

A G E N D A

CITY PLANNING COMMISSION

JUNE 28, 1983

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

ROLL CALL:

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

MINUTES: Approval of the May 12, 1983 City Planning Commission
minutes.

NEW BUSINESS:

1. TENTATIVE MAP
WORTHEN ESTATES

Property generally located on the north side of
Westcliff Drive, west of Buffalo Drive, N-U Zone
(proposed R-1).
Owner/Subdivider: Richard G. Worthen Family Trust
No. of Acres: 5 No. of Lots: 14

2. FINAL MAP
WORTHEN ESTATES

Property generally located on the north side of
Westcliff Drive, west of Buffalo Drive, N-U Zone
(proposed R-1).
Owner/Subdivider: Richard G. Worthen Family Trust
No. of Acres: 5 No. of Lots: 14

3. TENTATIVE MAP
RAINBOW-ALTA

Property generally located on the south side of
Alta Drive between Rainbow Boulevard on the west and
Lorenzi Street on the east, R-1 Zone (proposed R-CL).
Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 16.77 No. of Lots: 127

4. Z-47-78
REINSTATEMENT
AND EXTENSION
OF TIME

Request of NEVADA SAVINGS AND LOAN ASSOCIATION
for a Reinstatement and Extension of Time on property
generally located on the north side of Alexander
Road, east of Lorenzi Boulevard, R-E Zone (under
Resolution of Intent to R-1).

5. TENTATIVE MAP
MIRAMONTE ESTATES
NORTH UNIT 4

Property generally located on the northeast corner
of Alexander Road and Lorenzi Boulevard, R-E Zone
(under Resolution of Intent to R-1).
Owner: Nevada Savings and Loan Assoc.
Subdivider: Nevada Young American Homes
No. of Acres: 10.6 No. of Lots: 45

6. VAC-6-83

Petition of Vacation submitted by VAN H. AND PHYLLIS
LEAVITT to vacate the south 14' of a 20' wide utility
easement generally located 130' north of the north
right-of-way line of Charleston Boulevard and approxi-
mately 200' west of the west right-of-way line
of Moonlight Drive.

7. STREET NAME CHANGE Request of THE UNITED STATES POSTAL SERVICE for a "Street Name Change" from Florence Avenue to Cool Valley Drive, between Lamb Boulevard on the west and Page Street on the east.
8. Z-53-83 Application of PORTER CONSTRUCTION COMPANY for reclassification of property generally located on the southeast corner of Owens Avenue and Sandhill Road, from R-E (under Resolution of Intent to C-1 and R-PD15) to R-PD15.
Proposed Use: Medium Density Attached Single Family Residential Planned Development
9. TENTATIVE MAP SANDHILL VILLAS Property generally located on the southeast corner of Owens Avenue and Sandhill Road, R-E Zone (under Resolution of Intent to C-1 and R-PD15) (proposed R-PD15).
Owner/Subdivider: Porter Construction Co.
No. of Acres: 5.6 No. of Lots: 88
10. Z-52-83 Application of CHARLES AND JOYCE MUSSER for reclassification of property located at 4300 Mountain View Boulevard, from R-E to R-D.
Proposed Use: Single Family Residential
11. AV-3-83 Request of CHARLES AND JOYCE MUSSER for an Administrative Variance to allow a single family residence on a 10,937 square foot lot where 11,000 square feet is required on property located at 4300 Mountain View Boulevard, R-E Zone (proposed R-D).
12. Z-54-83 Application of JAMES A. BLACK for reclassification of property generally located south of Lake Mead Boulevard, between Gregory Street and Commerce Street, from C-2 to R-3.
Proposed Use: Medium High Density Residential (Apartments)
13. Z-55-83 Application of BARRY D. LEAVITT, ET AL for reclassification of property generally located on the north side of Charleston Boulevard, west of Moonlight Drive, from R-3 to C-1.
Proposed Use: Automobile Lubrication Facility and Customer Operated Car Wash
14. Z-42-83 Application of DALE ANDERSON, ET AL for reclassification of property generally located on the east side of Michael Way, between Smoke Rancho Road and Auburn Avenue, from R-E to R-D.
Proposed Use: Low Density Residential
- REFERRED BACK FROM CITY COMMISSION

15. SH-1-83

SIGN HEIGHT
REVIEW

Request of DONREY OUTDOOR ADVERTISING COMPANY for
a Sign Height Review to allow an off-premise sign
to a height of 60' on property generally located
on the southwest corner of Meade Avenue and Rancho
Drive, M Zone.

16. SH-2-83

SIGN HEIGHT
REVIEW

Request of DONREY OUTDOOR ADVERTISING COMPANY for
a Sign Height Review to allow an off-premise sign
to a height of 55' on property located at 944 East
Sahara Avenue, C-1 Zone.

SUPPLEMENTAL AGENDA
CITY PLANNING COMMISSION

JUNE 28, 1983

1. FINAL MAP
Property generally located on the northeast corner of Jones Boulevard and Eugene Avenue, Charleston Heights, R-3 Zone.
TRACT #50J
Owner/Subdivider: Alvernie Apartments, Inc.
No. of Acres: 4.2 No. of Lots: 19

2. FINAL MAPS
Property generally located on the southeast corner of Owens Avenue and Sandhill Road, R-E Sandhill Villas, R-PD15 Zone (under Resolution of Intent to C-1 and R-PD15) (proposed R-PD15).
UNITS 1 THRU 6
Owner/Subdivider: Porter Construction Co.
Unit #1 No. of Acres: .78 No. of Lots: 14
Unit #2 No. of Acres: .87 No. of Lots: 14
Unit #3 No. of Acres: .94 No. of Lots: 16
Unit #4 No. of Acres: .79 No. of Lots: 14
Unit #5 No. of Acres: .79 No. of Lots: 14
Unit #6 No. of Acres: 1.05 No. of Lots: 16

3. A-6-83(A)
Petition of Annexation submitted by WESTERN HOLDING COMPANY to annex property generally located at the northwest corner of El Parque Avenue and Decatur Boulevard, containing approximately 5 acres.

4. AR-4-83
AESTHETIC REVIEW
Request of GAIL "BUD" GIBSON for an Aesthetic Review to allow an addition on the rear 20' of the property located at 1914 S. Highland Drive, M Zone.

5. Z-63-79
EXTENSION OF TIME
Request of DANIEL P. FREDLUND for an Extension of Time on property generally located on the southeast corner of 11th Street and Marlin Avenue, R-2 Zone (under Resolution of Intent to R-3).

6. AR-5-83
AESTHETIC REVIEW
Request of GOLDEN NUGGET HOTEL for an Aesthetic Review to construct a high-rise hotel addition on property located at 129 E. Fremont Street, C-2 Zone.

7. Z-11-83

PLOT PLAN
REVIEW

Request of MINIT-LUBE for a Plot Plan Review on property generally located on the north side of Sahara Avenue, between Las Verdes and Valley View Boulevard, C-C Zone (under Resolution of Intent to C-1).

8. Z-19-82

REINSTATEMENT
AND EXTENSION
OF TIME

Request of DENNIS PULSIPHER AND KENT GREENE for a Reinstatement and Extension of Time on property located at 2022 W. Bonanza Road, R-E Zone (under Resolution of Intent to R-3).

9. Z-100-64(40)

PLOT PLAN
REVIEW

Request of NORMAN TY HILBRECHT for a Plot Plan Review to construct an addition on property generally located on the east side of Casino Center Boulevard, between Garces Avenue and Gass Avenue, C-2 Zone.

Linda

NOTICE OF PUBLIC HEARING

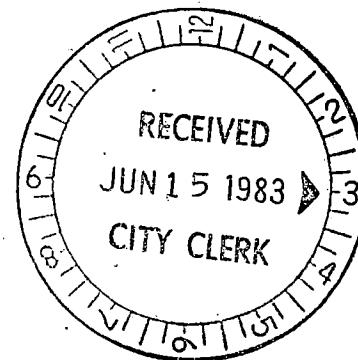
JUNE 28, 1983

Notice is hereby given that on June 28, 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-52-83

CHARLES AND JOYCE MUSSER FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 4300 MOUNTAIN VIEW BOULEVARD.
FROM: R-E (RESIDENCE ESTATES)
TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE SOUTH HALF (S $\frac{1}{2}$) OF LOT THREE (3)
IN BLOCK ONE (1) OF ARTESIAN HEIGHTS
TRACT #1.



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

A handwritten signature in black ink, appearing to read "Harold P. Foster".

HAROLD P. FOSTER, DIRECTOR

HPF:cme

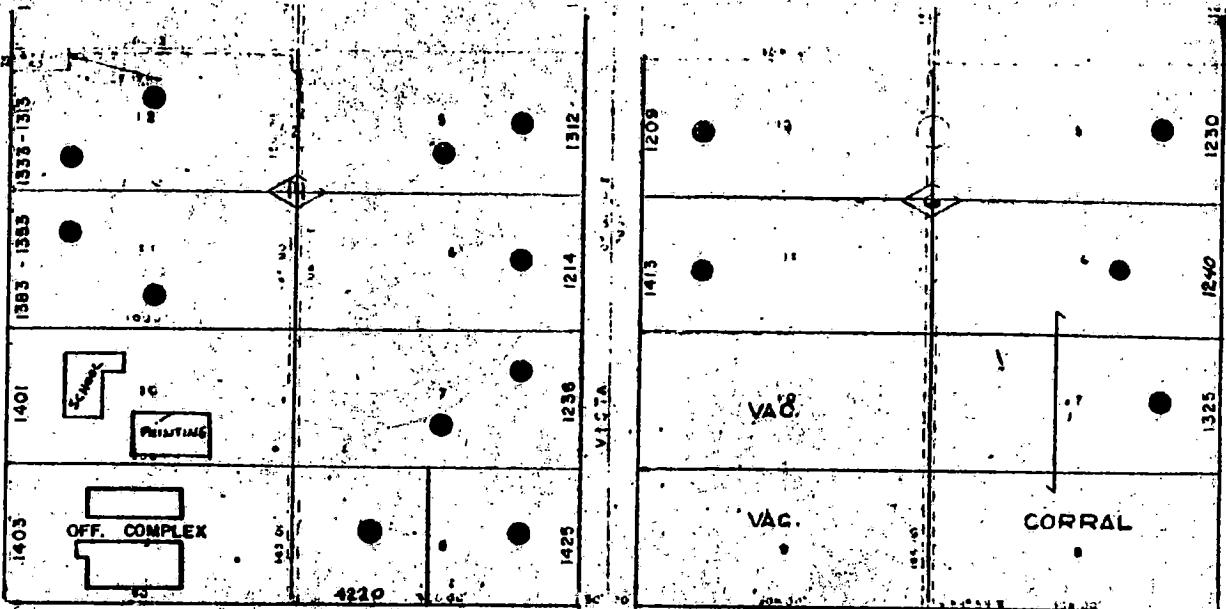
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE)

