

A G E N D A
CITY PLANNING COMMISSION

JULY 14, 1983

CALL TO ORDER:

7:30 P.M. in the Council 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 24, 1983 City Planning Commission
minutes.

OLD BUSINESS:

1. STREET NAME
CHANGE

(Abeyance Item
from 6/28/83)

Request of CITY OF LAS VEGAS ON BEHALF 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.

NEW BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES
RAINBOW VISTA #1

Property generally located on the west side of
Jones Boulevard, south of Vegas Drive, N-U Zone
(under Resolution of Intent to R-1 and R-CL).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 20 No. of Lots: 116

2. TENTATIVE MAP

DUNCAN ACRES

Property generally located on the northeast
corner of Edward Avenue and Duncan Drive, R-E
and C-2 Zones (under Resolution of Intent to
R-3).
Owner/Subdivider: Keith and Kathy Galliher
No. of Acres: 1.26 No. of Lots: 6

3. FINAL MAP

DUNCAN ACRES

Property generally located on the northeast
corner of Edward Avenue and Duncan Drive, R-E
and C-2 Zones (under Resolution of Intent to R-3).
Owner/Subdivider: Keith and Kathy Galliher
No. of Acres: 1.26 No. of Lots: 6

4. TENTATIVE MAP

CHARLESTON HEIGHTS
TRACT #50-H

Property generally located on the northwest
corner of Lake Mead Boulevard and Winwood Street,
R-3 and R-1 Zones (under Resolution of Intent to
R-3).
Owner/Subdivider: Alvernia Apartments, Inc.
No. of Acres: 2.60 No. of Lots: 9

5. FINAL MAP

CHARLESTON HEIGHTS
TRACT #50-H

Property generally located on the northwest
corner of Lake Mead Boulevard and Winwood Street,
R-3 and R-1 Zones (under Resolution of Intent to
R-3).
Owner/Subdivider: Alvernia Apartments, Inc.
No. of Acres: 2.60 No. of Lots: 9

6. FINAL MAP

BREEZEWOOD UNIT #1

Property generally located on the north side of Monroe Avenue east of Lamb Boulevard, R-E and R-MHP Zones (under Resolution of Intent to R-CL).
Owner/Subdivider: Nevada Escrow Services
No. of Acres: 5.72 No. of Lots: 42

7. VPC-7-83

Petition of Vacation submitted by THE LAS VEGAS RESCUE MISSION to vacate the south 10' of Wilson Avenue between "D" Street and "E" Street.

8. LD-6-83

APPEAL OF
DENIAL

Appeal of Denial of an application for Parcel Map Waiver generally located on the east side of Rebecca Road, north of El Campo Grande, R-E Zone.

9. Z-56-83

Application of RENE C. BLANCHARD for reclassification of property located at 313 North 9th Street, from R-3 to R-4.

Proposed Use: High Density Residential
(16 Unit Apartment Building)

10. Z-57-83

Application of VIVINIAN O'HARE, ET AL for reclassification of property generally located on the southwest corner of Rancho Drive and Meade Avenue, from M to M and R-PD39.

Proposed Use: High Density Residential
(Condominiums)

11. Z-58-83

Application of THE LAS VEGAS RESCUE MISSION for reclassification of property generally located on the south side of Wilson Avenue, between "D" Street and "E" Street, from R-4 to M.

Proposed Use: Workshop for Furniture and Appliance Repair

12. Z-59-83

Application of LOWMIE WALSTON for reclassification of property generally located on the east side of Highland Drive between Washington Boulevard and Madison Avenue, from R-E to C-1.

Proposed Use: Retail and Service Uses

13. Z-60-83

Application of DECATUR INVESTMENTS for reclassification of property generally located on the east side of Decatur Boulevard between Eugene Avenue and Sawyer Avenue, from R-3 and R-1 to R-PD12.

Proposed Use: Medium Density Residential
(Apartments)

14. Z-61-83

Application of GARY L. HOOVER, ET AL for reclassification of property generally located on the southeast corner of East Charleston Boulevard and Chapman Drive, from C-1 to C-2.

Proposed Use: Used Car Sales

15. Z-62-83

Application of FAWN AND ANTHONY ALSTON for reclassification of property generally located on the northwest corner of Desert Lane and Pinto Lane, from P-R and R-3 to R-3.

Proposed Use: Medium High Density Residential
(Apartments)

SUPPLEMENTAL AGENDA
CITY PLANNING COMMISSION

JULY 14, 1983

1. FINAL MAP

WILLOWCREST
UNIT #2

Property generally located on the southeast corner of Westcliff Drive and Durango Drive, R-1 Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Collins Home Manufacturing
No. of Acres: 21.5 No. of Lots: 139

2. FINAL MAP

LEWIS HOMES
RAINBOW VISTA #1

Property generally located west of Jones Boulevard and north of Washington Avenue, M-U Zone (under Resolution of Intent to R-1 and R-CL).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 17.9 No. of Lots: 103

3. RW-5-83

REQUEST FOR
RAZOR WIRE

Request of DIAMOND METAL WORKS to allow razor wire on property located at 10 W. Wyoming Avenue, C-M Zone.

4. Z-53-80

EXTENSION
OF TIME

Request of CHEYENNE, A PARTNERSHIP for an Extension of Time on property generally located on the northwest corner of Cheyenne Avenue and Jones Boulevard, M-U Zone (under Resolution of Intent to R-O and C-1).

5. Z-59-82

PLOT PLAN
REVIEW

Request of TIME DEVELOPMENT for a Plot Plan Review on property generally located on the north side of Oakley Boulevard between Arville Street and Decatur Boulevard, R-1 Zone (under Resolution of Intent to P-89).

6. Z-63-78

PLOT PLAN
REVIEW

Request of ROBERT L. CONN for a Plot Plan Review to allow 4 fourplexes on property generally located on the southeast corner of Washington Avenue and Tonopah Drive, R-3 Zone.

7. AV-4-83

ADMINISTRATIVE
VARIANCE

Request of ROBERT L. CONN for an Administrative Variance on property generally located on the southeast corner of Washington Avenue and Tonopah Drive, R-3 Zone.

NOTICE OF PUBLIC HEARING

JULY 14, 1983

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

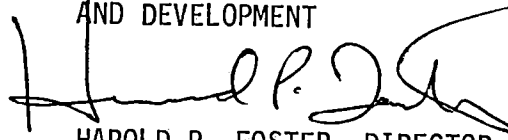
VAC-7-83

PETITION OF VACATION SUBMITTED BY THE LAS
VEGAS RESCUE MISSION TO VACATE THE SOUTH
TEN FEET (10') OF WILSON AVENUE BETWEEN
"D" AND "E" STREETS.

THE PROPERTY IS LEGALLY DESCRIBED AS THE
SOUTH TEN FEET (10') ADJACENT TO LOTS
18 AND 19, BLOCK 4, ORIGINAL LAS VEGAS
TOWNSITE.

