend the following conditions: 1) Conformance to the Flood Hazard Reduction Ordinance, and 2) No vehicular access to Jones Boulevard from the abutting lots. With these conditions, and the normal conditions, staff would recommend approval. Also, they have requested a reduction in lot size, above-ground utilities and waiver of the lot frontage requirement. The applicant submitted new maps after these waivers were requested. These lots now meet the minimum area requirement. Further, parking will load from the alley so no lot frontage requirement is necessary. The request for above-ground electrical connections cannot be handled by the Planning Commission and will be on Engineering Services agenda at the next available City Commission meeting.

ERNIE BECKER, SR., 4401 West Washington Street, appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Charleston Heights #50J, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

9. TENTATIVE MAP

CIMARRON HEIGHTS

APPROVED

Property generally located on the northwest corner of Alta Drive and Cimarron Road, N-U Zone (under Resolution of Intent to R-CL).

Owner: Howard Rental Investment Company
Subdivider: Plaster Development
No. of Acres: 20.1 No. of Lots: 138

MR. NULL stated Alta Drive is to the south, Cimarron Road to the east, and Ducharme Avenue to the north. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-66-81, 2) No vehicular

9. TENTATIVE MAP

(Continued)

access to Alta Drive and Cimarron Road from the abutting lots, 3) Wall statement, 4) "L" type curb to be provided on subdivision entrance streets and on Alta Drive, and 5) All R-CL lots to have a minimum 16 foot setback. With these conditions, and the normal conditions, staff would recommend approval. Also, a waiver be permitted from the 30 foot lot frontage requirement on cul-de-sac lots, but that they not be less than 20 feet.

GARY LAKE, 801 South Rancho Road, appeared for the applicants. They are in agreement with staff's requirements.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

10. FINAL MAP

CIMARRON
HEIGHTS
NO. 1

APPROVED

Property generally located on the southwest corner of Cimarron Road and Ducharme Avenue, N-U Zone (under Resolution of Intent to R-CL).

Owner: Howard Rental Investment Company
Subdivider: Plaster Development Company
No. of Acres: 6.1 No. of Lots: 38

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.

GARY LAKE, 801 South Rancho Road, appeared for the applicants.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Cimarron Heights No. 1, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

11. VAC-5-83

APPROVED

Petition of Vacation submitted by METROPOLITAN DEVELOPMENT CORPORATION to vacate a portion of Lorenzi Boulevard, generally located on the east side of Lorenzi Boulevard, 670 feet south of Lake Mead Boulevard.

MR. NULL stated this is a small piece of property that was removed from this plat because at one time staff had hoped to take Lorenzi Avenue and swing it to the east at its junction with Lake Mead Boulevard in order to provide more distance between the Lorenzi Interchange and the Freeway Interchange. This idea was not approved; and, therefore, the City was left with a little sliver of property and the City would like to have it attached in the plat, which is the reason for this Vacation request. Staff would recommend the following condition: 1) If the Order of Vacation is not recorded within one year after approval by the City Commission or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, and 2) The standard conditions.

G. C. WALLACE, consulting engineer, 1100 East Sahara Avenue, appeared to represent the applicant.

MRS. COLEMAN made a Motion for APPROVAL of VAC-5-83.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced a date will be set for a public hearing on this item at the June 15, 1983 City Commission meeting.

12. A-5-83

APPROVED

Petition of Annexation submitted by CLIFFORD G. AND JANE B. CARTER, ET AL to annex property generally located east of Rainbow Boulevard between West Charleston Boulevard and Del Rey Avenue, containing 10 acres.

MR. NULL stated Charleston Boulevard is to the north and Rainbow Boulevard to the west. This property has R-E County zoning and the City equivalent would be N-U. Staff would recommend approval.

BOB MCNUTT, engineer, 5720 West Charleston Boulevard, appeared for the applicants.

MR. KENNEDY made a Motion for APPROVAL of A-5-83.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

13. Z-88-81

PLOT PLAN
REVIEW

APPROVED

Request of VTN-NEVADA ON BEHALF OF CLARK HOMES, INC. for a Plot Plan Review to amend the approved plot plan and allow the R-CL zoned lots to front on Harris Avenue and for approval of the revised house plans on property generally located west of Sandhill Road, between Harris Avenue and Bonanza Road, R-E and R-1 Zones (under Resolution of Intent to R-CL).

Proposed Use: Medium Low Density Detached
Single-Family Residences

MR. FOSTER stated this is a large site located north of Bonanza up to Harris Avenue. To the northwest there is a small R-1 subdivision and then a row of R-1 lots all along the north side of Harris west to Pecos. At the time this R-CL development was approved, it showed the lots would back up to Bonanza, Sandhill and Harris. They have requested this plot plan review to revise the development plan so the lots front on Harris Avenue to the north. Most of the land is vacant on the north side of Harris Avenue and conceivable it will be rezoned to R-CL. From Grapevine Street west, the 8 lots that will front on Harris Avenue will be across from 2 R-1 size lots that side on Harris and in front of a couple of R-1 lots that front on Harris. The policy has been that when there is a situation like this that comparable size lots are maintained across from existing lots. Staff has no objection to the lots fronting on Harris, except for the 8 lots west of Grapevine, which should be R-1 size. This would reduce the number of lots from 8 to 5. However, from the original approval, this redesign is for 10 additional lots, so they would still have a net increase of 7 lots. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to provide for five R-1 lots (6,500 square feet) on Harris Avenue west of Grapevine Street with R-1 setbacks, 2) Conformance to all other original conditions of approval for Z-88-81, except for a waiver of the 6 foot block wall along Harris Avenue, 3) Construct a 6 foot block wall along the Bonanza Road through lots stepped down for sight clearance at the intersections, and 4) Minimum front setback of 16 feet.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared to represent the applicant. They are in agreement with staff's conditions except for reducing the number of lots to 5.

TONYA SIMS, 3512 East Harris Avenue, appeared in protest. They prefer to have R-1 homes across the street from their home.

MR. FOSTER suggested having three 65 foot wide lots across from those that front on Harris and on the 150 feet remaining there could be three 50 foot lots.

MR. JOHNSTON made a Motion for APPROVAL of Z-88-81, Plot Plan Review, subject to staff's amended conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this is final action.

14. TENTATIVE MAP

GREENWOOD
TERRACE

APPROVED

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

Owner/Subdivider: Clark Homes

No. of Acres: 53.4 No. of Lots: 334

MR. NULL stated Harris Avenue is to the north, Sandhill to the east, and Bonanza to the south. Staff would recommend the following conditions: 1) Approval of the plot plan review for Z-88-81, 2) Conformance to the conditions of approval for Z-88-81, 3) Provide a 6' x 6' site for a power transformer at the corner of Bonanza and Sandhill as required by the Department of Engineering Services, 4) Provide a hydrology study as required by the Department of Engineering Services, 5) No vehicular access to Bonanza and Sandhill Roads from the abutting lots, 6) Wall statement, and 7) Extend a storm drain north on Sandhill to Winged Foot and install catch basins as required by the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval.