4465

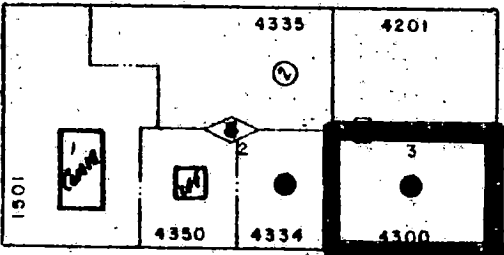
4501
WOOLCO
DEPT. STORES

PARKING



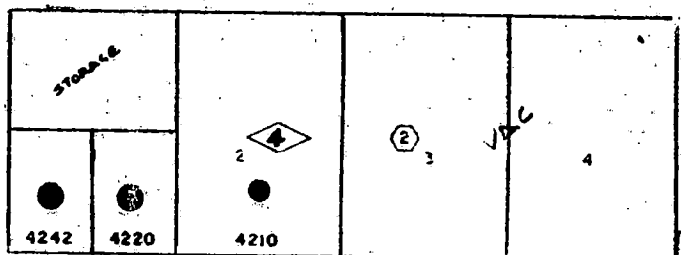
DEL REY AVE

ARVILLE ST



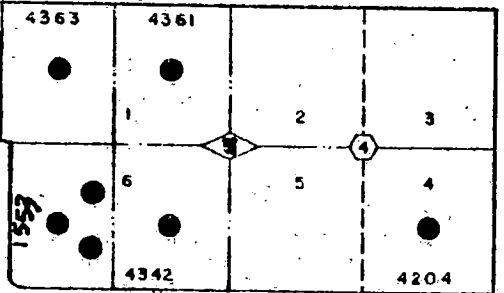
MOUNTAIN VIEW BLVD

DR



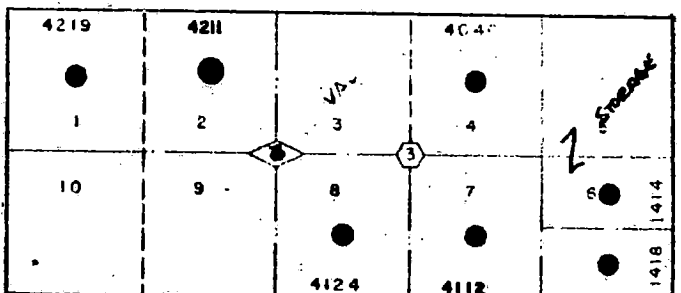
ST

HINSON ST

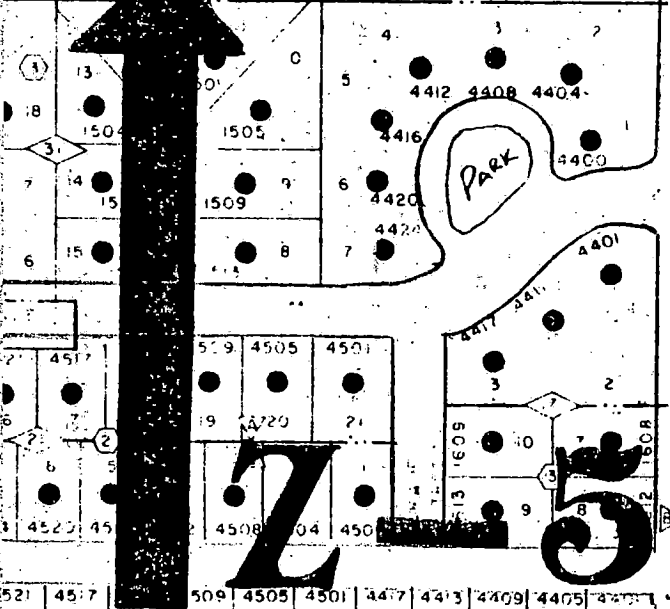
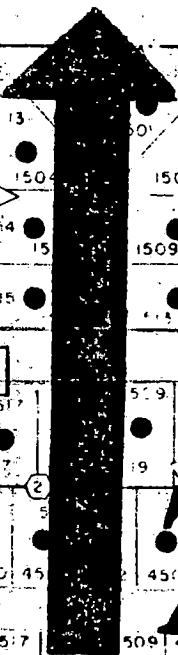


DEL MONTE AVE

VISTA



N



Z-52-83

NOTICE OF PUBLIC HEARING

JUNE 28, 1983

Notice is hereby given that on June 28, 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-53-83

PORTER CONSTRUCTION COMPANY FOR
RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTHEAST
CORNER OF OWENS AVENUE AND SANDHILL
ROAD.

FROM: R-E (RESIDENCE ESTATES) (UNDER
RESOLUTION OF INTENT TO R-PD15
AND C-1)

TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY ATTACHED SINGLE
FAMILY RESIDENTIAL PLANNED
DEVELOPMENT

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

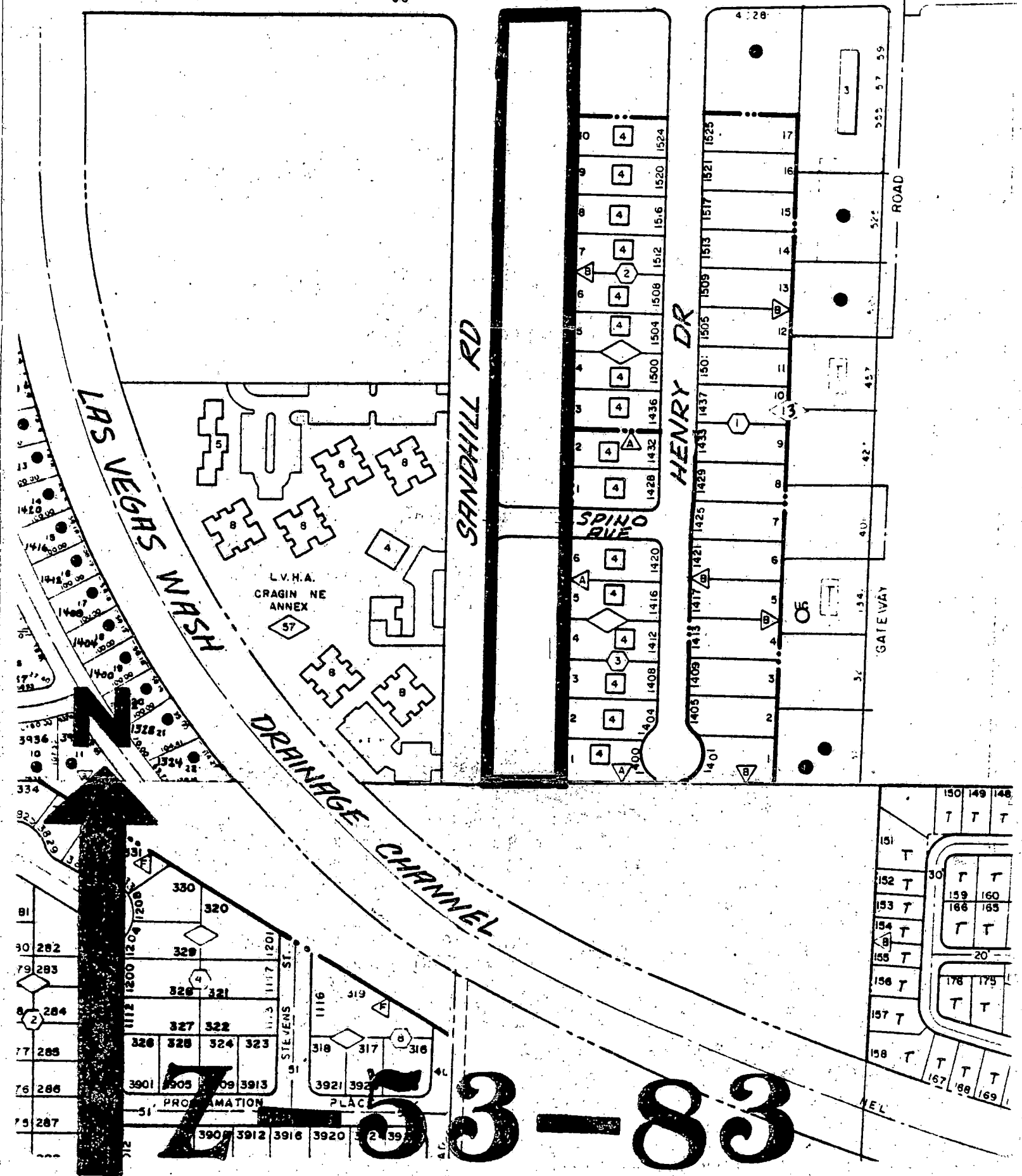

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

OWENS AVE



753-83

NOTICE OF PUBLIC HEARING-

JUNE 28, 1983

Notice is hereby given that on June 28, 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-54-83

JAMES A. BLACK FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED SOUTH OF
LAKE MEAD BOULEVARD, BETWEEN GREGORY
STREET AND COMMERCE STREET.