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

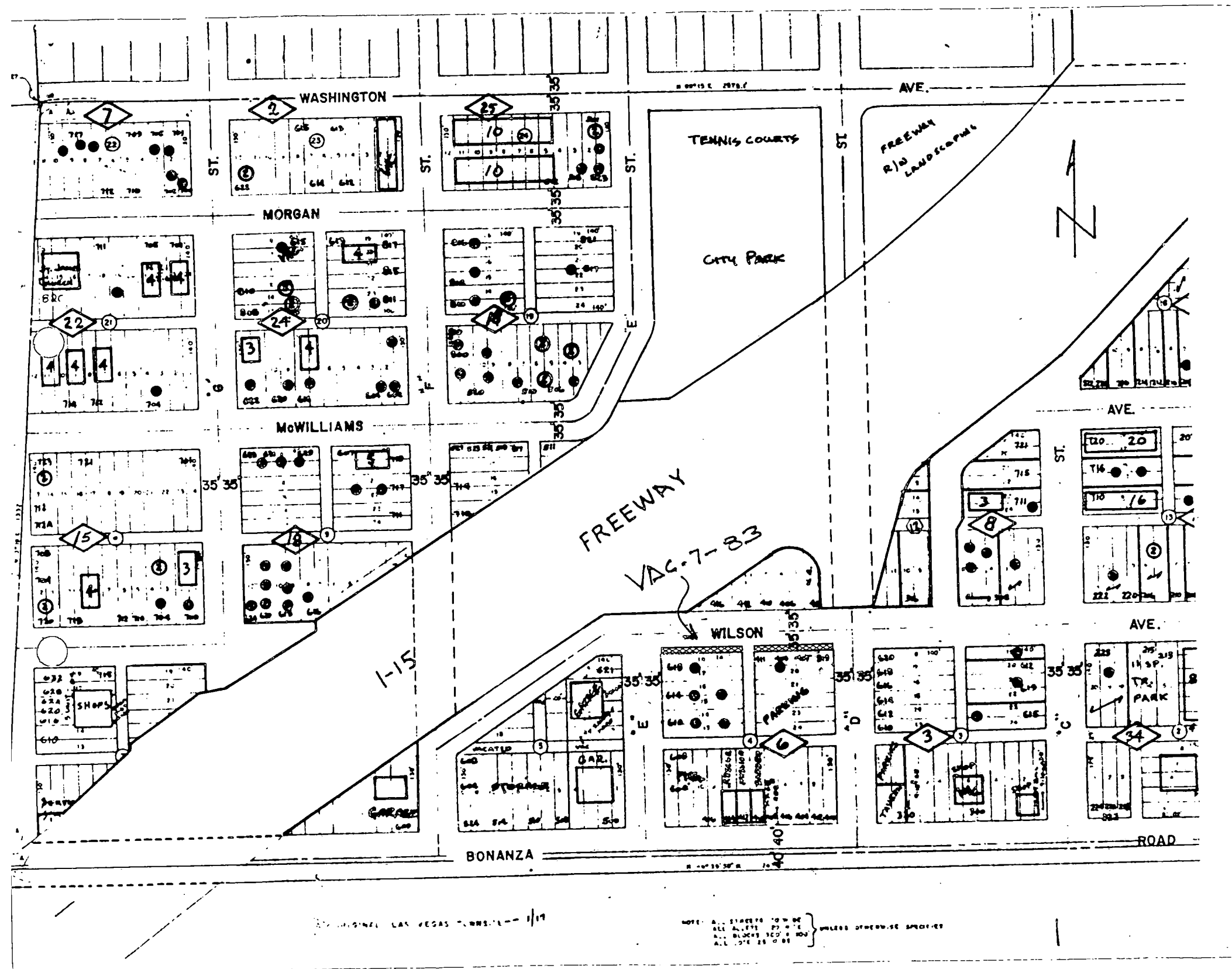
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:jp

(The information contained above is considered to be accurate; however there may be minor variations involved. A complete legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

JULY 14, 1983

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

Z-56-83

RENE C. BLANCHARD FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 313 NORTH 9TH STREET.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

TO: R-4 (APARTMENT RESIDENCE)

PROPOSED USE: HIGH DENSITY RESIDENTIAL

(16 UNIT APARTMENT BUILDING)

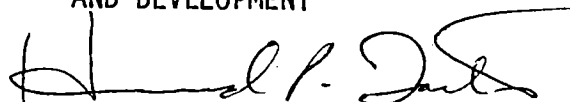
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

LOT 13, AND LOT 14 IN BLOCK 17 OF BUCKS

SUBDIVISION.

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:jp

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(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

JULY 14, 1983

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

Z-57-83

VIVINIAN O'HARE, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTHWEST
CORNER OF RANCHO DRIVE AND MEADE AVENUE.

FROM: M (INDUSTRIAL)

TO: M (INDUSTRIAL) AND

R-PD39 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: HIGH DENSITY RESIDENTIAL (CONDOMINIUMS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE
SOUTHEAST QUARTER (SE¼) OF SECTION 8, TOWNSHIP
21 SOUTH, RANGE 61 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed 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