DICK CLARK, Clark Homes, 4741 Avenida Del Diablo, appeared for the application. They concur with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Greenwood Terrace, subject to staff's conditions.

Voting was as follows:

"AYES" Acting Chairman Mack, Mr. Guthrie,
Mrs. Coleman, Mr. Kennedy

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983.

15. FINAL MAP

GREENWOOD
TERRACE
UNIT #1

APPROVED

Property generally located on the northwest corner of Sandhill Road and Bonanza Road, R-1 and R-E Zones (under Resolution of Intent to R-CL).

Owner/Subdivider: Clark Homes

No. of Acres: 16.3 No. of Lots: 100

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.

CHARLEY JOHNSON, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Greenwood Terrace Unit #1, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

16. Z-50-83

APPROVED

Application of VINCENT LOBUE for reclassification of property generally located on the east side of Edmond Street between El Parque Avenue and O'Bannon Drive, from R-E (Residence Estates) and N-U (Non-Urban), to R-PD21 (Residential Planned Development).

Proposed Use: Medium High Density (Apartments)

MR. FOSTER stated Edmond is along the west side of the property. There is R-4 zoning immediately to the east and a larger parcel of R-4 to the south. There is a parcel to the east which is N-U. To the northeast is R-3 zoning. Towards Decatur there is commercial zoning evolving. To the west of Edmond is developed R-E. To the southwest is R-1. They are requesting 100 apartment units. Staff would recommend the application be amended to an R-PD8 density which would necessitate a redesign of the plot plan and this item should be held in abeyance for this reason. Staff has 3 protests on record.

ATTY. MYRON LEAVITT, 1100 South 10th Street, appeared to represent the applicant. They are requesting 20 units per acre. They prefer to proceed with the application as submitted.

MR. FOSTER said that if this item would be approved, staff would have the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to provide a 6 foot block wall along the west and north property lines set back 5 feet for landscaping and set back at the intersections of O'Bannon and Edmond for sight distance clearance, 3) Dedication of 30 feet of right-of-way for El Parque and Edmond and radius corners at the intersections of El Parque and Edmond and O'Bannon and Edmond as required by Engineering Services, 4) Install street improvements as required by Engineering Services, and standard conditions 2 through 8.

MR. JOHNSTON made a Motion for APPROVAL of Z-50-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 3/2 vote.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

17. Z-51-83

APPROVED

Application of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located south of Alta Drive, between Rainbow Boulevard and Lorenzi Boulevard, from R-1 (Single-Family Residence) to R-CL (Residential Compact Lot).

Proposed Use: Medium Low Density Detached
Single-Family Residential

MR. FOSTER stated Alta is along the north side and Rainbow along the west. This would be at a density of 6.7 units per gross acre. There will be one and two story homes constructed on the property. Staff recommends approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations which reflect 16 foot front setbacks, 3) Dedication of

17. Z-51-83

(Continued)

20 feet of right-of-way for Alta Drive, 30 feet of right-of-way for Lorenzi Boulevard and a radius corner at the intersection of Lorenzi and Alta as required by Engineering Services, 4) Install street improvements on boundary streets as required by Engineering Services, 5) Approval of the drainage plan by Engineering Services. Staff does not have any protests on record.

G. C. WALLACE, consulting engineer, 1100 East Sahara Avenue, appeared to represent the applicant. Utilities are available at this location. A Metro substation is located approximately a half mile to the north. The response time is two to three minutes from the existing fire station. It is close to the Rose Warren School, which was at 79.55% of capacity last February. The lots are 40' x 100'.

GAIL IVERSON, 804 Connie Court, appeared in protest. She objected to the increased density and increased traffic generated by this development.

ART TAYLOR, 204 Nunca, appeared in protest. Metropolitan Development should be required to maintain the same minimum house size as Lewis Homes. Metro and Fire Services is concerned about the increased density. He would prefer an R-1 buffer across the street from his home.

DEBORAH BREZNEY, 6901 West Prairie Way, appeared in protest. Since the economy is picking up, the Citizens Awareness Group feel R-1 homes would sell just as readily as R-CL homes.

MAX IVERSON, 804 Connie Court, appeared in protest. He requested that Lorenzi be widened completely through.

G. C. WALLACE appeared in rebuttal. Lorenzi is destined to be a 60 foot boulevard. The developer will develop the paving down to the commercial without the curbs. They are opposed to having an R-1 buffer. The minimum size house is 922 square feet with the largest home having 1,545 square feet.

MR. JOHNSTON made a Motion for APPROVAL of Z-51-83, subject to staff's conditions and the paving of Lorenzi Boulevard be completed all the way to the commercial piece.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

18. Z-76-81

EXTENSION
OF TIME

APPROVED

Request of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for an Extension of Time on property generally located on the east side of 10th Street between Stewart Avenue and Bonanza Road, R-2 Zone (under Resolution of Intent to P-R) and R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this is the first request for a reinstatement and extension of time. Staff would recommend approval, subject to: 1) One year time limit, and 2) Conformance to all ordinance amendments enacted subsequent to the

18. Z-76-81

(Continued)

original approval.

BRUCE THERIAULT, 420 N. 10th Street, appeared for the application. They are in agreement with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of Z-76-81, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. Status and discussion on General Plan Update.

MR. FOSTER stated the City hired a consultant, The Planning Center, from Newport Beach, California, and there are two other firms that will provide assistance: P. C. Voorhees, for Traffic Engineering and the Newport Economics Group for fiscal analysis assistance. They have started working on the project. The City Commission has appointed over 50 persons to a Citizens Committee. That committee will be divided into sub-committees and work on various segments of the General Plan with their first meeting tentatively scheduled for June 30th. There will be a technical committee comprised of City staff. Staff would like the City Planning Commissioners to become involved in this project. It is hoped that the plan will be completed and adopted by the end of this year.

SUPPLEMENTAL AGENDA:

1. Z-24-81

REINSTATEMENT AND
EXTENSION OF TIME
AND REVIEW OF
CONDITION

APPROVED

Request of PLASTER BECKER COMPANY for a Reinstatement and Extension of Time and Review of Condition to allow a portion of the lots to have a 16 foot front setback and a portion to have a 10 foot front setback where the condition required a 20 foot setback on property generally located on the north-east corner of Alexander Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-PD9, R-PD18 and C-1).