FROM: C-2 (GENERAL COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

← NORTH LAS VEGAS →

LAKE MEAD BLVD

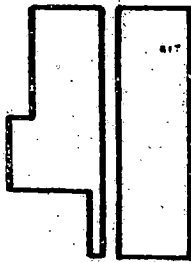
ELLIOT AVE

PERKINS CIRCLE

ALEXANDER AVE

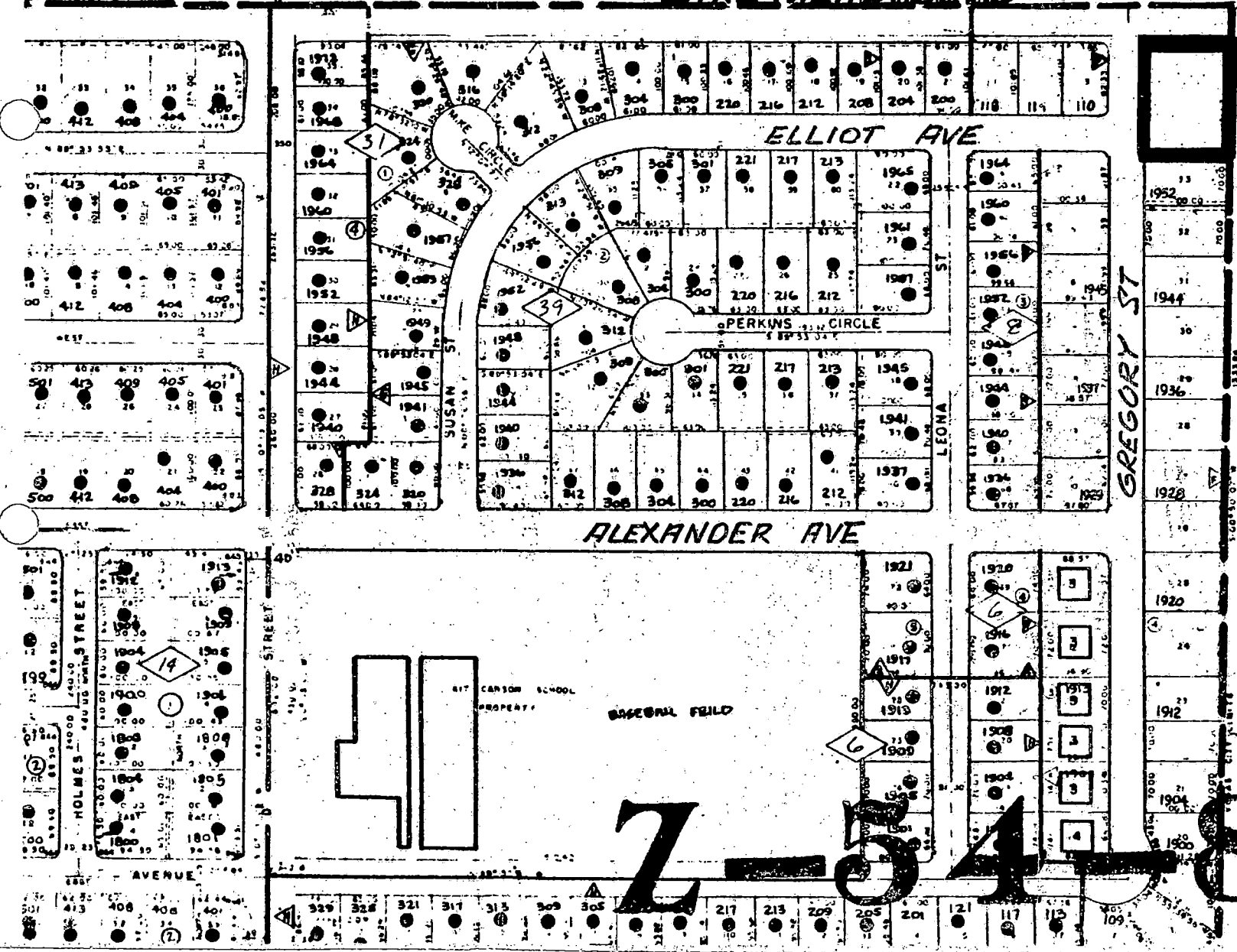
GREGORY ST

COMMERCE ST



417 CARSON SCHOOL PROPERTY
BASEBALL FIELD

7-54-83



NOTICE OF PUBLIC HEARING

JUNE 28, 1983

Notice is hereby given that on June 28, 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-55-83

BARRY D. LEAVITT, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTH
SIDE OF CHARLESTON BOULEVARD, WEST OF
MOONLIGHT DRIVE.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: AUTOMOBILE LUBRICATION FACILITY
AND CUSTOMER OPERATED CAR WASH

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

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

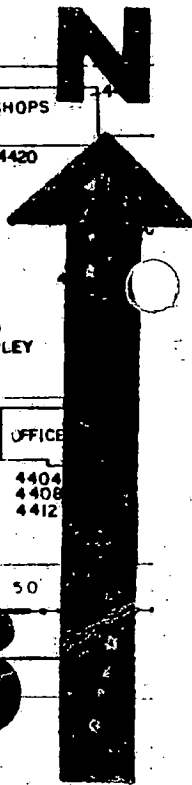
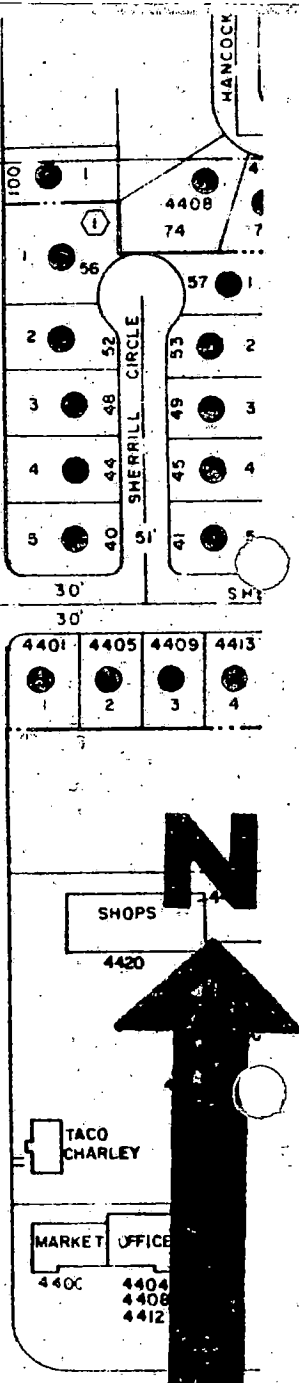
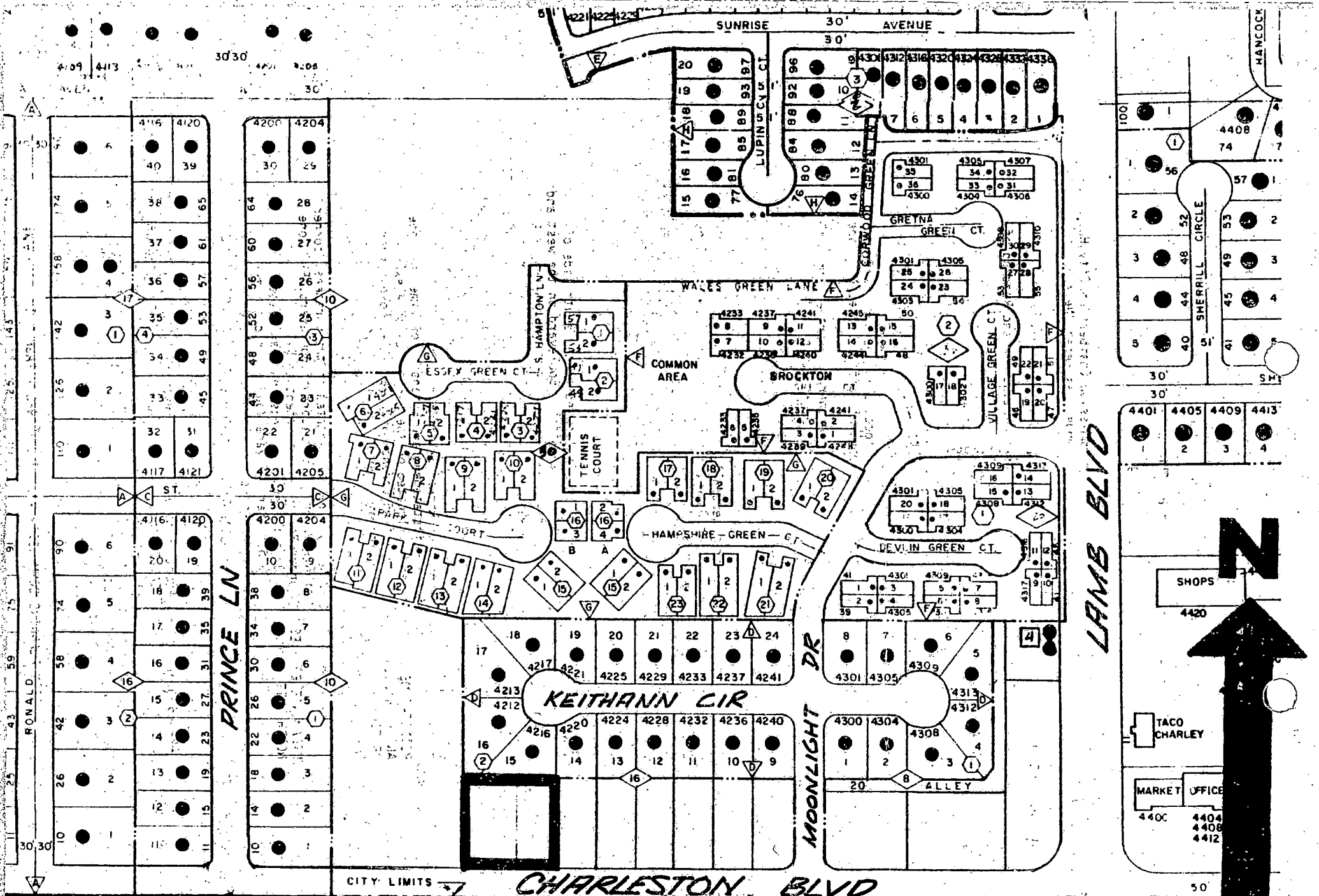
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



7-55-83

MINUTES

CITY PLANNING COMMISSION

JUNE 28, 1983

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Bugbee in the Commission Chambers at City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Chairman Bugbee
Mrs. Tracy
Mr. Johnston
Mr. Mack
Mr. Guthrie

EXCUSED:

Mrs. Coleman
Mr. Kennedy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community
Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Silviu Nemeth, Assistant 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:

MR. MACK made a Motion for APPROVAL of the Minutes for the May 12, 1983 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP

WORTHEN ESTATES

APPROVED

Property generally located on the north side of Westcliff Drive, west of Buffalo Drive, N-U Zone (proposed R-1).
Owner/Subdivider: Richard G. Worthen Family Trust
No. of Acres: 5 No. of Lots: 14

MR. NULL stated there is an easement for utilities and roadway purposes across the north and east sides. Therefore, staff would recommend the following conditions:
1) No vehicular access to Westcliff Drive from the abutting lots, 2) Wall statement, and 3) Applicant to submit a Vacation petition for road easements on the north and east property lines. With these conditions, and the normal conditions, staff would recommend approval.