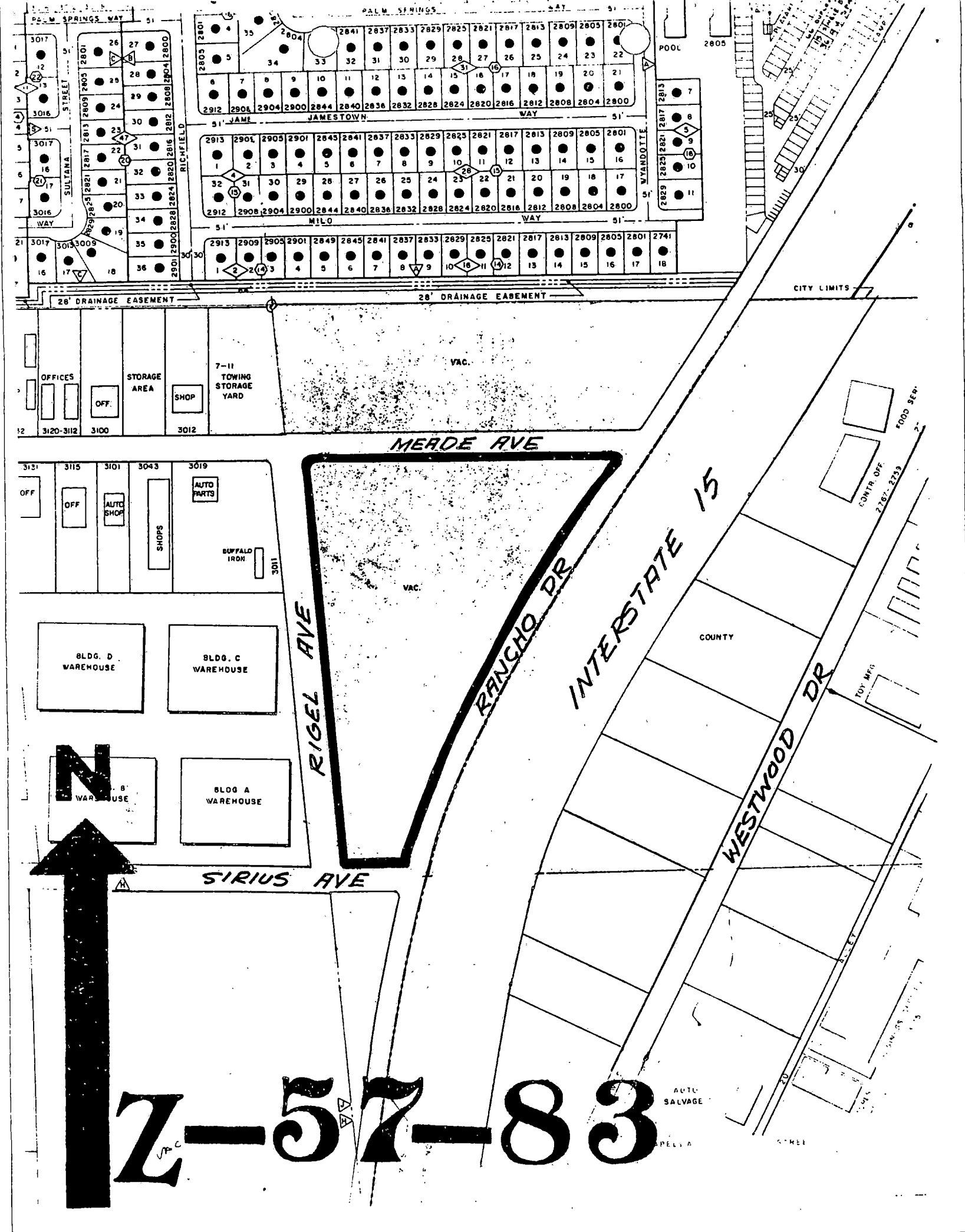


HAROLD P. FOSTER, DIRECTOR

HPF:jp

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NOTICE OF PUBLIC HEARING

JULY 14, 1983

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

Z-58-83

THE LAS VEGAS RESCUE MISSION FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
WILSON AVENUE, BETWEEN "D" STREET AND "E" STREET.

FROM: R-4 (APARTMENT RESIDENCE)

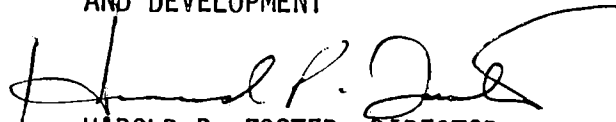
TO: M (INDUSTRIAL)

PROPOSED USE: WORKSHOP FOR FURNITURE AND
APPLIANCE REPAIR

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 19
AND LOT 20, BLOCK 4 ORIGINAL LAS VEGAS TOWNSITE.

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.

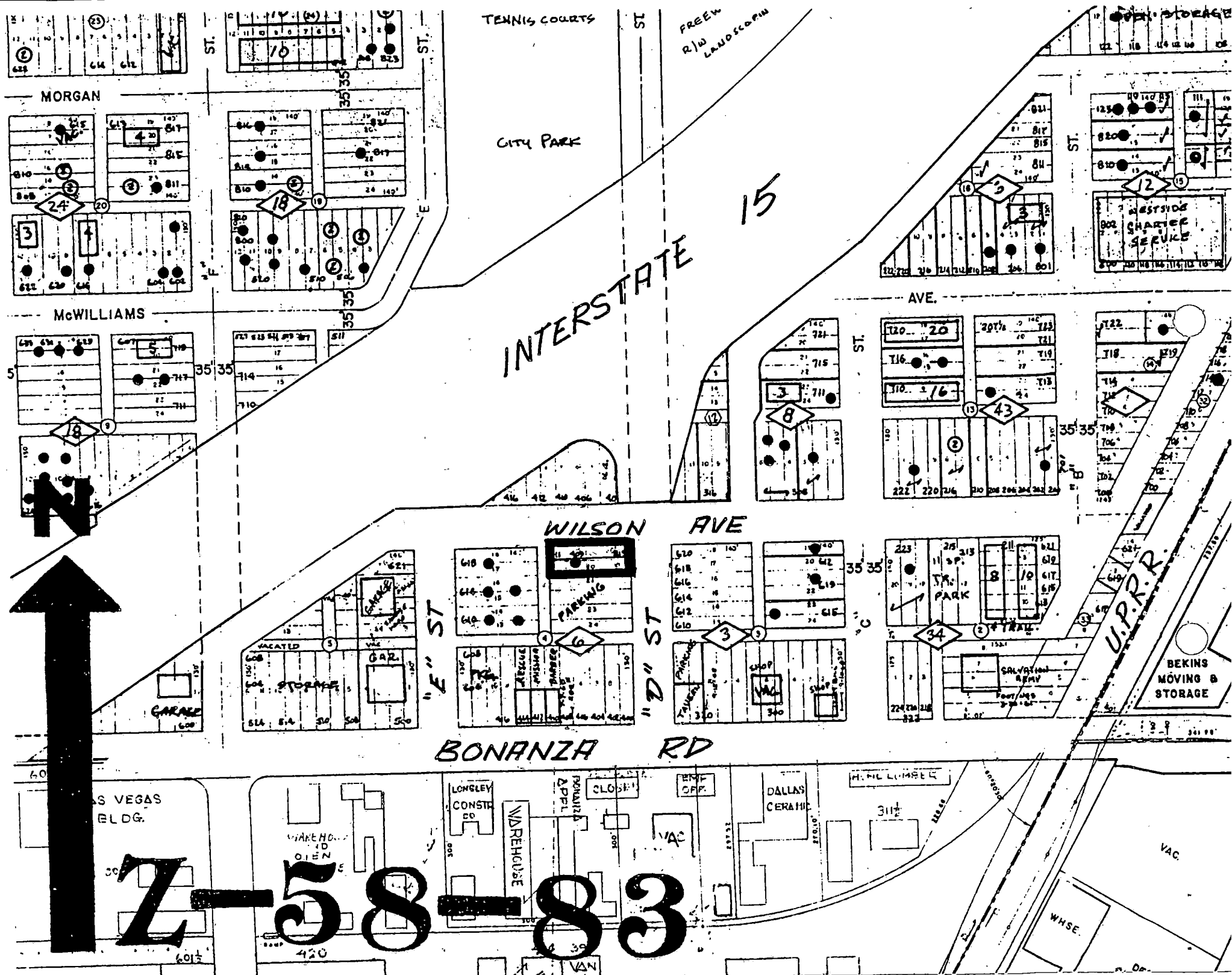
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:jp

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(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

JULY 14, 1983

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

Z-59-83

LONNIE WALSTON FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE EAST SIDE OF HIGHLAND
DRIVE BETWEEN WASHINGTON BOULEVARD AND MADISON
AVENUE.

FROM: R-E (RESIDENCE ESTATES)

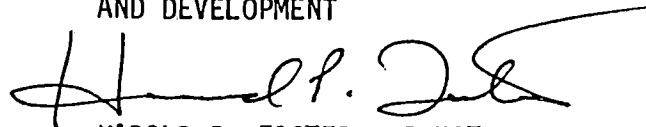
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RETAIL AND SERVICE USES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER
(NE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61
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