MR. FOSTER stated this is their first request for an extension of time. Also with this application is a reinstatement request and review of condition pertaining to the front setback. Staff would rather see the 16 foot setbacks maintained as a minimum in all the residences, which is the same parking space size as set forth in the ordinance and will eliminate cars from hanging out over the sidewalk or into the street. Staff would recommend approval, subject to: 1) One year extension, 2) Conformance to all ordinance amendments enacted subsequent to the original approval, 3) Tandem parking will be allowed on lots that are 35 feet wide or narrower only, and 4) Sixteen foot minimum front setback.

GARY LAKE, 801 South Rancho Road, appeared for the

1. Z-24-81

(Continued)

applicants. They are in agreement with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of Z-24-81, Reinstatement and Extension of Time and Review of Condition, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

2. Z-13-76

EXTENSION OF TIME

APPROVED

Request of KATSUMI KAZAMA AND HARUKO KAZAMA for an Extension of Time on property generally located on the south side of Sahara Avenue, between Teddy Drive and Richfield Boulevard, R-4 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is the 8th request for an extension of time on this property. It is for a proposed restaurant. Since the last extension, there has been a change in the parking requirements which will affect this particular plot plan. Staff would recommend approval, subject to the following conditions: 1) One year time limit, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval which will require approval of a Variance or reduction of the building size.

ATTY. GARY WATSON appeared on behalf of the applicants. They concur with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of Z-13-76, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

3. Z-62-75

PLOT PLAN REVIEW

APPROVED

Request of WASHINGTON PARK ONE for a Plot Plan Review on property generally located on Washington Avenue, between Rancho Drive and Robin Street, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is on the north side of Washington. There was an approved plot plan for an office development and now they are proposing to change that site plan to provide for one large factory outlet mall facility on the center portion. They have the first phase of the development completed at Washington Avenue in the main entrance area and they propose this shopping complex to the south-

3. Z-62-75

(Continued)

west. Along the easterly side they propose to continue the office complex layout as it exists all along the easterly side. There will be parking on the north side of the outlet mall, as well as all around it. The building will be 24 feet high. There are single-family homes fronting on Robin Street to the east. They plan to refurbish the landscaping along the east, west and north sides. They would like to install barbed wire on top of the existing chain link fence around the property for security purposes. Staff would recommend approval of the revised plot plan, subject to: 1) Conformance to the plot plan amended to restrict the office development on the easterly portion comparable to the westerly portion to a maximum of 80,000 square feet of one-story buildings, so there will be adequate parking on the site, 2) Conformance to the original conditions of approval of Z-62-75, 3) Completion of the fence concurrently with this building development without barbed wire on north, east and west sides, and 4) Conformance to the Flood Hazard Reduction provisions of the City Code as required by Engineering Services.

WILLIAM F. GRANT, 2109 Plaza Del Carro, appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of Z-62-75, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

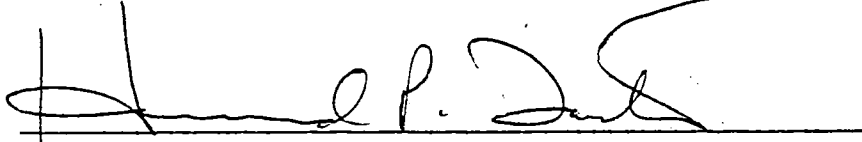
Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MACK announced this item would be heard by the Board of City Commissioners on July 6, 1983 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

NAME

ADDRESS

Edward Bunsford

953 E Sahara Suit 236

G.C. Wallace

1100 E Sahara Ave. 98104

Gary Lake

PAWA- 801 S. Rancho

Earl H. Beck

4401 Washburn

Bob McNutt

5720 W Charleston

Charley Johnson

2800 W Sahara Avenue

Tonya Sims

3512 E. Harris Ave.

Dick Clark

4741 Avenida del Diablo

Mary Leard

1100 So. Tenth St

Vicki Gresson

804 Cornice

Deborah Bremer

6901 W. Prairie 89128

M.E. Gaudin

804 Cornice Ct. 89107

Bruce Theriault

420 N. 10th St 89101

Gary Watson

717 S. Third Street 89122 Appleton

W.F. Quinn

2109 Plaza del Cerro

June 6, 1983

TO: HAROLD P. FOSTER, DIRECTOR	FROM: ROBERT C. CLEMMER, ACTING CHIEF ZONING DIVISION
SUBJECT: PLANNING COMMISSION MEETING OF JUNE 9, 1983	COPIES TO: ✓ CITY CLERK'S OFFICE CINDY JOHN ROETHEL RICK WILLIAMS

OLD BUSINESS:

1. CV-2-83

This item was held in abeyance for a full Board due to a tie vote at the May 24, 1983 meeting.

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.

The Attorney had staff check the status of the property and it was found that the City leased the property to E.O.B. and E.O.B. has leased a part back to the City so both the City and the E.O.B. have to approve of the sign. James Tyree of the E.O.B. indicated that the applicants have not been given approval nor have they contacted E.O.B. relative to the matter. Cindy advised Argo and they will submit plans and contact the E.O.B.

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.

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 (6) month period.
3. Approval of the Economic Opportunity Board and the City of Las Vegas of the use of the property for the sign.

PROTESTS: N/A

NOT A PUBLIC HEARING.

SET FOR CITY COMMISSION JULY 6, 1983, if approved, special instructions to City Clerk's Office for Notification.

NEW BUSINESS:

1. AR-3-83

This is the type of project in the Downtown area that necessitates, by Code, Planning Commission approval and by desire, City Commission approval. This proposal is on the south side of Stewart Avenue between Las Vegas Boulevard and 6th Street. The area east of the alley consists of a bank (1st floor) and five levels of parking. The area west of the alley has retail units on the first floor and nine additional levels of office space. Total square footage of floors, spaces for offices and retail is 159,786 sq. ft. and 84,000 sq. ft. of parking area. They are providing 245 parking spaces. The Code allows "zero" in the Downtown area. If this was outside the Downtown area, the Code would require 448 spaces. The building is attractive.

Staff recommends APPROVAL subject to:

- ~~1.~~ Conformance to the plot plan and elevations.
- ~~2.~~ Approval by the Traffic Engineer of the ingress and egress and clearances in the alley.
- ~~3.~~ Encroachment approval of the alley overpasses and street landscaping.
4. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
5. Standard conditions 2, 3 & 8.