STEVEN M. TERRY, 513 North 15th Street, appeared for the applicant stating they have a Notice of Vacation in process at the present time.

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

Voting was as follows:

1. TENTATIVE MAP
(Continued)

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

Motion for APPROVAL carried unanimously.

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

2. FINAL MAP
WORTHEN ESTATES
APPROVED

Property generally located on the north side of Westcliff Drive, west of Buffalo Drive, N-U Zone (proposed R-1).
Owner/Subdivider: Richard G. Worthen Family Trust
No. of Acres: 5 No. of Lots: 14

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.

STEVEN M. TERRY, 513 North 15th Street, appeared for the applicant.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

3. TENTATIVE MAP
RAINBOW-ALTA
APPROVED

Property generally located on the south side of Alta Drive between Rainbow Boulevard on the west and Lorenzi Street on the east, R-1 Zone (proposed R-CL).
Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 16.77 No. of Lots: 127

MR. NULL stated staff would recommend the following conditions: 1) Approval of zoning application Z-51-83, 2) Conformance to the conditions of approval for Z-51-83, 3) No vehicular access to Rainbow Boulevard and Alta Drive from the abutting lots, and 4) Wall statement. With these conditions, and the normal conditions, staff would recommend approval. A waiver will be necessary for the length of the cul-de-sac which exceeds the design requirements. Also, a waiver will be necessary for the distance of the center line off-set for Bellingham Circle and Burgundy Way which does not meet the design requirements. Staff would recommend approval of the waivers.

G. C. WALLACE, consulting engineer, 1100 East Sahara Avenue, appeared for the applicant. They are in accord with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map

3. TENTATIVE MAP
(Continued)

for Rainbow-Alta, subject to staff's conditions and the waivers.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. Z-47-78
REINSTATEMENT
AND EXTENSION
OF TIME

Request of NEVADA SAVINGS AND LOAN ASSOCIATION for a Reinstatement and Extension of Time on property generally located on the north side of Alexander Road, east of Lorenzi Boulevard, R-E Zone (under Resolution of Intent to R-1).

APPROVED

MR. NULL stated this is the first request for a reinstatement and extension of time. Staff would recommend approval with the following conditions: 1) This extension shall apply to the balance of the property north of Alexander Road only and that shall be extended to July 20, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

EDMUND WOJCIK, 4601E West Sahara Avenue, appeared to represent the applicant. They are in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of Z-47-78, Reinstatement and Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. TENTATIVE MAP
MIRAMONTE ESTATES
NORTH UNIT 4

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

Owner: Nevada Savings and Loan Assoc.
Subdivider: Nevada Young American Homes
No. of Acres: 10.6 No. of Lots: 45

APPROVED

MR. NULL stated this is the last area to be subdivided. Staff would recommend the following conditions: 1) Approval of the reinstatement and extension of time for Z-47-78, 2) Conformance to the conditions of approval for Z-47-78, 3) No vehicular access to Alexander Road and Lorenzi Boulevard from the abutting lots, and 4) Wall statement. With these conditions, and the normal conditions, staff would recommend approval. Also, a waiver will be necessary for the length of Block A which exceeds the design requirement. Staff would recommend approval of the waiver.

EDMUND WOJCIK, 4601E West Sahara Avenue, appeared to represent the applicant. They are in agreement with staff's requirements.

5. TENTATIVE MAP
(Continued)

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Miramonte Estates North Unit 4.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

6. VAC-6-83
APPROVED

Petition of Vacation submitted by VAN H. AND PHYLLIS LEAVITT to vacate the south 14 feet of a 20 foot wide utility easement generally located 130 feet north of the north right-of-way line of Charleston Boulevard and approximately 200 feet west of the west right-of-way line of Moonlight Drive.

MR. NULL stated this Vacation consists of the south 14 feet of a 20 foot alley behind commercial stores. Staff would recommend approval with the following conditions: 1) If the Order of Vacation is not recorded within one year after approval by the City Commission or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, 2) and the standard conditions.

ROGER MAURER, 4000 West Mountain View Boulevard, appeared for the applicants. They are in agreement with staff.

BARRY LEAVITT, 4901 West Desert Inn Road, appeared to represent the two property owners directly west of this application. He submitted a letter stating they are in favor of this application and requested their names be applied to this application.

MR. NULL stated due to time constraints, it would not be feasible to include these two property owners on this application. They would have to submit their own application for consideration.

MR. JOHNSTON made a Motion for APPROVAL of VAC-6-83, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. STREET NAME CHANGE
ABEYANCE

Request of THE UNITED STATES POSTAL SERVICE for a Street Name Change from Florence Avenue to Cool Valley Drive, between Lamb Boulevard on the west and Page Street on the east.

MR. NULL stated staff would like to request this item be held in abeyance until the July 14, 1983 City Planning Commission for further processing.

7. STREET NAME CHANGE
(Continued)

MR. GUTHRIE made a Motion for ABEYANCE of the Street Name Change.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

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

8. Z-53-83
APPROVED

Application of PORTER CONSTRUCTION COMPANY for reclassification of property generally located on the southeast corner of Owens Avenue and Sandhill Road, from R-E (Residence Estates) (under Resolution of Intent to R-PD15 and C-1), to R-PD15 (Residential Planned Development).

Proposed Use: Medium Density Attached Single-Family Residential Planned Development

MR. FOSTER stated there is R-PD15 approved on the south portion of this property. The north portion is under Resolution of Intent to C-1 at the corner of Owens and Sandhill. There is a similar pattern to the east zoned R-2 and developed into fourplexes. This project will be 88 one-story condominiums. The application is compatible with the surrounding area. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to provide a 5 foot setback of the patio fences along Sandhill Road for landscaping, relocation of the trash enclosure on Owens Avenue to the interior for screening, provision of a two-way driveway to Sandhill Road bisecting the 800 foot block, 3) Dedication of a 25 foot radius corner at the intersection of Owens Avenue and Sandhill Road as required by the Department of Engineering Services, 4) Install improvements on Owens Avenue and Sandhill Road as required by the Department of Engineering Services, 5) Approval of the drainage plan by the Department of Engineering Services, and standard conditions 5 through 8. Staff does not have any protests from the advertised public hearing.

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

MR. MACK made a Motion for APPROVAL of Z-53-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

9. TENTATIVE MAP
SANDHILL VILLAS
APPROVED

Property generally located on the southeast corner of Owens Avenue and Sandhill Road, R-E Zone (under Resolution of Intent to C-1 and R-PD15) (proposed R-PD15).
Owner/Subdivider: Porter Construction Company
No. of Acres: 5.6 No. of Lots: 88

MR. NULL stated this is the tentative map for Z-53-83. Staff would recommend the following conditions: 1) Approval of zoning application Z-53-83, 2) Conformance to the conditions of approval for Z-53-83, 3) No vehicular access to Owens Avenue and Sandhill Road from the abutting lots, and 4) Wall statement. With these conditions, and the normal conditions, staff would recommend approval.

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

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

(Item No. 2, Supplemental Agenda, Final Maps for Sandhill Villas Units 1 thru 6, was heard at this time.)

10. Z-52-83
APPROVED

Application of CHARLES AND JOYCE MUSSER for reclassification of property located at 4300 Mountain View Boulevard, from R-E (Residence Estates) to R-D (Single-Family Residence, Restricted).
Proposed Use: Single-Family Residential

MR. FOSTER stated this is located in the Hinson Heights subdivision. There is R-E and R-D zoning in the area. This parcel is to be divided into two lots. The accessory building is the garage and will be located in the side yard with the legal front on Mountain View; whereas, previously the front of this lot was on Vista. Accessory buildings can only be in the rear yard. If the applicant connects this garage to his house, it will be considered part of the house. The two lots will be slightly undersized in terms of square footage and lot width that is needed in the R-D Zone. There are Administrative Variance provisions, which will be taken up under the next item on this agenda. There is a 1% deviation in the area and 3% deviation in the frontage. Staff would recommend approval of this application, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of Administrative Variance application AV-3-83, 3) Recording of a parcel map to divide the two lots, 4) Attachment of the garage to the main building by means of a breezeway, 5) Dedication of a 15 foot radius at the intersection of Mountain View Boulevard and Vista Drive as required by the Department of Engineering Services, and 6) Enter into an Assessment District Agreement for installation of street improvements on Vista Drive and Mountain View Boulevard as required by the Department of Engineering Services. Staff has one protest on record.

The applicant was not present at this time.

10. Z-52-83

(Continued)

MR. MACK made a Motion for ABEYANCE of Z-52-83 because the applicants were not present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

(This item was again heard after Item 9, Z-100-64(40), Plot Plan Review.)

CHARLES MUSSER appeared for the application. They are in agreement with staff's conditions, which Mr. Foster reviewed for Mr. Musser.

No one was present in opposition.

MR. MACK made a Motion for APPROVAL of Z-52-83, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

11. AV-3-83

APPROVED

Request of CHARLES AND JOYCE MUSSER for an Administrative Variance to allow a single-family residence on a 10,937 square foot lot where 11,000 square feet is required on property located at 4300 Mountain View Boulevard, R-E Zone (proposed R-D).

MR. FOSTER stated staff would recommend approval, subject to: 1) Approval of and conformance to the conditions of Z-52-83.

CHARLES MUSSER appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of AV-3-83, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

12. Z-54-83

APPROVED

Application of JAMES A. BLACK for reclassification of property generally located south of Lake Mead Boulevard between Gregory Street and Commerce Street, from C-2 (General Commercial) to R-3 (Limited Multiple Residence)
Proposed Use: Medium-High Density Residential (Apartments)

12. Z-54-83

(Continued)

MR. FOSTER stated this is on the east side of Gregory just south of Lake Mead Boulevard. There is R-3 zoning to the south. To the east across Commerce is North Las Vegas and to the north is also North Las Vegas. This is down zoning of the property. They are proposing two 2-story fourplexes. There will be adequate off-street parking and landscaping. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks, 3) Recording of a parcel map, 4) Dedication of a 10 foot right-of-way for Lake Mead Boulevard and radius at the intersection of Lake Mead Boulevard and Gregory Street and Lake Mead Boulevard and Commerce Street as required by the Department of Engineering Services, and standard conditions 2 through 8. Staff does not have any protests on record.

JAMES BELLER, 333 Rancho Road, appeared for the applicant. They are in agreement with staff's recommendations.