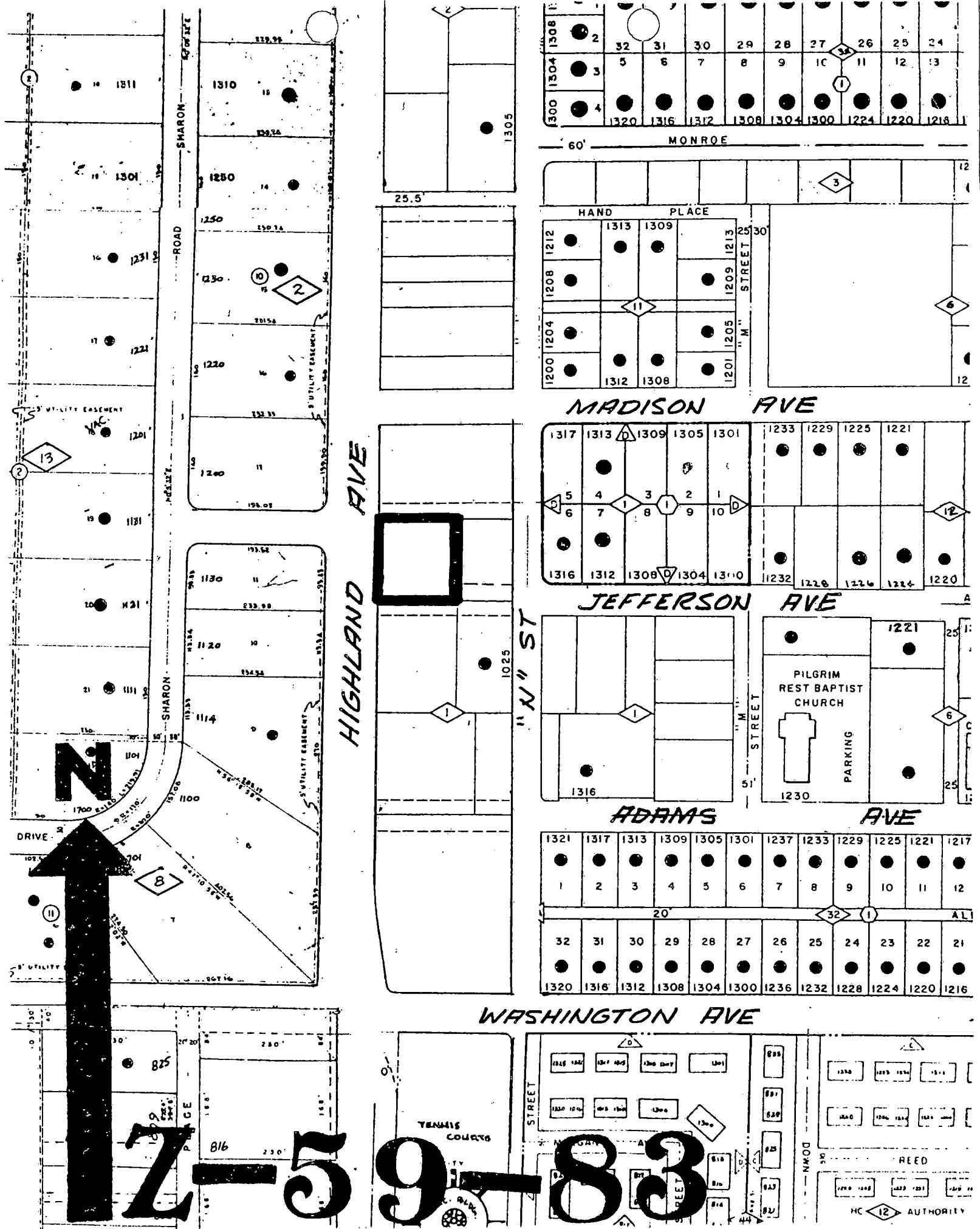


HAROLD P. FOSTER, DIRECTOR

HPF:jp

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NOTICE OF PUBLIC HEARING

JULY 14, 1983

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

Z-60-83

DECATUR INVESTMENTS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE EAST SIDE OF DECATUR BOULEVARD
BETWEEN EUGENE AVENUE AND SAWYER AVENUE.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE) AND

R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 19, TOWNSHIP
20 SOUTH, RANGE 61 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.

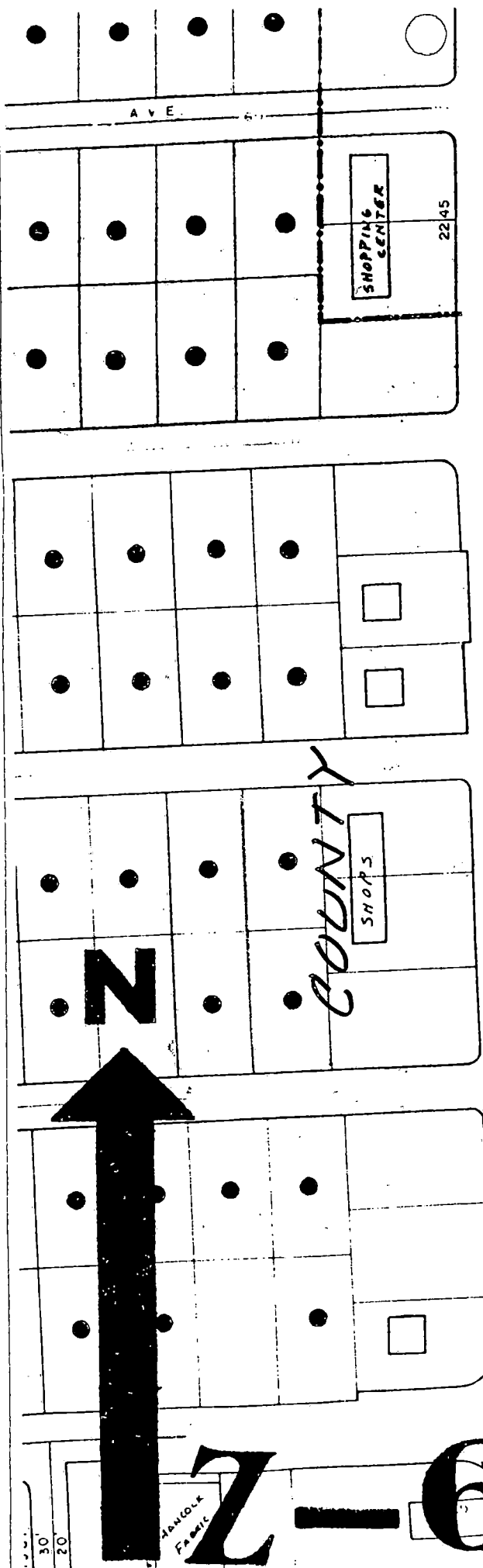
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