PROTESTS: N/A

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

13. Z-88-81

This is a rehearing. Originally, the R-CL was designed to side or backup to the predominantly undeveloped R-1 property to the north. The west 350' on the north is developed R-1 with both frontage lots and lots that side Harris. Staff has discouraged this type of arrangement of R-CL with R-1. Buildings are attractive one and two story, 2 and 3 bedroom, 1200 to 1300 sq. ft. units. Site plans okay. There are 10 more lots in the design than originally approved, i.e. 334 proposed and previously 324 approved.

Staff would recommend APPROVAL subject to:

- ~~1.~~ Conformance to the plot plan and elevations amended to provide five (5) R-1 type (6500 sq. ft.) lots on Harris Avenue west of Grapevine Street with R-1 setbacks.
- ~~2.~~ Conformance to all of the other original conditions of approval of Z-88-81, except waiver of the 6' block wall along Harris Avenue.
- ~~3.~~ Construct a 6' block wall along the Bonanza Road through lots stepped down for sight clearance at the intersections.
- ~~4.~~ Minimum front setback of 16 feet.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JULY 6, 1983.

16. Z-50-83

This property was DENIED higher density zoning the County (ZC-167-77). The City has DENIED medium high density zoning on this property under Z-34-80.

Another application was submitted without complete plans (Z-30-78) and subsequently withdrawn without Planning Commission or City Commission actions. This neighborhood is not overdensity. There are approximately 15 acres of medium high density zone so there is an additional medium high density zoning General Plan allocation.

There is considerable vacant land on both Jones and Sahara which are appropriate for medium high density. This property is not appropriate. There is R-E zoning and development immediately west of this site. R-3 zoning without a buffer would be incompatible with the R-E developments to the west. This project consists of 100 apartments on five acres gross. They are two story, two bedroom units with adequate setbacks and parking.

Staff recommends APPROVAL of an R-PD8 Zoning, subject to:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit to R-PD8.
2. Conformance to the plot plan and elevations amended to provide a 6' block wall along the west and north property lines set back 5' for landscaping and set back at the intersections of O'Bannon Drive and Edmond Street for sight distance clearance. Density reduction to a maximum of 40 units and redesign to provide one story buildings on the west with adequate setbacks as required by the Planning Commission.
3. Dedication of 30' of right-of-way for El Parque Avenue and Edmond Street and the radius corners at the intersections of El Parque Avenue and Edmond Street and O'Bannon Drive and Edmond Street as required by the Department of Engineering Services.
4. Install street improvements as required by the Department of Engineering Services.
5. Standard conditions 2-8.
6. Approval of the revised plot plan by the Planning Commission, indicating no access to Edmond Street.

PUBLIC HEARING. SET FOR CITY COMMISSION JULY 6, 1983.

PROTESTS: 2

17. Z-51-83

A proposal for R-PD18 zoning was recently DENIED on this site. The proposal exceeded the General Plan. This proposal of 127 units on 18.96 gross acres is 6.7 units per gross acre and is in accordance with the General Plan.

Z-51-83(continued)

The lots are 40' x 100'. The site plan pertains to a different area of 40' x 100' lots, but shows 20' setbacks front and rear and 10' sides which exceeds Code. Although, the presentation will show larger front setbacks, the footnotes show the R-CL minimum of 10' front and rear which will not work for the single lane drive models. Therefore, staff advocates the 20' front and rear setback. The rear 20' helps the appearance on the Alta Drive through lots. The models are attractive one and two story, 2 and 3 bedroom units ranging in size from 1150 sq. ft. to a two story model which could approach 2000 sq. ft.

Staff recommends APPROVAL subject to:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations which reflect 16' front setbacks.
3. Dedicate 20' of right-of-way for Alta Drive, 30' of right-of-way for Lorenzi Boulevard and the radius corner at the intersection of Lorenzi Boulevard and Alta Drive as required by the Department of Engineering Services.
4. Install street improvements as required by the Department of Engineering Services.
5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
6. Approval of the drainage plan by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COMMISSION JULY 6, 1983.

18. Z-76-81

This is also a Reinstatement which is not reflected on the Agenda. It was approved December 16, 1981 and expired December 16, 1982. This is within the six month reinstatement period. This is the first request for an Extension.

Staff recommends APPROVAL subject to:

1. This Resolution of Intent shall expire July 6, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION JULY 6, 1983.

SUPPLEMENTAL:

1. Z-24-81

This expired May 20, 1983 so it will have to be reinstated and extended. The subdivision map has been submitted. This is the second request for an Extension. They are also requesting reduction of the front setback from the specifically required 20' to variously 10' to 16' and are proposing tandem parking which is permitted on lots 35' wide and narrower only.

Recall Engineering Services memo relative to Timberline which had the cars extending over the unpaved walk area into the street.

Staff recommends APPROVAL of the Reinstatement and Extension of Time, but DENIAL of the front setback reduction below 16 feet.

If approved subject to:

1. Resolution of Intent shall expire July 6, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.
3. Tandem parking will be allowed on lots that are 35' wide or narrower only.
4. Sixteen (16') foot minimum front setback.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION JULY 6, 1983.

2. Z-13-76

This is the eighth (8) request for an Extension of Time. The Resolution of Intent expired March 17, 1983, so this is a Reinstatement as well. This is an appropriate location for a restaurant. They will request a parking Variance.

Staff recommends APPROVAL subject to:

1. Resolution of Intent shall expire July 6, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval which will require approval of a Variance or reduction of the building size.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COMMISSION JULY 6, 1983.

3. Z-62-75

This proposal greatly modifies the original plan, but it is possibly of the same intensity, i.e., if the eastern area shown as future offices is identical to the western sector, the total area will be 358,000 sq. ft. In effect, many lessor buildings were taken from the northern area and the areas were concentrated in this one 153,600 sq. ft. building. The 20' walls when sited 400' from east and west property lines and 200' from the north

Z-62-75 (continued) property line will not be a problem as the approved elevations showed 16' to 18' vaulted ceilings in the smaller units at much closer proximity to the property lines. The elevations are very attractive and it appears that the small center portion will be at 24' heights.

This is a major change. Should go to City Commission. I don't think a Public Hearing is necessary as the changes are positive.

Parking exceeds Code requirements. Barbed wire is different than the living fence proposed along Robin Street.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to restrict the office development of the eastern portion comparable to the western portion, and to a maximum of 80,000 sq. ft. of one story buildings.
2. Conformance to the original conditions of approval of Z-62-75.
3. Completion of the living fence concurrently with this building development with the barbed wire ultimately screened by vegetation as required by the Department of Community Planning and Development.
4. Conformance to the Flood Hazard Reduction provisions of the City Code as required by the Department of Engineering Services.

5. 6' *of the original plan*

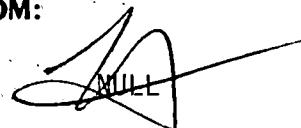
PROTESTS: N/A
NOT A PUBLIC HEARING. SET FOR CITY COMMISSION JULY 6, 1983.