JACK DELFANTE, 1717 Ryan Avenue, appeared in protest. He requested a block wall be constructed along Commerce Street rather than the wooden fence that is proposed.

JAMES BELLER said they would be willing to construct a block wall along Commerce Street.

MR. JOHNSTON made a Motion for APPROVAL of Z-54-83, subject to staff's conditions and a block wall be erected along Commerce Street.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

13. Z-55-83

APPROVED

Application of BARRY D. LEAVITT, ET AL for reclassification of property generally located on the north side of Charleston Boulevard, west of Moonlight Drive, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial).
Proposed Use: Automobile Lubrication Facility
and Customer-Operated Car Wash

MR. FOSTER stated the parcel immediately east of this property had been approved for commercial earlier this year. The pattern has been to commercial on this segment of Charleston Boulevard. The parcel backs up to R-1 to the north. There is vacant R-1 to the west. To the south is County property. The applicant is proposing an automobile lubrication facility and car wash. Parking will be on the front portion and parking to the rear with two driveways off Charleston Boulevard with landscaping across the front. This type of use requires a Use Permit, but in the City ordinance it may be approved under the zoning action if the use is advertised, which staff has done. The Use Permit is to determine if the use would be compatible for this area. Staff feels the zoning and the use are compatible and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Provision of a 6 foot block wall along the north property line, 3) Install a sidewalk on Charleston Boulevard as

13. Z-55-83
(Continued)

required by Engineering Services, and standard conditions 1 through 8. They are proposing a sign that will protrude 3 feet into the right-of-way. Staff has no objection to this request and there are no protests on record.

JAY DOWNEY, 637 East Sahara Avenue, appeared to represent the applicant. They are in agreement with staff's recommendations. The car wash is customer operated by coin, and will be open from 8 A.M. to 6 P.M.

MR. GUTHRIE made a Motion for APPROVAL of Z-55-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

14. Z-42-83
APPROVED
REFERRED BACK
FROM CITY
COMMISSION

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

Proposed Use: Low Density Residential

MR. FOSTER stated this item was before the Planning Commission and when it went before the City Commission, the applicant requested a waiver of the offsites, which was not mentioned at the Planning Commission meeting. There is County R-E zoning to the south and east. Across the street is developed R-1 zoning on Michael Way and along the north side of Smoke Ranch Road. Previously, the Planning Commission approved the zoning, subject to it going directly to ordinance. This request allows for the applicant to have three lots rather than two allowed under R-E zoning. Engineering Services has no objection to the waiver because the east half of Michael Way and Auburn Avenue and Smoke Ranch Road do not have the offsites at this time. The Regional Transportation Commission will be putting in offsites on Smoke Ranch Road in the near future, but the sidewalk and street lights will be handled by a separate Assessment District Agreement. Engineering Services has requested that the applicant sign an Assessment District Agreement for all the offsites around this property when and if an Assessment District is created. Secondly, Engineering Services is concerned about the drainage, but as long as the drainage can be handled around this property, they are in agreement to the waiver. Staff would recommend approval of the request, subject to it going directly to ordinance and the waiver of the offsites.

VINCENT FELGAR, 410 East Sahara Avenue, appeared for the applicants. They are in agreement with staff's conditions.

MR. MACK made a Motion for APPROVAL of Z-42-83, subject to staff's recommendations.

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

Motion for APPROVAL carried unanimously.

MR. FOSTER announced this item would be heard by the Board of City Commissioners on July 6, 1983.

15. SH-1-83

SIGN HEIGHT
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign to a height of 60 feet on property generally located on the southwest corner of Meade Avenue and Rancho Drive, M Zone.

MR. FOSTER stated this application and Item 16 were both before the Planning Commission previously and denied by the City Commission. This is a request to increase the sign height from 39 feet to 60 feet. This is a vacant lot at the present time. Due to the landscaping, traffic going north on the freeway cannot see the sign at 39 feet. The ordinance only allows the sign to extend to a maximum of 55 feet when there is an obscurement of some type. Staff would recommend approval of extending the sign height to a maximum of 55 feet.

The applicant was not present.

MR. MACK made a Motion for ABEYANCE of SH-1-83, Sign Height Review, because of the absence of the applicant.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/1 vote.

(This item was again taken up after Item 11, AV-3-83, at the end of the meeting.)

MR. FOSTER again presented the staff report and stated staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to a 55 foot maximum height.

BOB VAN NOSTRAND, 12111 W. Bonanza Road, appeared to represent Donrey Outdoor Advertising Company. They are in agreement with the maximum height of 55 feet.

MRS. TRACY made a Motion for APPROVAL of SH-1-83, Sign Height Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

16. SH-2-83

SIGN HEIGHT
REVIEW

DENIED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign to a height of 55 feet on property located at 944 East Sahara Avenue, C-1 Zone.

MR. FOSTER stated there is an on-premise sign that was constructed to the east so the applicant has indicated they would like to increase the height of their sign from its present 32 feet to 55 feet. This application has previously been denied. Staff recommends approval of the sign to a maximum of 45 feet and conformance to the plot plan and elevations that have been submitted.

The applicant was not present.

MR. MACK made a Motion for ABEYANCE of SH-2-83, Sign Height Review, because of the absence of the applicant.

16. SH-2-83

(Continued)

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

(This item was again taken up after Item 15, Sh-1-83.)

MR. FOSTER again stated staff is recommending a maximum height of 45 feet.

BOB VAN NOSTRAND, 1211 W. Bonanza Road, appeared to represent Donrey Outdoor Advertising Company. They would like a maximum height of 60 feet to go above Anita Brooks' new sign.

MR. JOHNSTON made a Motion for DENIAL of SH-2-83, Sign Height Review.

Voting was as follows:

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

Motion for DENIAL carried by a 3/2 vote.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

CHARLESTON HEIGHTS
TRACT #50J

APPROVED

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

Owner/Subdivider: Alvernie Apartments, Inc.
No. of Acres: 4.2 No. of Lots: 19

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

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

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Charleston Heights Tract #50J.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. FINAL MAPS

SANDHILL VILLAS
UNITS 1 THRU 6

APPROVED

Property generally located on the southeast corner of Owens Avenue and Sandhill Road, R-E Zone (under Resolution of Intent to C-1 and R-PD15) (proposed R-PD15).

Owner/Subdivider: Porter Construction Company

Unit #1	No. of Acres: .78	No. of Lots: 14
Unit #2	No. of Acres: .87	No. of Lots: 14
Unit #3	No. of Acres: .94	No. of Lots: 16
Unit #4	No. of Acres: .79	No. of Lots: 14
Unit #5	No. of Acres: .79	No. of Lots: 14
Unit #6	No. of Acres: 1.05	No. of Lots: 16

2. FINAL MAPS
(Continued)

MR. NULL pointed out the location of each unit. These final maps are in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Approval of the tentative map, 2) Conformance with the tentative map, and 3) Conformance to the conditions of approval for the tentative map.

DAVID CAUSEY, Causey Engineering, 3175 S. Eastern Avenue, appeared for the applicant. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of the Final Maps for Sandhill Villas Units 1 through 6, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. A-6-83(A)
APPROVED

Petition of Annexation submitted by WESTERN HOLDING COMPANY to annex property generally located at the northwest corner of El Parque Avenue and Decatur Boulevard, containing approximately 5 acres.

MR. NULL stated Oakey Boulevard is to the north and Decatur Boulevard is to the east. This has County R-E zoning and N-U would be the City equivalent. Staff would recommend approval.

AL MUELLER, 410 East Sahara Avenue, appeared for the application as the owner of the property. He plans to rezone this property in the near future for a national automobile agency.

MRS. TRACY made a Motion for APPROVAL of A-6-83(A), subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. AR-4-83
AESTHETIC
REVIEW
APPROVED

Request of GAIL "BUD" GIBSON for an Aesthetic Review to allow an addition on the rear 20 feet of the property located at 1914 S. Highland Drive, M Zone.

MR. FOSTER stated this property backs up to the I-15 freeway. They are proposing a one-story steel building addition on the rear portion that abuts the freeway. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

GAIL GIBSON, 1914 S. Highland Drive, appeared for the application. He is in agreement with staff's recommendation.

MR. GUTHRIE made a Motion for APPROVAL of AR-4-83, Aesthetic

4. AR-4-83

(Continued)

Review, subject to staff's condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. Z-63-79

EXTENSION
OF TIME

APPROVED

Request of DANIEL P. FREDLUND for an Extension of Time on property generally located on the southeast corner of 11th Street and Marlin Avenue, R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this is the fourth request for an extension of time. This property is located just south of the proposed east leg of the freeway. The applicant has indicated he will be obtaining building permits on this property very shortly. Staff would recommend approval, subject to: 1) Resolution of Intent to expire July 5, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DANIEL P. FREDLUND, 330 North 11th Street, appeared for the application. He has just acquired his funds from Valley Bank and is in the process of preparing the building plans. However, he would like an extension of time in case his plans take longer than anticipated.

MRS. TRACY made a Motion for APPROVAL of Z-63-79, Extension of Time.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

6. AR-5-83

AESTHETIC
REVIEW

APPROVED

Request of GOLDEN NUGGET HOTEL for an Aesthetic Review to construct a high-rise hotel addition on property located at 129 E. Fremont Street, C-2 Zone.

MR. FOSTER stated this addition will be in the block where the Golden Nugget is presently located. Staff would recommend approval, subject to: 1) Landscaping along First Street side of the property, and 2) Conformance to the plot plan and elevations.

FRED DORiot, architect, 3390 Wynn Road, appeared for the applicant. The addition will be done in gold porcelain and black glass. This addition will be 10 stories in height and consist of a casino, gourmet restaurant, health spa, ballroom and 27 plush suites.

MR. JOHNSTON made a Motion for APPROVAL of AR-5-83, Aesthetic Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

7. Z-11-83

PLOT PLAN
REVIEW

APPROVED

Request of MINIT-LUBE for a Plot Plan Review on property generally located on the north side of Sahara Avenue, between Las Verdes and Valley View Boulevard, C-C Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is a plot plan review involving a change in the location of the proposed building on the site. The subject site is on the north side of Sahara Avenue, west of Valley View. Wonder World has a store on the north portion of this site. There is another similar type of facility immediately to the west. Recently the zoning application was approved with the building coming within 5 feet of the west property line, leaving the easterly portion open and good exposure to Wonder World to the north. On the revised plot plan that they submitted they are proposing to move the building over to the east so it will be 28 feet from the east property line where they had a 65 foot setback on the approved plan. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations as submitted.