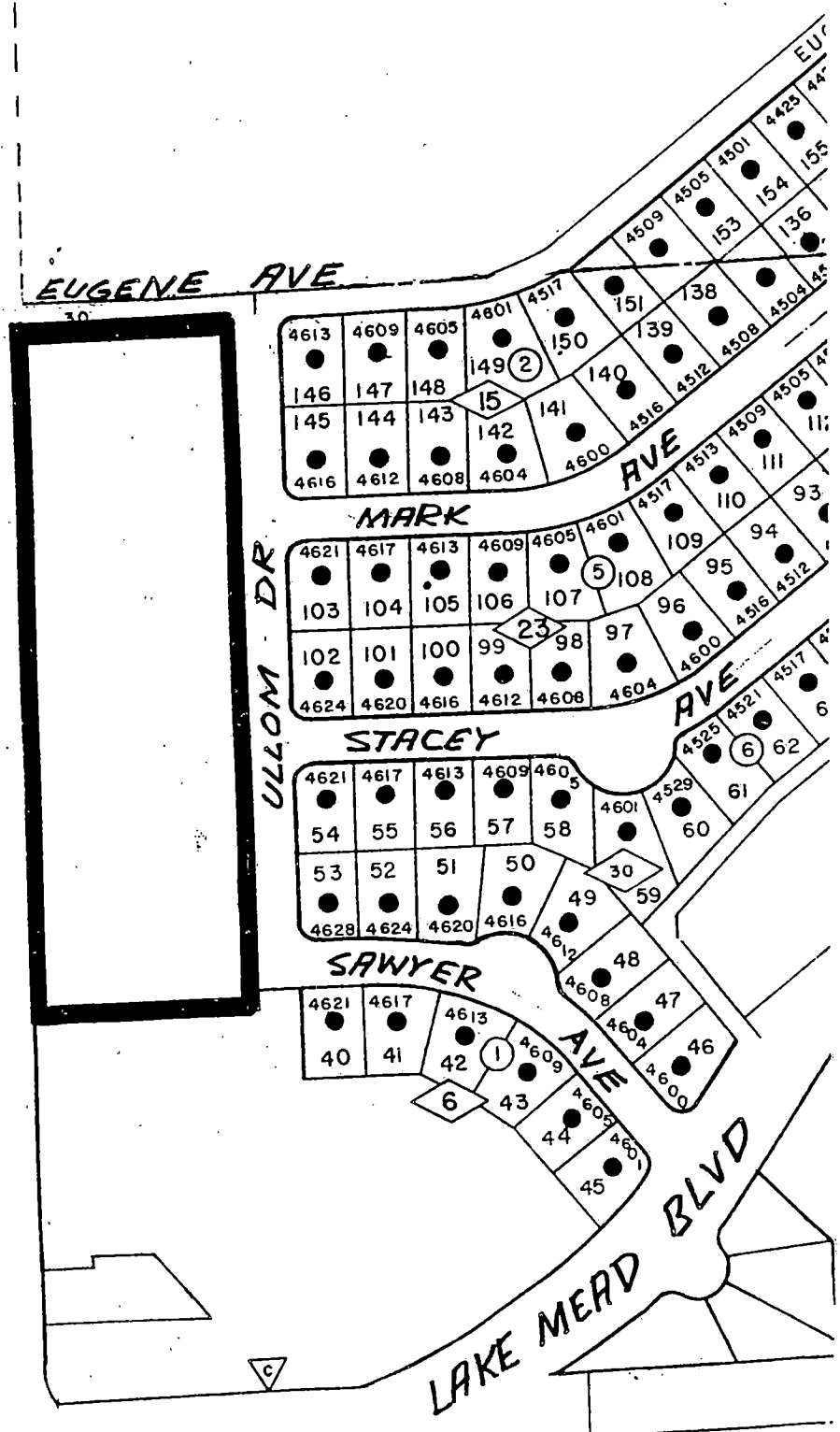
HPF:jp

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DECATUR BLVD



Z-60-83

NOTICE OF PUBLIC HEARING

JULY 14, 1983

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

Z-61-83

GARY L. HOOVER ETAL FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTHEAST CORNER OF EAST
CHARLESTON BOULEVARD AND CHAPMAN DRIVE.

FROM: C-1 (LIMITED COMMERCIAL)

TO: C-2 (GENERAL COMMERCIAL)

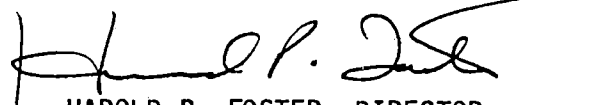
PROPOSED USE: USED CAR SALES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

LOT 5, BLOCK 1 OF CHARLESTON SQUARE 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.

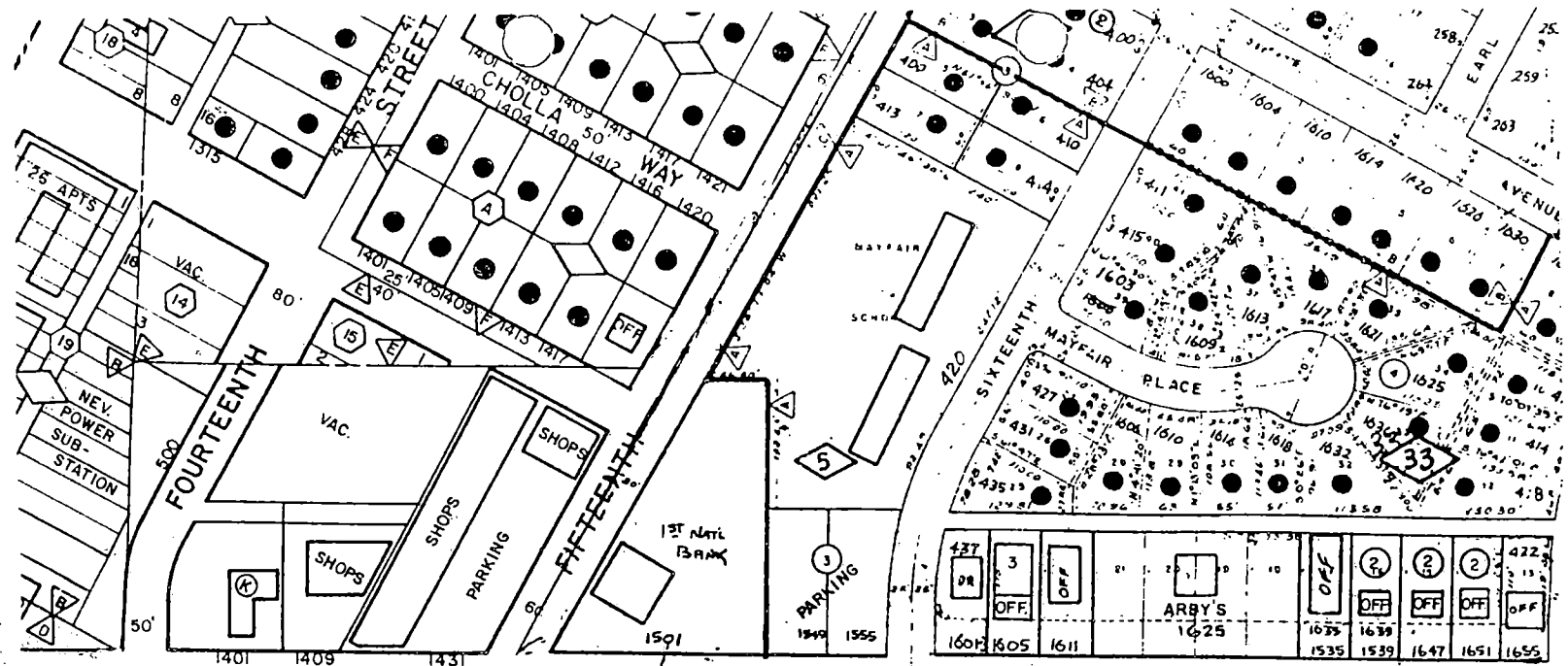
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