June 9, 1983

TO:

FOSTER

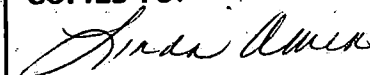
FROM:



SUBJECT:

CITY PLANNING COMMISSION MEETING
JUNE 9, 1983
AGENDA ITEM CONDITIONS

COPIES TO:


NEW BUSINESS:2. Tentative Map - Torrey Pines Clusters

- / Conformance to the conditions of approval for Z-60-80.
- / Conformance to the Flood Hazard Reduction Ordinance
- Normal conditions 1 - 3

3. Final Map - Torrey Pines Clusters

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

4. Tentative Map - Charleston Heights #53D (Revised)

Request for waiver of curb, gutter, sidewalk and a 27' pavement on interior streets.

- / Lots permitting horses, corrals and tack rooms shall be restricted to those lots backing up to a bridle trail or riding area.
- / All lots shall be a minimum of one-quarter acre (10,890 square feet).
- / A maximum of two horses per lot.
- / Conformance to the development plans on the ^{building} locations.
- All proposed corrals and tack rooms, where permitted, shall be allowed to be constructed to the side and rear property lines in the rear yard area except for the corner lot abutting Jones Boulevard where there shall be a 10' setback.
- / Fences and all other accessory buildings shall conform to the general provisions of the zoning ordinance.
- Street improvements on interior streets shall be waived from the standard design to a revised design providing for the installation of street lights and a 28' wide paved street section and with the stipulation that Article 4, Section 12 in the CC&R's for Charleston Heights 53-A apply to the area of this tentative map.
- / Lots 1-5, Block 2 be permitted to have lot frontage reductions with circular drives.
- / A waiver be permitted for the length of the cul-de-sac street which exceeds design requirements.
- Normal conditions 1-3

FOSTER
June 9, 1983
Page 2
Agenda Item Conditions

5. Final Map - Charleston Heights #53D

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

6. Tentative Map - Charleston Heights Tract #63

- / Conformance to the conditions of approval for Z-24-81.
- / "L" type curb to be provided on subdivision entrance streets, Elkridge and Larkvale Lanes.
- / A waiver be permitted from the 30' lot frontage requirement on a cul-de-sac lot, but that it not be less than 20'.
- Normal conditions 1-3

7. Final Map - Charleston Heights Tract #63A

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

8. Tentative Map - Charleston Heights #50J

Request for reduction in lot size, use of above-ground utilities and waiver of lot frontage requirement.

- / Conformance to the Flood Hazard Reduction Ordinance.
- / No vehicular access to Jones Boulevard from the abutting lots.
- Normal conditions 1-3

The applicant submitted new maps after the waivers were requested. The lots now exceed minimum area requirements and since parking will load from the alley in the rear, no lot frontage requirement is necessary. The request for above-ground electrical connections cannot be handled by the Planning Commission and will be on the Engineering Services agenda at the next Commission meeting.

9. Tentative Map - Cimarron Heights

- / Conformance to the conditions of approval for Z-66-81.
- / No vehicular access to Alta Drive and Cimarron Road from the abutting lots.
- / Wall statement
- / "L" type curb to be provided on subdivision entrance streets and on Alta Drive.
- / All R-CL lots to have a minimum 16' setback.
- / A waiver be permitted from the 30' lot frontage requirement on cul-de-sac lots, but that they not be less than 20'.
- Normal conditions 1-3

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10. Final Map - Cimarron Heights No. 1

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

11. VAC-5-83

- / One year to record statement
 - Standard conditions 1 - 3
- Staff recommends APPROVAL.

12. A-5-83

This annexation consists of 10 acres. The area has R-E County zoning with N-U as the City equivalent. Staff recommends APPROVAL.

14. Tentative Map - Greenwood Terrace

- / Approval of the plot plan review for Z-88-81.
- / Conformance to the conditions of approval for Z-88-81.
- / Provide a 6'x 6' site for a power transformer at the corner of Bonanza and Sandhill Roads as required by the Department of Engineering Services.
- / Provide a hydrology study as required by the Department of Engineering Services.
- / No vehicular access to Bonanza and Sandhill Roads from the abutting lots.
- / Wall statement
- / Extend a storm drain north on Sandhill Road to Winged Foot Avenue and install catch basins as required by the Department of Engineering Services.
- Normal conditions 1 - 3

15. Final Map - Greenwood Terrace Unit #1

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

HAN:cme

EXCERPT - CITY PLANNING COMMISSION MEETING - JUNE 9, 1983 - PAGE 1
Item No. 17. Z-51-83. Application of METROPOLITAN DEVELOPMENT CORPORATION for
reclassification of property generally located south of Alta Drive, between Rainbow
Boulevard and Lorenzi Boulevard, from R-1 to R-CL. Proposed Use: Medium Low Density
Detached Single-Family Residential.

ACTING CHAIRMAN MACK:

Item No. 17. Z-51-83, Application of Metropolitan Development Corporation for reclassification of property generally located south of Alta Drive, between Rainbow Boulevard and Lorenzi Boulevard, from R-1 to R-CL. Proposed Use: Medium Low Density Detached Single-Family Residential.

MR. FOSTER:

Not too long ago there was an application on this property for an R-PD18 and some P-R at the corner of Alta and Rainbow. That application was denied. You can see the subject site. Alta is along the north side and Rainbow along the west. The applicant is requesting R-CL zoning, which is for lots essentially 40 x 100 feet in size. It's a density of about 6.7 units per gross acre. There will be one and two story homes constructed, detached homes constructed, on the property. On the north side of Alta you see the two sites that were approved for R-CL zoning, essentially because the density is a slight increase over an R-1 zoning, which is the zoning that exists on this property. The lots on the east side of Lorenzi either back up or side on Lorenzi. The layout is a series of cul-de-sacs that will back up to Rainbow Boulevard and intersect Lorenzi Boulevard. It will also back up to Alta Drive to the north. Staff feels the density increase is relatively slight in this area. The type of use is essentially the same as the R-1 with it being detached single-family residences. For that reason, we recommend approval, subject to the following conditions: That it be by a Resolution of Intent with a twelve-month time limit. Conformance to the plot plan and elevations which reflect 16 foot front setbacks. Dedication of right-of-way for Alta Drive, 20 feet of right-of-way for Alta Drive, 30 feet of right-of-way for Lorenzi Boulevard and a radius corner at the intersection of Lorenzi and Alta as required by Engineering Services. Four, install street improvements on these boundary streets as required by Engineering Services. Approval of the drainage plan by Engineering Services. We have no protests on record.