KATHLEEN LOGAN, 150 E. 9th Street, Salt Lake City, Utah, appeared to represent Minit-Lube.

CHUCK PAYNE, President of Wonder World, 2220 Tenaya Way, appeared in protest. They are in favor of the Minit-Lube facility but not so close to their store.

KATHLEEN LOGAN said they would like to move the building because of the City's fire code. She feels their business would draw customers to Wonder World.

DON ROBINSON, 3161 Avondale, contractor, appeared stating that rather than move the building, they designed the building around a high-voltage line running on Sahara Avenue.

MR. MACK made a Motion for APPROVAL of Z-11-83, Plot Plan Review, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

8. Z-19-82

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of DENNIS PULSIPHER AND KENT GREENE for a Reinstatement and Extension of Time on property located at 2022 W. Bonanza Road, R-E Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this is their first request for an extension of time and also involves a reinstatement of the zoning. They are within the reinstatement period. Staff would recommend approval, subject to: 1) Resolution of Intent shall expire July 20, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

BOB DOWNEY, 6705 Polaris, appeared for the applicants. The delay is due to financing.

8. Z-19-82

(Continued)

MRS. TRACY made a Motion for APPROVAL of Z-19-82, Reinstatement and Extension of Time, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

9. Z-100-64(40)

PLOT PLAN REVIEW

APPROVED

Request of NORMAN TY HILBRECHT for a Plot Plan Review to construct an addition on property generally located on the east side of Casino Center Boulevard, between Garces Avenue and Gass Avenue, C-2 Zone.

MR. FOSTER stated this property has been used for office purposes for some time. The applicant is now proposing a major addition to the front of the building and will extend within 4 feet of the property line. There will be adequate parking to the rear of the building. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Standard conditions 2 through 8.

NORMAN TY HILBRECHT, 630 East Charleston Boulevard, appeared for the application. He is in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of Z-100-64(40), Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

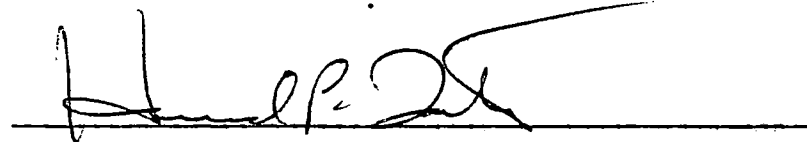
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA
CITY PLANNING COMMISSION

JUNE 28, 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: JOHNSTON, MACK, GUTHRIE, BUGBEE, TRACY

EXCUSED: KENNEDY, COLEMAN

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

MINUTES: Approval of the May 12, 1983 City Planning
Commission minutes.

ACTION: APPROVED
MACK/UNANIMOUS

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the north side of
Westcliff Drive, west of Buffalo Drive, N-U Zone
WORTHEN ESTATES (proposed R-1).
Owner/Subdivider: Richard G. Worthen Family Trust
No. of Acres: 5 No. of Lots: 14
ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. No vehicular access to Westcliff Drive from the abutting lots.
2. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
3. Order of Vacation of the road easements on the north and east property lines to be recorded prior to recording of the final map.
4. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City Departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

2. FINAL MAP Property generally located on the north side of
Westcliff Drive, west of Buffalo Drive, N-U Zone
WORTHEN ESTATES (proposed R-1).
Owner/Subdivider: Richard G. Worthen Family Trust
No. of Acres: 5 No. of Lots: 14
ACTION: APPROVED
GUTHRIE/UNANIMOUS

2. FINAL MAP - WORTHEN ESTATES (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 COUNCIL: JULY 20, 1983

3. TENTATIVE MAP Property generally located on the south side of
RAINBOW-ALTA Alta Drive, between Rainbow Boulevard on the
 west and Lorenzi Street on the east, R-1 Zone
 (proposed R-CL).
 Owner/Subdivider: Metropolitan Development Corp.
ACTION: APPROVED No. of Acres: 16.77 No. of Lots: 127
 GUTHRIE/UNANIMOUS

CONDITIONS:

1. Approval of Zoning Application Z-51-83.
2. Conformance to the conditions of approval for Z-51-83.
3. No vehicular access to Rainbow Boulevard and Alta Drive from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants, and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. A Waiver be permitted for the length of the cul-de-sac streets which exceed design requirements.
6. A Waiver be permitted for the distance of the center line off-set for Bellingham Circle and Burgundy Way.
7. 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.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City Departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

4. Z-47-78 Request of NEVADA SAVINGS AND LOAN ASSOCIATION for
 a Reinstatement and Extension of Time on property
 generally located on the north side of Alexander
 Road, east of Lorenzi Boulevard, R-E Zone (under
 Resolution of Intent to R-1).
 REINSTATEMENT
 AND EXTENSION
 OF TIME
- ACTION: APPROVED
 JOHNSTON/UNANIMOUS
 (TRACY - EXCUSED)

9. TENTATIVE MAP SANDHILL VILLAS
Property generally located on the southeast corner of Owens Avenue and Sandhill Road, R-E Zone (under Resolution of Intent to C-1 and R-PD15) (proposed R-PD15).
ACTION: APPROVED
MACK/UNANIMOUS
Owner/Subdivider: Porter Construction Co.
No. of Acres: 5.6 No. of Lots: 88

CONDITIONS:

1. Approval of Zoning Application Z-53-83.
2. Conformance to the conditions of approval for Z-53-83.
3. No vehicular access to Owens Avenue and Sandhill Road from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants, and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year is not granted for the tentative map, a new tentative map must be filed.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

10. Z-52-83
Application of CHARLES AND JOYCE MUSSER for reclassification of property located at 4300 Mountain View Boulevard, from R-E to R-D.
ACTION: APPROVED
MACK/UNANIMOUS
Proposed Use: Single Family Residential

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of AV-3-83.
3. Recording of a Parcel Map.
4. Attachment of the garage to the main building by means of a breezeway.
5. Dedication of a 15' radius at the intersection of Mountain View Boulevard and Vista Drive as required by the Department of Engineering Services.
6. Enter an Assessment District Agreement for installation of street improvements on Vista Drive and Mountain View Boulevard as required by the Department of Engineering Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

PROTESTS: 1

11. AV-3-83
Request of CHARLES AND JOYCE MUSSER for an Administrative Variance to allow a single family residence on a 10,937 square foot lot where 11,000 square feet is required on property located at 4300 Mountain View Boulevard, R-E Zone (proposed R-D).
ACTION: APPROVED
JOHNSTON/UNANIMOUS

11. AV-3-83 (Continued)

CONDITION:

1. Approval of and conformance to the conditions of Z-52-83.

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

12. Z-54-83 Application of JAMES A. BLACK for reclassification of property generally located south of Lake Mead Boulevard, between Gregory Street and Commerce Street, from C-2 to R-3.

ACTION: APPROVED Proposed Use: Medium High Density Residential
JOHNSTON/UNANIMOUS (Apartments)

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks.
3. Recording of a Parcel Map.
4. Dedication of 10' of right-of-way for Lake Mead and the radius at the intersections of Lake Mead Boulevard and Gregory Street and Lake Mead and Commerce Street as required by the Department of Engineering Services.
5. Construction of a 6' block wall along the east property line.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

PROTESTS: 1

13. Z-55-83 Application of BARRY D. LEAVITT, ET AL for reclassification of property generally located on the north side of Charleston Boulevard, west of Moonlight Drive, from R-3 to C-1.

ACTION: APPROVED Proposed Use: Automobile Lubrication Facility
GUTHRIE/UNANIMOUS and Customer Operated Car Wash

CONDITIONS:

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

13. Z-55-83 (Continued)

2. Construction of a 6' block wall along the north property line.
3. Install sidewalk on Charleston Boulevard as required by the Department of Engineering Services.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
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: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

PROTESTS: 0

14. Z-42-83

REFERRED BACK
FROM CITY
COMMISSION

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

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Signing an Assessment District Agreement for constructing the off-site improvements on Smoke Ranch Road, Michael Way and Auburn Avenue as required by the Department of Engineering Services.
2. Conformance to the flood control and drainage requirements of the Department of Engineering Services.

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

15. SH-1-83

SIGN HEIGHT
REVIEW

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign to a height of 60' on property generally located on the southwest corner of Meade Avenue and Rancho Drive, M Zone.

ACTION: APPROVED
TRACY/4-1
(JOHNSTON - NO)

CONDITION:

1. Conformance to the plot plan and elevations amended to a maximum sign height of 55'.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

16. SH-2-83

SIGN HEIGHT
REVIEW

Request of DONREY OUTDOOR ADVERTISING COMPANY for
a Sign Height Review to allow an off-premise sign
to a height of 55' on property located at 944 East
Sahara Avenue, C-1 Zone.

ACTION: DENIED
JOHNSTON/3-2
(BUGBEE & GUTHRIE - NO)

STAFF RECOMMENDATION: APPROVAL SUBJECT TO A HEIGHT OF 45'
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

SUPPLEMENTAL AGENDA:

1. FINAL MAP Property generally located on the northeast corner
 of Jones Boulevard and Eugene Avenue, R-3 Zone.
 Owner/Subdivider: Alvernie Apartments, Inc.
CHARLESTON No. of Acres: 4.2 No. of Lots: 19
HEIGHTS
TRACT #50J

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the Tentative Map.
2. Conformance with the Tentative Map.
3. Conformance to the conditions of approval for the Tentative Map.

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

2. FINAL MAPS Property generally located on the southeast corner
 of Owens Avenue and Sandhill Road, R-E Zone (under
 Resolution of Intent to C-1 and R-PD15) (proposed
 R-PD15).

 Owner/Subdivider: Porter Construction Co.
ACTION: APPROVED Unit #1 No. of Acres: .78 No. of Lots: 14
 TRACY/UNANIMOUS Unit #2 No. of Acres: .87 No. of Lots: 14
 Unit #3 No. of Acres: .94 No. of Lots: 16
 Unit #4 No. of Acres: .79 No. of Lots: 14
 Unit #5 No. of Acres: .79 No. of Lots: 14
 Unit #6 No. of Acres: 1.05 No. of Lots: 16

CONDITIONS:

1. Approval of the Tentative Map.
2. Conformance with the Tentative Map.
3. Conformance to the conditions of approval for the Tentative Map.