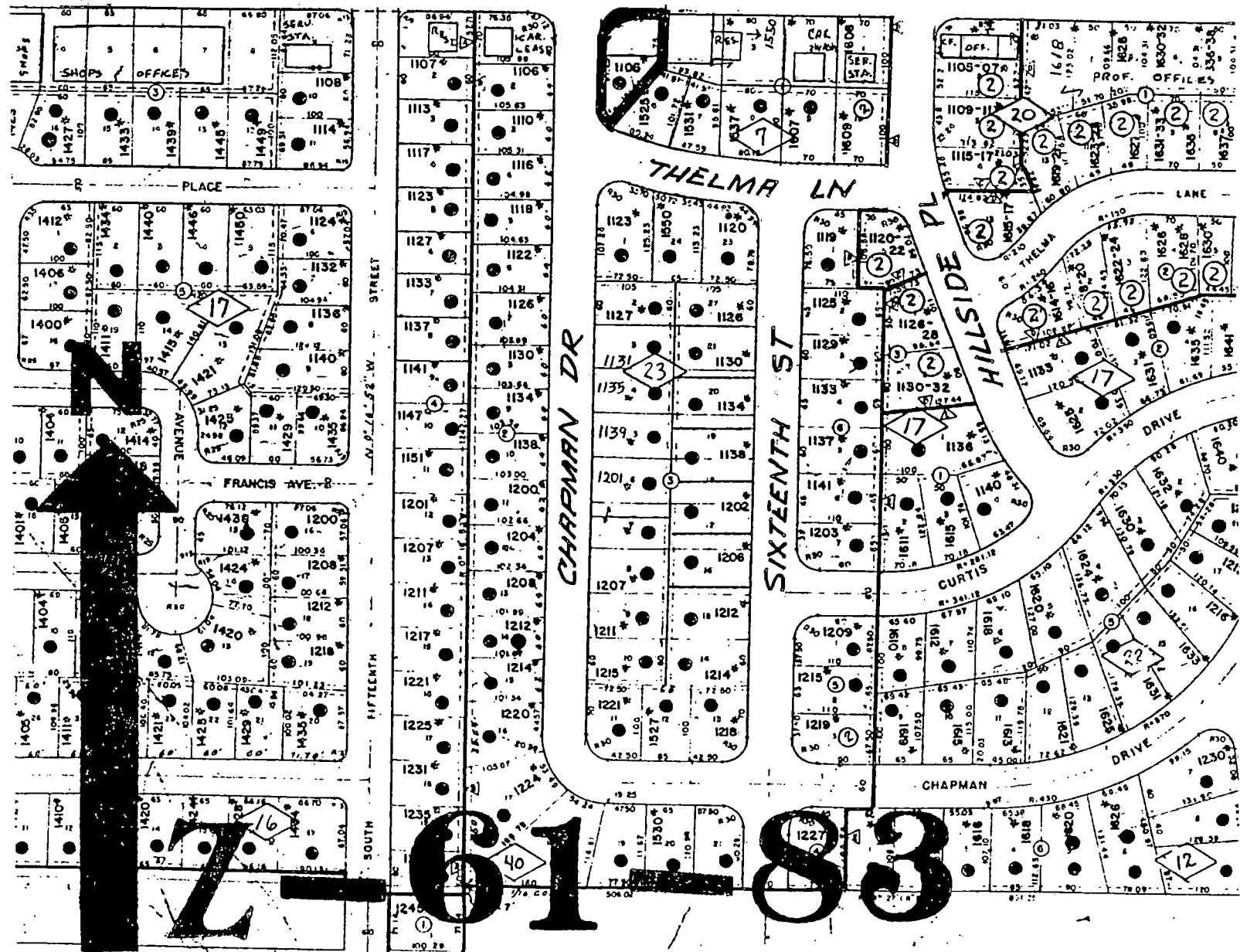
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(SEE LOCATION MAP ON REVERSE SIDE.)



CHARLESTON BLVD



NOTICE OF PUBLIC HEARING

JULY 14, 1983

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

Z-62-83

FAWN AND ANTHONY ALSTON FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST
CORNER OF DESERT LANE AND PINTO LANE.

FROM: P-R (PROFESSIONAL OFFICES & PARKING) AND

R-3 (LIMITED MULTIPLE RESIDENCE)

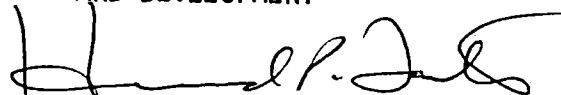
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

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 33, 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

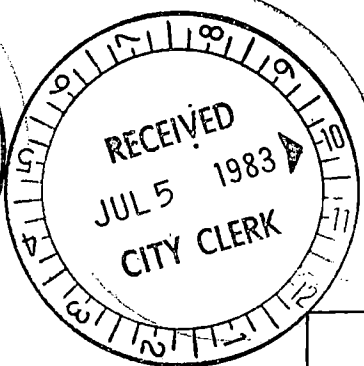


HAROLD P. FOSTER, DIRECTOR

HPF:jp

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(SEE LOCATION MAP ON REVERSE SIDE.)

[illegible]

KENYON PL

1705

②

1701

1635

4

1625

4

1615

1605

1601

18

3

MORGUE
1704

1524

1522

PINTO LN

27

HIGHLAND DR

501-509
SHOPS

541 ANIMAL CLINIC

INTERSTELL

N

INTERSTATE - 15

CLARK COUNTY
HEALTH CENTER

WELFARE DT.

PARKING

18370

601	4		SHOP	600
611	4		4	610
621	4		4	620
631	4		4	630
641	4	82	4	640
651	4			
661	4			
671	4			6701
681	4			
	4			

26

100



MINUTES

CITY PLANNING COMMISSION

JULY 14, 1983

CALL TO ORDER:

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

PRESENT:

Vice Chairman Mack
Mrs. Tracy
Mr. Johnston
Mr. Guthrie
Mrs. Coleman
Mr. Kennedy

EXCUSED:

Chairman Bugbee

STAFF PRESENT:

Howard Null, Chief, Planning Division, Department of
Community Planning and Development
Robert C. Clemmer, Acting Chief, Zoning Division
Silviu Nemeth, Assistant Planner
John Roethel, Deputy City Attorney
Linda Owens, Recording Secretary

ANNOUNCEMENT:

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

MINUTES:

MR. GUTHRIE made a Motion for APPROVAL of the Minutes for the May 24, 1983 City Planning Commission meeting with the following correction: On page 8, Item Z-42-83, motion for approval was carried by a 4/2 vote and not carried unanimously. Motion for APPROVAL of the Minutes carried unanimously.

OLD BUSINESS:

1. STREET NAME
CHANGE

(Abeyance Item
from 6/28/83)

APPROVED

Request of CITY OF LAS VEGAS ON BEHALF 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 this item was held in abeyance for procedural reasons. Staff would recommend approval, subject to the following condition: 1) Developer to pay for providing standard street sign installations for that portion of Florence between Lamb Boulevard and Page Street. There is a Florence Lane in the County, which is the reason for this name change request. This is not a public hearing item, but staff has notified the surrounding property owners and did not receive any protests.

MR. GUTHRIE made a Motion for APPROVAL of the STREET NAME CHANGE, subject to staff's condition.

Voting was as follows:

1. STREET NAME
CHANGE
(Continued)

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced a date will be set for a public hearing on this item at the July 20, 1983 City Council meeting.

NEW BUSINESS:

1. TENTATIVE MAP
LEWIS HOMES
RAINBOW VISTA #1
APPROVED

Property generally located on the west side of Jones Boulevard, south of Vegas Drive, N-U Zone (under Resolution of Intent to R-1 and R-CL).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 20 No. of Lots: 116

MR. NULL stated staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-49-83, 2) Minimum front yard setback to be 16 feet in Parcel 2, 3) Provide a temporary paved access on Shifting Sands south to Washington Avenue, and 4) Full width dedication of all interior streets. With these conditions, and the normal conditions, staff would recommend approval.

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

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Lewis Homes, Rainbow Vista #1, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL was carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

2. TENTATIVE MAP
DUNCAN ACRES
APPROVED

Property generally located on the northeast corner of Edward Avenue and Duncan Drive, R-E and C-2 Zones (under Resolution of Intent to R-3).