G. C. WALLACE:

My name is G. C. Wallace. I'm a consulting engineer, 1100 East Sahara Avenue, representing the applicant. I just recapped several things that your staff just presented to you. As pointed out, recently you have approved, and the City Council has approved, R-CL lots on the north side of Alta, both on the east side of Rainbow and the west side of Rainbow. Also, as pointed out by staff, the lots that are opposite this proposed project across the street on Lorenzi, from this point to this point, all of these houses back up to Lorenzi. In fact, two of the lots are occupied by a reservoir, a tank, that the Las Vegas Valley Water District -- then there are three lots here that do side onto the project. We feel that this is a transition area from the R-1 to a very busy thoroughfare, Rainbow Boulevard, and we feel that the use of this land for the R-CL lots is

G. C. WALLACE:

very appropriate. It does conform, we believe, to the City of Las Vegas' General Plan. It does another thing that we think is very important these days to keep taxes down and that is that it accomplishes infill versus urban sprawl. When you have cases of urban sprawl and go out and out, then you, of course, have to extend utilities, services, etcetera, that become a heavier burden on the taxpayer, than if you have an infill situation. In this particular case, we're infilling. We have already development all the way around the project. There would be no extensions of any of the infra structure required, such as sewers, water lines, roads, power, sewer and gas. With regard to other services, there's a Metro substation located approximately a half a mile to the north. It's within the normal response time of two to three minutes from the existing fire station. It is also very close to the Rose Warren School that serves this residential neighborhood, and when we checked with the School District in February of this year, the enrollment at Ruth Warren, Rose Warren, 79.55% of capacity. The additional kindergarten to fifth grade students that would be generated by this proposed project, together with that current enrollment as of February, '83, still does not exceed the 97% capacity of the school, which is a criteria that the School District uses, so we don't have any burden on the School District. Here are renderings of the proposed houses. It shows four models, two story and single story. They will have tile roofs. The size will be up to about 1,500 square feet of living space, which excludes the garage. We think that they are very attractive units. We think that they will certainly not hurt the neighborhood and we respectfully request your favorable consideration.

ACTING CHAIRMAN MACK:

Thank you.

COMMISSIONER GUTHRIE:

Mr. Wallace, what size are the lots? Are they the 35 or the 40?

G. C. WALLACE:

They'll average about 40 x 100.

ACTING CHAIRMAN MACK:

Are there any other questions of the Commissioners? This is a public hearing. Anybody who is here in the room that would like to speak against this item, please come forward at this time. Please sign your name and address.

GAIL IVERSON:

My name is Gail Iverson. I live at 804 Connie Court. I'm right back next to the development of Spanos adjoining on Lorenzi backing up to the development. I have one question for staff. What's going between the black line and the pink?

MR. FOSTER:

To the south?

GAIL IVERSON:

Yes.

MR. FOSTER:

Nothing is proposed at this time.

GAIL IVERSON:

So you're leaving that an R-1 zone?

MR. FOSTER:

Yes, that will remain R-1.

GAIL IVERSON:

My concern, sir, is, I'm kind of nervous, I live right there on the corner with the orange. That was orange when I moved in there, which is a Spanos development. Being zoned R-4, I had no say as to what kind of intent, or what type of buildings, or how they put the buildings on. I have a two-story building within, I think, a 16 foot radius of the property line now existing. You're going to a higher density, to an R-CL from an R-1. If you go to a higher density on the R-CL's right there, leaving an R-1 buffer to the commercial, you know you're not going to do that. I know you're not going to do that. My concern is that they want it to be R-CL -- take them clear to the commercial. Why leave a buffer to come back in and say, "But, we've got R-CL's here. Now we need some buffers. How about some apartments? How about some condos? How about a higher density?" We have come down. We have proposed. We have talked. We have pleaded. We've grown short in numbers and very tired, but we're still concerned about our homes, about the way our neighborhood is developing, about the way -- the type of neighborhood we would like to live in, and I'm not trying to downgrade an R-CL; I think they're lovely homes. Metropolitan has a very nice development of R-CL's. I'm not knocking that. I am trying to keep the lowest possible density in my neighborhood to keep a family-oriented neighborhood as much as possible. I think that pieces have been left out. There is a bad road there. I don't know the width of it; I'm sure that Mr. Foster does. It's narrow. You're putting homes in there. I don't know how many homes would be recommended in that space, but you're putting them in there with a two-way road with parking to West Charleston. That's the way the traffic flow is going to go. My yard backs on that. That's extra noise. That's two lanes behind my house. Do I have people coming in the back yard trying to avoid other vehicles? The water tank that they seem to be obsessed with has been in that area for probably fifteen or twenty years on that particular lot by the Water District. We knew the water tank was there when we bought our homes there. I don't feel like that is an issue. I don't know why it reoccurs at hearings. I would request that you people take into consideration the

GAIL IVERSON:

rest of the zoning, the rest of the neighborhoods that do back up onto Lorenzi. Yes, we do, which I will also point out, at least on the other side. You gave a consideration to a buffer of R-1. If I look out my back yard, which I can do, I'm not going to see R-1. I'm going to see R-CL. I will probably even be glad to see R-CL, but I really believe I'm going to see condos or apartments because you are planning ahead. By the decision that you make today, you are setting a precedence for the next zoning application. It will not be for a lower density and I wish you would take this into consideration. Thank you.

ACTING CHAIRMAN MACK:

Thank you very much.

ART TAYLOR:

Yes, sir, my name is Art Taylor. I live at 204 Nunca, which is on the opposite side of the existing R-CL's that you've already zoned for. One of the concerns that I have here is that the City Council did make Lewis Homes, in the R-CL that is already existing there, to come up with the standard size. I believe, if I'm not mistaken, it was 980 square feet minimum. I didn't hear what Metropolitan was proposing for a minimum size. Whatever the minimum is for Lewis, I'd like to see that same minimum also proposed to Metropolitan. One of the concerns that I do have, and the gentleman that talked earlier about the School District, I'm sure all of you are aware that the School District is going to be suffering money-wise and so forth, and that 75% in February does not hold true today. They're going to be shorter on teachers. They're going to be shorter on equipment. They're going to be shorter on everything these next two years and I would like for you to consider that. In our conversations that we've had with the Metropolitan Police Department and the Fire Department, they do have some concerns about the density. Maybe staff gets different recommendations from the higher up in the Fire Department, but the lower down in Metro and the Fire Department, those people do have some concerns. Again, one of the problems that I see here is that people bought their property up there because it was R-1, and I'm sure that most of you have done the same thing. You've gone out and looked at a piece of property, you see it's R-1; therefore, you go ahead and buy your house there because everything around is R-1, and you turn around a year later, two years later, and they're changing it, they're putting in apartments, putting in condos, putting in commercial, putting whatever they so desire there. I don't believe that's exactly what people want and we're getting that reputation throughout the west here that "don't buy where there's vacant property because you don't know how it's going to be zoned." Since it is R-1, I would like to encourage you to leave it that way, and if you don't, then I would also like you to encourage Metropolitan to

ART TAYLOR:

at least abide by the same that Lewis Homes had to do with
an R-1 buffer and also the minimum size homes. Thank you.