STAFF RECOMMENDATION: APPROVAL

3. A-6-83(A) Petition of Annexation submitted by WESTERN HOLDING
 COMPANY to annex property generally located on the
 northwest corner of El Parque Avenue and Decatur
 Boulevard, containing approximately 5 acres.

ACTION: APPROVED
 TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

4. AR-4-83

AESTHETIC
REVIEW

Request of GAIL "BUD" GIBSON for an Aesthetic Review to allow an addition on the rear 20' of the property located at 1914 S. Highland Drive, M Zone.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

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

5. Z-63-79

EXTENSION
OF TIME

Request of DANIEL P. FREDLUND for an Extension of Time on property generally located on the south-east corner of 11th Street and Marlin Avenue, R-2 Zone (under Resolution of Intent to R-3).

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. The Resolution of Intent will expire July 5, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

6. AR-5-83

AESTHETIC
REVIEW

Request of GOLDEN NUGGET HOTEL for an Aesthetic Review to construct a high-rise hotel addition on property located at 129 E. Fremont Street, C-2 Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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

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

7. Z-11-83

PLOT PLAN
REVIEW

Request of MINIT-LUBE for a Plot Plan Review on property generally located on the north side of Sahara Avenue, between Las Verdes and Valley View Boulevard, C-C Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
MACK/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

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

8. Z-19-82

REINSTATEMENT
AND EXTENSION
OF TIME

Request of DENNIS PULSIPHER AND KENT GREENE for a Reinstatement and Extension of Time on property located at 2022 W. Bonanza Road, R-E Zone (under Resolution of Intent to R-3).

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. The Resolution of Intent will expire July 20, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983

9. Z-100-64(40)

PLOT PLAN
REVIEW

Request of NORMAN TY HILBRECHT for a Plot Plan Review to construct an addition on property generally located on the east side of Casino Center Boulevard, between Garces Avenue and Gass Avenue, C-2 Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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

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

RECEIVED
JUL 19 1 07 PM '03
CITY CLERK

ANNOTATED AGENDA
 CITY PLANNING COMMISSION
 JUNE 28, 1983

MINUTES:

May 12, 1983

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

NEW BUSINESS:

1. TENTATIVE MAP
 WORTHEN ESTATES

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

- SPECIAL CONDITIONS:
1. No vehicular access to Westcliff Drive from the abutting lots.
 2. Wall statement.
 3. Applicant to submit a vacation petition for road easements on the north and east property lines.

2. FINAL MAP
 WORTHEN ESTATES

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

3. TENTATIVE MAP
 RAINBOW-ALTA

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

- SPECIAL CONDITIONS:
1. Approval of zoning application Z-51-83.
 2. Conformance to the conditions of approval for Z-51-83.
 3. No vehicular access to Rainbow Blvd. and Alta Dr. from the abutting lots.
 4. Wall statement.
 5. Waiver be permitted for the length of the cul-de-sac streets which exceed the design requirements.

3. TENTATIVE MAP
(Continued)

6. Waiver be permitted for the distance of the center line off-set for Bellingham Circle and Burgundy Way which does not meet the design requirements.

4. Z-47-78
REINSTATEMENT
AND EXTENSION
OF TIME

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

SPECIAL CONDITIONS: 1. This extension shall apply to the balance of the property north of Alexander Road only and that shall be extended to July 20, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

5. TENTATIVE MAP
MIRAMONTE ESTATES
NORTH UNIT 4

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

SPECIAL CONDITIONS: 1. Approval of the reinstatement and extension of time for Z-47-78.
2. Conformance to the conditions of approval for Z-47-78.
3. No vehicular access to Alexander Rd. and Lorenzi Blvd. from the abutting lots.
4. Wall statement.
5. Waiver be permitted for the length of Block A which exceeds the design requirements.

6. VAC-6-83

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

SPECIAL CONDITION: 1. One year to record statement.

APPROVAL: Barry Leavitt, 4901 W. Desert Inn Rd., appeared to represent 2 property owners directly west. He submitted a letter requesting their names be added to vacation, but were told they would have to submit their own application.

7. STREET NAME
CHANGE

ABEYANCE - GUTHRIE/AYES: Johnston, Mack, Bugbee, Guthrie
NOES: None
(7/14/83 P.C.Mtg.) EXCUSED: Tracy

8. Z-53-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan and elevations amended to provide a 5' setback of the patio fences along Sandhill Rd. for landscaping, relocation of the trash enclosure on Owens Ave. to the interior for screening, provision of a two-way driveway to Sandhill Rd. bisecting the 800' block.
 3. Dedication of a 25' radius corner at the intersection of Owens Ave. and Sandhill Rd. as required by the Dept. of Engineering Services.
 4. Install improvements on Owens Ave. and Sandhill Rd. as required by the Dept. of Engineering Services.
 5. Approval of the drainage plan by the Dept. of Engineering Services.
 6. Standard conditions 5 - 8.

PROTESTS: 0

9. TENTATIVE MAP
SANDHILL VILLAS

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

- SPECIAL CONDITIONS:
1. Approval of zoning application Z-53-83.
 2. Conformance to the conditions of approval for Z-53-83.
 3. No vehicular access to Owens Ave. and Sandhill Rd. from the abutting lots.
 4. Wall statement.

10. Z-52-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Approval of AV-3-83.
(See Page 4)

10. Z-52-83

3. Recording of a parcel map to divide the two lots.
4. Attachment of the garage to the main building by means of a breezeway.
5. Dedication of a 15' radius at the intersection of Mountain Vista Blvd. and Vista Dr. as required by Dept. of Engineering Services.
6. Enter into an Assessment District Agreement for installation of street improvements on Vista Dr. and Mountain View Blvd. as required by the Dept. of Engineering Services.

PROTESTS: 1

11. AV-3-83

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

SPECIAL CONDITION: 1. Approval of and conformance to the conditions of Z-52-83.

12. Z-54-83

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

SPECIAL CONDITIONS: 1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks.
3. Recording of a parcel map.
4. Dedication of a 10' right-of-way for Lake Mead and radius at the intersection of Lake Mead Blvd. and Gregory St. and Lake Mead Blvd. and Commerce St. as required by the Dept. of Engineering Services.
5. Standard conditions 2 - 8.
6. Block wall fence along Commerce Street.

PROTEST: Jack DeFante, 1717 Ryan Ave.

13. Z-55-83

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

SPECIAL CONDITIONS: 1. Resolution of Intent with a twelve month time limit.
2. Provision of a 6' block wall along the north property line.
(See Page 5)

13. Z-55-83
(Continued)

3. Install a sidewalk on Charleston Blvd. as required by Engineering Services.
4. Standard conditions 1 - 8.

PROTESTS: 0

14. Z-42-83

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

PROTESTS: 0

- SPECIAL CONDITIONS:
1. Entering into an Assessment District Agreement.
 2. Complying with the flood control provisions as required by Engineering Services.

15. SH-1-83

SIGN HEIGHT
REVIEW

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

- SPECIAL CONDITION: 1. Conformance to the plot plan and elevations amended to a 55' maximum height.

16. SH-2-83

SIGN HEIGHT
REVIEW

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

SUPPLEMENTAL AGENDA:

1. FINAL MAP
CHARLESTON HEIGHTS
TRACT #50J

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

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

2. FINAL MAPS
SANDHILL VILLAS
UNITS 1 THRU 6

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

3. A-6-83(A)

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

4. AR-4-83

AESTHETIC
REVIEW

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

SPECIAL CONDITION: 1. Conformance to the plot
plan and elevations.

5. Z-63-79

EXTENSION
OF TIME

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

SPECIAL CONDITIONS: 1. Resolution of Intent to
expire July 5, 1984.
2. Conformance to all ordinance
amendments enacted subsequent
to the original approval.

6. AR-5-83

AESTHETIC
REVIEW

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

SPECIAL CONDITIONS: 1. Landscaping along First
Street side of the property.
2. Conformance to the plot plan
and elevations.

7. Z-11-83

PLOT PLAN REVIEW

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

SPECIAL CONDITION: 1. Conformance to the plot
plan and elevations.

PROTEST: Charles Payne, 2220 Tenaya Way, appeared
on behalf of Wonder World store.

8. Z-19-82

REINSTATEMENT
AND EXTENSION
OF TIME

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

SPECIAL CONDITIONS: 1. Resolution of Intent
will expire July 20, 1984.
2. Conformance to all ordinance
amendments enacted subsequent
to the original approval.

9. Z-100-64(40)

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the plot
plan and elevations.
2. Standard conditions 2 - 8.

NAME

ADDRESS

Steven M. Terry

G. C. Wallace

E. J. WOTEK

ROGER A MAHER DUM

Benny D. Kravetz

D. F. Cerrito

James Bell

Jay Downer Fuel

Ernest Burk

Bob Williams

Dick Sch

Dennis

Kurtis Tojan

Bob Downer

Frank Williams

513 N. 15th W. 89101

1100 E. Sahara Ave. 89104

4601 E. W. SAHARA AVE. 89102

4000 W. M.T. VIEW BLVD

3175 S. Eastern Ave., W 89114

333 Rancho 999 Lv N. 89101

637 E. Sahara h.w.

4401 Washington

410 E. Sahara

4914 So. High

3390 WYNW

150 E. 9th So SIP

6705 Polaris

600 E. Charleston W.

1211 W. BONANZA

NAME

ADDRESS

Jack DelFante

1117 Angus
Muskogee

410 E SAHARA

Daniel Sedler

Chuck Ryan

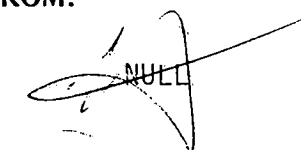
7270 Tenaya

Chadman

INTER-OFFICE MEMORANDUM

Date

June 23, 1983

TO: FOSTER	FROM:  NULL
SUBJECT: CITY PLANNING COMMISSION MEETING JUNE 28, 1983 AGENDA ITEM CONDITIONS	COPIES TO: JOHN ROETHEL LINDA OWENS CINDY EADE

NEW BUSINESS:1. Tentative Map - Worthen Estates

- No vehicular access to Westcliff Drive from the abutting lots.
- Wall statement.
- Applicant to submit vacation petition for road easements on the north and east property lines.
- Standard conditions 1 - 3

2. Final Map - Worthen Estates

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

3. Tentative Map - Rainbow-Alta

- Approval of zoning application Z-51-83.
- Conformance to the conditions of approval for Z-51-83.
- No vehicular access to Rainbow Boulevard and Alta Drive from the abutting lots.
- Wall statement.
- A waiver be permitted for the length of the cul-de-sac streets which exceed design requirements.
- A waiver be permitted for the distance of the center line off-set for Bellingham Circle and Burgundy Way, which does not meet design requirements.
- Standard conditions 1-3

5. Tentative Map - Miramonte Estates North Unit 4

- Approval of the reinstatement and extension of time for Z-47-78.
- Conformance to the conditions of approval for Z-47-78.
- No vehicular access to Alexander Road and Lorenzi Boulevard from the abutting lots.
- Wall statement.
- A waiver be permitted for the length of Block A which exceeds design requirements.
- Standard conditions 1-3

FOSTER
June 23, 1983
Page 2

6. VAC-6-83

- ~~/~~ One year to record statement
- ~~/~~ Standard conditions 1-3

Staff recommends APPROVAL

7. Street Name Change

Staff recommends that this item be held over to the July 14, 1983 Planning Commission meeting.