Owner/Subdivider: Keith and Kathy Galliher
No. of Acres: 1.26 No. of Lots: 6

MR. NULL stated staff would recommend approval, subject to the following conditions: 1) Conformance to the conditions of approval for Z-44-83, 2) Conformance to the Flood Hazard Reduction Ordinance, 3) Wall statement, 4) Extend the 8" sewer line in Duncan Drive to Edward Avenue as required by the Department of Engineering Services, 5) Provide a hydrology study as required by the Department of Engineering Services, and normal conditions.

PAUL STEVENS, Bronken Engineering, 1818 Industrial Road, appeared to represent the owners. They are in accord with staff's conditions.

2. TENTATIVE MAP
(Continued)

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Duncan Acres, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

3. FINAL MAP
DUNCAN ACRES
APPROVED

Property generally located on the northeast corner of Edward Avenue and Duncan Drive, R-E and C-2 Zones (under Resolution of Intent to R-3).

Owner/Subdivider: Keith and Kathy Galliher
No. of Acres: 1.26 No. of Lots: 6

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, 2) Conformance with the tentative map, and 3) Conformance to the conditions of approval for the tentative map.

PAUL STEVENS, Bronken Engineering, 1818 Industrial Road, appeared to represent the owners. They are in accord with staff's conditions.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. TENTATIVE MAP
CHARLESTON HEIGHTS
TRACT #50-H
APPROVED

Property generally located on the northwest corner of Lake Mead Boulevard and Winwood Street, R-3 and R-1 Zones (under Resolution of Intent to R-3).

Owner/Subdivider: Alvernie Apartments, Inc.
No. of Acres: 2.60 No. of Lots: 9

MR. NULL stated staff would recommend the following condition: 1) Conformance to the Flood Hazard Reduction Ordinance, and the normal conditions.

ERNIE BECKER, SR., 4401 W. Washington Avenue, appeared for the application. They are in accord with staff's condition.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Charleston Heights Tract #50-H, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on July 20, 1983.

5. FINAL MAP

CHARLESTON HEIGHTS
TRACT #50-H

APPROVED

Property generally located on the northwest corner of Lake Mead Boulevard and Winwood Street, R-3 and R-1 Zones (under Resolution of Intent to R-3).
Owner/Subdivider: Alvernie Apartments, Inc.
No. of Acres: 2.60 No. of Lots: 9

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, 2) Conformance with the tentative map, 3) Conformance to the conditions of approval for the tentative map, and 4) This final map to be approved subject to the posting of the bond and signing of the agreements within 30 days. All the engineering designs are being processed.

ERNIE BECKER, SR., 4401 W. Washington Avenue, appeared for the application. He is in accord with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Charleston Heights, Tract #50-H, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on July 20, 1983.

6. FINAL MAP

BREEZEWOOD UNIT #1

APPROVED

Property generally located on the north side of Monroe Avenue east of Lamb Boulevard, R-E and R-MHP Zones (under Resolution of Intent to R-CL).
Owner/Subdivider: Nevada Escrow Services
No. of Acres: 5.72 No. of Lots: 42

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

FRANK WHITE appeared to represent the applicant. They are in accord with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Breezewood Unit #1, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. VAC-7-83

APPROVED

Petition of Vacation submitted by THE LAS VEGAS RESCUE MISSION to vacate the south ten feet of Wilson Avenue between "D" and "E" Streets.

MR. NULL stated this property is located south of the I-15 freeway. Staff would recommend approval with the standard

7. VAC-7-83

(Continued)

conditions and the following condition: 1) One year to record statement.

EDWARD H. COMPTON, 414 W. Bonanza Road, Director of Las Vegas Rescue Mission, appeared for the application. They are in accord with staff's condition. The building they are proposing to build on this property will set back 10 feet, which means there is 10 feet of land between their property and the City sidewalk, so they would like to incorporate the 10 feet into their building.

No one appeared in opposition to this request.

MRS. TRACY made a Motion for APPROVAL of VAC-7-83, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced a date will be set for a public hearing on this item at the July 20, 1983 City Council meeting.

8. LD-6-83

APPEAL OF
DENIAL

DENIED

Appeal of Denial of an application for Parcel Map Waiver generally located on the east side of Rebecca Road, north of El Campo Grande, R-E Zone.

MR. NULL stated the applicant is appealing the requirement of a land division. The applicant has now agreed to submit a parcel map with the understanding that a survey will not be required. This area will become part of an Assessment District Agreement. It would be staff's recommendation that the agent of the applicant withdraw the appeal. This type of application only appears before the Planning Commission when it is appealed. Staff is agreeing with his condition in the letter that he will submit a parcel map with no survey required, but he will have to sign an Assessment District Agreement.

The applicant was not present.

MRS. TRACY made a Motion to DENY the applicant's appeal, subject to submission of a parcel map and entering into an Assessment District Agreement.

Voting was as follows:

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

"NOES" None

Motion for DENIAL of the appeal subject to the stipulations carried unanimously.

9. Z-56-83

ABEYANCE

Application of RENE C. BLANCHARD for reclassification of property located at 313 North 9th Street, from R-3 (Limited Multiple Residence) to R-4 (Apartment Residence).

Proposed Use: High Density Residential
(16 unit apartment building)

MR. CLEMMER stated this property is located on the west side of North 9th Street. It is in an R-3 district. There is R-4 zoning on the east side of 9th Street and C-2 along Stewart Avenue. This request has come up four times since 1972, with the most recent request in January of 1983 when R-4 zoning was denied. The Planning Commission took the position that east of 8th Street the medium-high density should be retained. The plan involves a two-story building. They show 18 parking spaces in the rear, but the spaces are only 11 feet deep and the Code requires 16 feet; however, they can be modified to have three tiers of six spaces each coming off the alley. The applicant has requested this item be held in abeyance because he will be unable to attend this meeting. There may be protestants present because there were 29 protests filed with staff. Staff would recommend denial of this application.

There were 3 persons in protest in the audience.

MR. JOHNSTON made a Motion for ABEYANCE of Z-56-83.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Planning Commission on July 26, 1983.

10. Z-57-83

DENIED

Application of Vivinian O'Hare ETAL, for reclassification of property generally located on the southwest corner of Rancho Drive and Meade Avenue, from M (Industrial) to M (Industrial) and R-PD39 (Residential Planned Development).

Proposed Use: High Density Residential (Condominiums)

MR. CLEMMER stated this property is in the midst of an industrial area. The I-15 freeway is on the east. The Code does not allow residential uses in industrial areas. Staff would recommend denial and does not have any protests on record. The proposal is for 264 three-story condominium units.

DICK CARTER, Unique Properties, 3000 West Charleston Boulevard, appeared for the applicants. They plan to have a buffer of a landscaped area between the condominium units and the M-1. The units that are closest to the M-1 lots will be protected from the noise. The water and sewer lines are adequate for this project.

There was one person in the audience in protest.

ROBERT DICKINSON, 4413 St. Andrews Circle, appeared in protest. He owns two businesses directly west of the proposed location: construction and printing company. This is not an appropriate area for children or senior citizens due to the great number of trucks in the area.

10. Z-57-83

(Continued)

LEE BLANCHARD appeared to represent Rene Blanchard in protest. They have an office building at 3131 Mead Avenue.. She also represented Mr. and Mrs. W. A. Brown who are part owners of a business in the area. They are concerned about vandalism, fire and theft to their businesses by the residents of this project.