ACTING CHAIRMAN MACK:

Thank you, Mr. Taylor. Anybody else like to speak in
opposition to this item?

DEBORAH BREZNEY:

My name is Deborah Brezney. My address is 6901 West
Prairie Way. I live on the south side of Alta. The
Citizens' Awareness Group of the Charleston Rainbow area
respectfully request your denial of the application of
Metropolitan Homes for reclassification of property located
at the southeast corner of Alta and Rainbow from its present
zoning of R-1 to R-CL. There are numerous reasons we could
give you for our request for denial, most of which you have
heard before. In the essence of saving time, we will be as
brief and as thorough as possible and present our primary
reasons in asking for your vote of denial. In October of
1982 Mr. Lewis of Lewis Homes requested reclassification of
property at the corner of Alta and Rainbow on the northeast
and northwest corners from R-1 to R-CL. The citizens of our
area were adamant in our request for denial of any such
rezoning. We had been told there would be a park at Alta
and Rainbow. There is no park. We were told there would be
an elementary school at Alta and Rainbow, there is no elementary
school. We were told there would be R-1 homes at Alta and
Rainbow. Suddenly we were told the possibility existed
that there would be R-CL's at Alta and Rainbow. We were
furious to say the least. We felt betrayed, as you no
doubt remember. We contacted the developer, Mr. Lewis,
not once, but three times. All three times Mr. Lewis met
with the citizens listening to our concerns. Although the
overwhelming majority of area residents were opposed to
R-CL, we did negotiate a plan that incorporated R-1 with
R-CL's. We did not want to accept R-CL's, but it was
apparent that the City Fathers felt a reclassification was
in order. On April the 20th, 1983, the Commissioners and
the Mayor unanimously voted to reclassify the property
at Alta and Rainbow to the R-1/R-CL plan. We have recently
been informed, and we can document the fact, that even
though Mr. Lewis requested and received a reclassification
of property at Alta and Rainbow to R-CL, he is in the
process of building R-1 homes because R-1 homes are selling.
There is a buyers' market for R-1 homes. May I submit this
to you? We applaud Mr. Lewis for meeting with us during
the past month. We appreciate Mr. Lewis returning our
telephone calls and for the professional manner in which
the entire rezoning matter was handled by the Lewis people.
We appreciate the fact that when we requested plot plans
and maps from the Lewis people, they were supplied by them,
knowing full well that we were opposed to their request for
reclassification. In January of 1983 Metropolitan Homes

DEBORAH BREZNEY:

requested a reclassification of property at Alta and Rainbow at the southeast corner from R-1 to R-PD18, which was subsequently denied by our City Fathers. During the request for rezoning by Metropolitan, several of us in the Awareness Group telephoned Metropolitan for information concerning their rezoning request. None of our telephone calls were returned. We left messages with a secretary of Metropolitan Homes concerning a neighborhood meeting held for informational purposes concerning their request for rezoning. No one from Metropolitan Homes appeared at the meeting. Mr. Wallace, their consulting engineer, came to our meeting. He was asked why no one from Metropolitan came. Mr. Wallace said he didn't know. When we attempted to obtain diagrams of the proposed rezoning site, the hassle we received could not be believed. We ended up at City Hall having the plot plan copied there at our expense. We question Metropolitan's motives for their current rezoning request. We felt that when Mr. Lewis was granted a reclassification from R-1 to R-CL, it was setting a precedent for the Alta/Rainbow area, and indeed it was. But now Mr. Lewis is admitting that the market for R-1 homes is there after all, and thus his plans for building them. Here you will notice the map that was approved in April, 1983, showing R-CL's. You have been submitted a map showing that he is building all R-1's there instead. That is on file at City Hall in the City Planning Department. However, that map came from Lewis Homes. We would ask that you see the logic of our reasoning and move for a denial of this rezoning attempt. If, however, you do not find yourselves in agreement with our reasoning, then we would ask that you request Metropolitan to go back to the drawing board and incorporate R-1's with their R-CL's. Mr. Lewis was more than supportive in his reclassification attempt with the citizens of Charleston/Rainbow. Can we ask any less from Metropolitan? They have not been supportive. They have not returned any of our telephone calls. They have not met with our Citizens Group and yet they ask us to take a step down from our current zoning of R-1 to R-CL. The economy is picking up. People are buying R-1's. If, however, a person wishes to buy an R-CL, there are numerous areas in the locale already zoned R-CL. We simply ask that R-1's be kept with R-1's. Thank you.

ACTING CHAIRMAN MACK:

Thank you. Is there anybody else who would like to speak against this item?

MAX IVERSON:

My name is Max Iverson. I live at 804 Connie Court. I just wanted to add my opposition and make one comment. I don't realistically believe that we are going to stop the rezoning. However, I would like to ask that Lorenzi be widened completely through rather than left a hodge podge. That piece of Lorenzi

MAX IVERSON: on south to Charleston, if that's left narrow, it's going to
be a real traffic mess in there.

ACTING CHAIRMAN MACK: Thank you. Mr. Wallace, do you have a rebuttal?

G. C. WALLACE: Also attending this meeting and who I was talking to is
Mr. Larry Canarelli, an officer of Metropolitan, and he
assured me that on this application nobody has called his
office. Yes, on the previous application that has been
alluded to this evening, there were calls, not only to
his office, but to my office, but on this application
before you tonight, nobody has contacted Metropolitan
or myself. In fact, I checked with the staff approxi-
mately three or four days ago because I asked the staff
if there had been any petitions or had anybody called.
I made an assumption. I thought that the R-CL's, which
had been approved for Lewis and appeared to be something
that would be acceptable in this neighborhood, would be
satisfactory and really when I heard no comments or
information from the protestants, I assumed that they
were not objecting to that. Obviously, that was a mis-
take on my part. The improvement of Lorenzi, it is
destined to be a 60 foot boulevard. It is only half
improved now. Obviously, the developer would improve
that half which is contiguous to his development. With
regards to the buffer and the R-1 that was mentioned
and alluded to with regards to Lewis, there are different
conditions there. You have conditions where the homes
are backing up, the proposed homes were backing up to
existing homes. You had a case where the new homes were
going to be across the street and the homes across the
street, existing homes, were facing the new homes. Those
are different conditions that, because of those conditions,
it's why the City felt, in those particular cases, an R-1
buffer was called for. We don't feel like we have those
conditions on our application. Those are my comments.