9. Tentative Map - Sandhill Villas

- ~~/~~ Approval of zoning application Z-53-83.
- ~~/~~ Conformance to the conditions of approval for Z-53-83.
- ~~/~~ No vehicular access to Owens Avenue and Sandhill Road from the abutting lots.
- ~~/~~ Wall statement.
- Standard conditions 1-3

SUPPLEMENTAL:

1. Final Map - Charleston Heights Tract #50J

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

2. Final Maps- Sandhill Villas Units 1 - 6

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

3. A-6-83(A)

5 acres, R-E County ; N-U equivalent. Staff recommends APPROVAL.

INTER-OFFICE MEMORANDUM

Date

June 27, 1983

TO: HAROLD P. FOSTER, DIRECTOR	FROM: ROBERT C. CLEMMER, ACTING CHIEF ZONING DIVISION
SUBJECT: PLANNING COMMISSION MEETING OF JUNE 28, 1983	COPIES TO: CITY CLERK'S OFFICE ✓ JOHN ROETHEL CINDY RICK WILLIAMS

NEW BUSINESS:

4. Z-47-78

This is a companion action to the Miramonte Estates Tentative next. Three quarters of this property is finalized to be Ordinance R-1, i.e. Tracts 1, 2 and 3 on the north side of Alexander. The south side has been zoned through a different action for approximately 800 R-CL, R-1 and R-E and R-D lots for Collins Construction. This Extension and Reinstatement will apply to the portion that remains undeveloped north of Alexander Road only.

Staff recommends APPROVAL subject to:

1. This Extension shall apply to the balance of property north of Alexander Road only and that shall be extended to July 20, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

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

8. Z-53-83

This property was part of a previously approved zoning case which approved the north 246' between Sandhill and Henry Street to C-1. This action will leave a half acre parcel under ROI to C-1 on the southwest corner of Henry and Owens. It is under separate ownership and cannot be modified by this action unless it is decided that the extension only applied to that part that was on the Tentative Map which did not include the C-1 sites. That would eliminate the spot zoned C-1 remainder.

Z-53-83(continued)

I feel the one acre C-1 site was allowed due to the primary and major intersection.

This plan is 88 one story one bedroom units arranged with an interior court with minimum Code required off-street parking to the rear as we advocated in the previous case. The elevations are okay, however, the building setbacks from Sandhill vary from 10' to 14' with the area used for private patio purposes and a 6' board fence is proposed at the sidewalk which has six 165' to 190' runs. This, in my opinion, does not give proper aesthetic treatment along the public street. There should at least be a 5' landscaped strip between the fence and the sidewalk, but the layout is very tight. Also, the rear elevations will be exposed to the Sandhill side which are quite austere. In addition, the parking layout requires one third mile runs just for access to the units for most of the development.

The typical space is labeled 8' x 18' which would have to be changed to 70% 9' x 18' stalls in which case they will lose eight spaces for a total of 95 spaces rather than 103. On-street parking would allow approximately sixty spaces. Change the Owens Avenue trash area to the interior.

The General Plan implications have been considered on this property and R-PD15 has been approved.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide a 5' setback of the patio fences along Sandhill Road for landscaping, relocation of the trash enclosure on Owens Avenue to the interior for screening, provision of a two-way driveway to Sandhill Road bisecting the 800' block.
3. Dedication of a 25' radius corner at the intersection of Owens Avenue and Sandhill Road as required by the Department of Engineering Services.
4. Install improvements on Owens Avenue and Sandhill Road as required by the Department of Engineering Services.
5. Approval of the drainage plan by the Department of Engineering Services.
6. Standard conditions 5-8.

PROTESTS: 0

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

10. Z-52-83

This property is on the General Plan as being in a suburban neighborhood which would support an R-D classification. In a case immediately east of this site, R-D was approved by the City Commission with a negative recommendation from both the staff and the Planning Commission due to this immediate area being predominantly R-E. When we annexed this area, several of the lots were already R-D size so staff feels we should support R-D at least in this immediate area. There is a house on this lot which will comply with the R-D setbacks, but it does not now comply with R-E setbacks. The next item is an Administrative Variance to allow a less than 1% deviation from the area requirement of 11,000 sq. ft. (10,938) and a 3% deviation from the 90' (87.5') frontage requirement. The garage which was in the rear yard area of R-E lot will now be in the side yard area of an R-D lot which necessitates the attachment which the owner agrees to do.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of AV-3-83.
3. Recording of a Parcel Map.
4. Attachment of the garage to the main building by means of a breezeway.
5. Dedication of a 15' radius at the intersection of Mountain Vista Boulevard and Vista Drive as required by the Department of Engineering Services.
6. Enter an Assessment District Agreement for installation of street improvements on Vista Drive and Mountain View Boulevard as required by the Department of Engineering Services.

PROTESTS: 1

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

11. AV-3-83

This pertains to the previous case wherein the two lots will be 10,938 sq. ft., where 11,000 sq. ft. is required and with 87.5' of frontage where 90' is required. The deviations are 1% and 3% respectively. The Planning Commission has the right to authorize a 5% deviation as minor and this is clearly minor.

Staff recommends APPROVAL subject to:

1. Approval of and conformance to the conditions of Z-52-83.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR PLANNING COMMISSION FINAL ACTION.

12. Z-54-83

As you will recall, this property was denied C-M Zoning last month for a public garage.

This proposal of R-3 for the balance of property is in accordance with the General Plan. The site plan reflects two fourplexes on two lots which will require a Parcel Map. Two story, two bedroom with 5 required spaces and proper setbacks, except the stairs will have to be modified. Elevations okay.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks.
3. Recording of a Parcel Map.
4. Dedication of 10' of right-of-way for Lake Mead and radii at the intersection of Lake Mead Boulevard with Gregory Street and Commerce Street as required by the Department of Engineering Services.
5. Standard conditions 2 - 8.

PROTESTS: 0

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

13. Z-55-83

We had the restaurant, then the dental office and retail complex and now this finishes the proposed C-1 strip to the substation. The notice included the customer operated car wash and lubrication reference so the Use Permit is waived. This is not a neighborhood use, but more of a regional use which allows the additional commercial without conflict with the General Plan. We do not have elevations. Planning Commission should be aware of the 3' sign projections.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Provision of a 6' block wall along the north property line.
4. Install sidewalk on Charleston Boulevard as required by the Department of Engineering Services.

PROTESTS: 0

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

14. Z-42-83

This item was held in abeyance to have Engineering Services and Planning Commission review a requested modification to the "L" type curb and gutter and no sidewalks. They have indicated that they will accept an Assessment District Agreement if Flood Control provisions of the City Code can be complied with. This can be accomplished through the Parcel Map process.

Staff recommends APPROVAL direct to Ordinance.

15. SH-1-83

This Code provides for a 55' height if obstructed, but they have asked for 60'. The existing sign is 39' and is obstructed by the 8' to 9' high Oleanders in the median of I-15. This identical plan was considered under SH-8-82 and recommended for approval by staff and Planning Commission, but denied by the City Commission December 1, 1982. Due to the obstruction, staff would still maintain the same approval stance.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to a maximum height of 55'.

PROTESTS: N/A

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

16. SH-2-83

The Code provides for 55' height to clear an obstruction. The present height of the sign is 32'. The increase to the Code allowed 40' height would clear most of these obstruction problems, but in the previous case (SH10-82) which was totally denied, we allowed that a 45' maximum height could be allowed. Planning Commission approved 45'

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to a 45' maximum height.

PROTESTS: N/A

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

SUPPLEMENTAL:

4. AR-4-83

This is a one story corrugated metal building. The Freeway landscaping provides the necessary aesthetic treatment in this area.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A
NOT A PUBLIC HEARING. SET FOR PLANNING COMMISSION FINAL ACTION.

5. Z-63-79

This item expires July 5, 1983. This is the fourth request for an Extension of Time. They indicate that building permits will be obtained shortly.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent will expire July 5, 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 20, 1983.

6. AR-5-83

First floor Lobby and general business, second restaurant, third floor dance hall, fourth floor spa. Fifth to tenth floors suites on split level basis. 27 suites total 170,000 sq. ft. total. Basically, on First Street 160' south of Fremont Street. Aesthetically attractive.

Staff recommends APPROVAL subject to:

1. *There is First St. 2' u 9'*
2. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.

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

7. Z-11-83

This rezoning was denied by the City Commission December 1, 1979 when the building was proposed on the east property line (Z-123-79) as there was a protest from the area. Under the case it was approved with a 65' set back from the east property line initially and now they are asking for a 28' set back. In that this is not a Public Hearing, I called WOW and advised of the change.

This is a major 37' shift in a negative direction. Planning Commission could hold for Public Hearing, but possibly, the notification to WOW will eliminate the necessity. Planning Commission favored eastern placement, City Commission didn't.

Staff is not opposed to the change of plan. If approved subject to:

1. Conformance to the plot plan and elevations.

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

8. Z-19-82

The Extension expired May 19, 1983 and is within the six (6) month reinstatement period. This is the first request for an Extension.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent will expire July 20, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

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

9. Z-100-64(40)

The existing building has been approved for conversion to an office (1976). It is 638 sq. ft.. The addition will add 1,200 sq. ft. for a total of 1,838 sq. ft. which requires 5 spaces and they have provided 7.

The new addition is attractive and leaves a 4' planter in front.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR PLANNING COMMISSION FINAL ACTION.