COMMISSIONER JOHNSTON: I have a question of Mr. Wallace. Who owns the property
to the south?

G. C. WALLACE: That's owned by Metropolitan.

COMMISSIONER JOHNSTON: Metropolitan will then improve that street all the way
down to Charleston Boulevard?

G. C. WALLACE: No, no. The tank that you see which is commercial,
presently zoned commercial, I assume under Resolution
of Intent or permanent, but anyway, Metropolitan owns
down to the pink.

COMMISSIONER JOHNSTON: That's what I'm talking about. You would go all the way down to the commercial zone, probably with the improvement of Lorenzi.

G. C. WALLACE: That's basically outside the limits of this project and we'd rather not.

COMMISSIONER JOHNSTON: If you've driven down that street, it is a little tough to get down, and if you're going to put that much more traffic on to it, what would be -- it would seem feasible to me to develop the street all the way down.

G. C. WALLACE: To the commercial.

COMMISSIONER JOHNSTON: Yes.

G. C. WALLACE: Could we do it this way because we don't know how that property will develop and what type of curb cuts, etcetera, might be required, is it agreeable to pave the additional required paving, say up to a point of about a foot or two foot where the ultimate curb is going to go and that would give the people the needed width for travel down to the commercial.

COMMISSIONER COLEMAN: Why didn't Spanos have to put part of that in.

G. C. WALLACE: The east side of the street is in.

COMMISSIONER COLEMAN: I couldn't remember whether it was in or not.

G. C. WALLACE: Yes, it's in.

COMMISSIONER GUTHRIE: Mr. Wallace, what do you think Metropolitan will do with that particular piece of property to the south, to answer Mrs. Iverson's question?

G. C. WALLACE: We really see that property as being higher density and at some future time, and I don't know when that would be, I think that we would envision submitting an application for something a higher density than the R-CL. If that would be denied, let me say this, that any subsequent application on that property which is denied, then it could be developed as R-1, or we could submit an application at a later time for R-CL, and you could continue this same type of street pattern down then to the commercial.

COMMISSIONER COLEMAN: That would seem logical to me. If we're going to start it here, or if it is started here, then it should continue as far as the commercial because an R-CL is as good against a commercial as anything else.

- G. C. WALLACE: Right across the street you have something that's a lot greater than R-CL, the orange. We'd be down opposite that property.
- COMMISSIONER COLEMAN: Just partially.
- ACTING CHAIRMAN MACK: Anymore questions? There's one question I want to ask of Mr. Wallace. What would the minimum size of your houses be?
- G. C. WALLACE: The minimum size house is 922 square feet. In that regard, I'd like to point out that the homes on the east side of this project are Sprout Homes that were built in the early 60's. In fact, I was working for the developer at that time. Many of those homes are comparable to the size we are talking about here. Many of those homes have single carports. We're talking about a home, as I said, the smallest of which would be 922 up to 1,545 square feet. They are quality homes. They'll have tile roofs, which I think everybody has learned to appreciate in Las Vegas. There will be quality certainly in these homes.
- ACTING CHAIRMAN MACK: Thank you. Mrs. Brezney.
- DEBORAH BREZNEY: Several members of the Citizens' Awareness Group as well as myself have heard Mr. Wallace state that he cannot see residential at Alta and Rainbow -- he simply cannot see it, but it's interesting to note that he is engineering it, Number 2, in meeting with Mr. Lurie, Commissioner Lurie, I stated one evening that I really felt that he should make developers at Alta and Rainbow aware that there is a Citizens' Awareness Group and we would be willing to meet with the developer and that he should contact Metropolitan on our behalf to tell them that we would be willing to meet with them and Commissioner Lurie informed me that he had indeed contacted Metropolitan and told them that they should meet with the citizens in our area to get our input into it. In answer to your question as to why you feel there is a certain amount of property left R-1, I'll tell you how we feel. We feel it is deliberate so that the developer can come back at a later time and can rezone that for a higher density and then a developer can come in to the southwest corner of Alta and Rainbow and say "Well, gee, we have higher density over here. How about keeping with the area? We'll just put a higher density." Suddenly we have spot zoning. We have R-CL's. We have perhaps a higher density, as Mr. Wallace has indicated. We have R-1's. We prefer to keep the area R-1 as we were promised it would be. Last, but not least, Mr. Wallace mentioned smaller homes that already exist

DEBORAH BREZNEY: on the east side of Lorenzi and none of those homes are under 1,200 square feet. I believe he said he was going to start at 900 square feet.

COMMISSIONER GUTHRIE: Mrs. Brezney, who made all these promises to you about schools and parks, R-1?

DEBORAH BREZNEY: Sales people for Lewis and sales people for Sproul and in our numerous ventures out to get protests of signatures on previous rezoning matters, we have met with numerous people who said "Gee, when I moved here, my child was two years old and I bought this home because I was told there would be an elementary school there." It's unfortunate --

COMMISSIONER GUTHRIE: Did you see the school dedicated on a plat map anywhere?

DEBORAH BREZNEY: You know, we believed what we were told. No, we did not. We have certainly learned that we have to see it in writing and we can't trust anybody.

COMMISSIONER GUTHRIE: I've known salesmen to be dishonest.

DEBORAH BREZNEY: Do you have any other questions?

ACTING CHAIRMAN MACK: No, thank you. I'll declare the public hearing closed. Is there any discussion on this item? The Chair will entertain a motion.

COMMISSIONER JOHNSTON: I'm going to make a motion for APPROVAL of the application, subject to conditions of staff, and also the condition that the paving of Lorenzi Boulevard be completed all the way to the commercial piece.

ACTING CHAIRMAN MACK: Is that without the curb then?

COMMISSIONER JOHNSTON: Without the curb; just the paving.

ACTING CHAIRMAN MACK: It would get down to a 30 foot street at the commercial area, but then it's not -- at Charleston, the only thing, it's not his property to develop, so there's not much he can do about that. Please cast your votes on the motion. Let the record show that has been APPROVED with Mr. Kennedy voting in opposition to the approval. That item will be heard at the City Commission on July the 6th at 2 P.M.

COMMISSIONER JOHNSTON: Voting was as follows:
"AYES" Acting Chairman Mack, Mrs. Johnston,
Mr. Guthrie, Mrs. Coleman
"NOES" Mr. Kennedy
Motion for APPROVAL carried by a 4/1 vote.
(Chairman Bugbee and Mrs. Tracy were excused from the meeting.)