RICHARD J. WALSH, 2829 Wyandotte, appeared in protest. There are already many traffic accidents in the area.

DON DENZEL, 3011 Rigel Avenue, appeared in protest. He has a structural steel firm in the area and they have long trucks loaded with steel going to and from their business. They work at night and may disturb the residents living in this project. They have had their business broken into already.

MR. JOHNSTON felt there would not be very many children living in this project since the units are only 410 square feet in size.

JESS SPRADLEN, 3019 Meade Avenue, appeared in protest. He owns 7-Eleven Towing and Jess's Auto Reclamation Center which are located to the west of this proposed project. This is a very unsafe area for children. He sells auto parts and feels the residents of this project would be taking the parts.

CARL YOUNG, 3043 Meade Avenue, appeared in protest. He has a list of the business owners in the area who were in protest.

DICK CLARK appeared in protest. He does not feel the persons purchasing these condominiums will be undesirable since they will have to qualify for a mortgage by being gainfully employed or having a sufficient income. Due to the size of the units, he does not feel children will be living in this project and they could make it a requirement in the CC&R's that no children would be allowed. He has to have 70% of the units presold before he can obtain a loan and start construction.

MR. KENNEDY made a Motion for DENIAL of Z-57-83.

Voting was as follows:

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

Motion for DENIAL carried by a 5/1 vote.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

11. Z-58-83

APPROVED

Application of THE LAS VEGAS RESCUE MISSION for reclassification of property generally located on the south side of Wilson Avenue, between "D" Street and "E" Street, from R-4 (Apartment Residence) to M (Industrial).

Proposed Use: Workshop for Furniture and Appliance Repair

MR. CLEMMER stated this property is on the north side of Bonanza between I-15 and the railroad tracks. This area is evolving to industrial. This property is a two-story building with 16,000 square feet. They will utilize the 10 feet that was approved for a Vacation. Public Services is requesting a 25 foot radius corner at Wilson and "D" Streets. The building will cover almost the entire lot except for a small 4½ foot wide strip. There is no parking on the site. In

11. Z-58-83

(Continued)

the industrial zone the parking requirement is one space per 2,000 square feet, but the Planning Commission may reduce the number of parking spaces. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 2 through 8, 3) Install sidewalks as required by the Department of Engineering Services, 4) Pave the alley as required by the Department of Engineering Services, 5) Dedicate a 25 foot radius corner at the intersection of "D" Street and Wilson Avenue as required by the Department of Engineering Services, 6) Conformance to the plot plan and elevations amended to provide for the radius corner and provision of landscaping along "D" Street, 7) Recording of the Order of Vacation (VAC-7-83) of the portion of Wilson Avenue proposed for development. Staff does not have any protests on record. Staff would recommend approval of the waiver for the parking requirement.

AL SEARCY, 414 W. Bonanza Road, appeared to represent The Las Vegas Rescue Mission. They are in accord with staff's recommendations. There will not be any outside storage on the premises.

No one appeared in opposition.

MRS. TRACY made a Motion for APPROVAL of Z-58-83, subject to staff's conditions and approval of waiver of parking requirement.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

12. Z-59-83

APPROVED

Application of LONNIE WALSTON for reclassification of property generally located on the east side of Highland Drive between Washington Boulevard and Madison Avenue, from R-E (Residence Estates) to C-1 (Limited Commercial).
Proposed Use: Retail and Service Uses

MR. CLEMMER stated there is C-1 zoning about 200 feet south and 800 feet north. The proposed development is a 1,500 square foot building. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 8, 3) Approval of the building elevations by the Department of Community Planning and Development, 4) Approval of any additional development by the Planning Commission, 5) Install sidewalk and street lighting on Highland Avenue as required by the Department of Engineering Services, 6) Conformance to the Flood Hazard Reduction provisions of the City Code as required by the Department of Engineering Services. Staff does not have any protests on record.

LONNIE WALSTON, 1930 Fair Avenue, appeared for the application.

KLENETTE TRAYLOR, 1025 North "N" Street, appeared in protest. She lives next door to the subject property. She is concerned about flooding since the surrounding property is higher than hers.

12. Z-59-83

(Continued)

NINA TRAYLOR, 1025 North "N" Street, appeared in protest. She is also concerned about the drainage on her property because they are building up the surrounding property by bringing in truckloads of dirt.

LONNIE WALSTON appeared in rebuttal stating he will be installing a retaining wall between his property and the Traylor's property.

MR. JOHNSTON made a Motion for APPROVAL of Z-59-83, subject to staff's conditions and applicant connecting his block wall to the property to the south.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

13. Z-60-83

APPROVED

Application of DECATUR INVESTMENTS for reclassification of property generally located on the east side of Decatur Boulevard between Eugene Avenue and Sawyer Avenue, from R-3 (Limited Multiple Residence) and R-1 (Single-Family Residence) to R-PD12 (Residential Planned Development).
Proposed Use: Medium Density Residential
(Apartments)

MR. CLEMMER stated this site was denied R-PD35 zoning in March of this year. At that time, staff felt that R-3 was appropriate as the property is half classified now. The 140 feet on the west side is currently R-3 and the 100 feet on the east side is R-1 zoning. The R-1 zoning would allow 11 R-1 lots and the R-3 zoning would allow 61 units, for a total of 72 units on that site. This proposal for R-PD12 is in keeping with the General Plan. The access to this development will be from Decatur Boulevard. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 8, and 3) Provide decorative screens on the balconies facing east. Staff has 123 protests on record.

ERNIE BECKER, 4401 West Washington Street, appeared for the application. They met with some of the property owners in the area to inform them of this project. Some of the units will be sold and some will be rented.

There were 28 persons in the audience in protest.

KENNETH HARKINS, 5201 Eugene Avenue, appeared in protest. This will increase the traffic in the area. There is a problem of flooding in the area when it rains. The crime rate in the area has dropped due to their Neighborhood Watch Program. They feel this project will increase the crime in the area. They prefer to have the R-1 portion of this property to remain as it is.

WAYNE OLSON, 5045 West Lake Mead Boulevard, appeared in protest. They only are in opposition to the high-density portion of this application.

DOLORES WILLIAMS, 4600 Mark Avenue, appeared in protest; however, they prefer this layout to the previous application.

13. Z-60-83

(Continued)

MARILYN BAILEY, 4871 Stacey, appeared in protest. They prefer commercial or single-family homes on this property.

ERNIE BECKER appeared in rebuttal. They feel a planned development is suitable for this area whereby all the landscaping and recreation area is taken care of. Most of the improvements are already in this area.

ROSEANNE WILKINSON, 5104 Auburn, appeared in protest. She moved away from one of Mr. Becker's apartment projects because there were a lot of problems with the teenagers in that development.

MR. JOHNSTON made a Motion for APPROVAL of Z-60-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

(There was a five minute recess at this time.)

14. Z-61-83

DENIED

Application of GARY L. HOOVER, ET AL for reclassification of property generally located on the southeast corner of East Charleston Boulevard and Chapman Drive, from C-1 (Limited Commercial) to C-2 (General Commercial).
Proposed Use: Used Car Sales

MR. CLEMMER stated that to the west there is C-2 zoning, which is a used car lot. On the north there is a C-2 zone. However, the area is predominantly C-1 zoning. Since 1963 used car lots require a Use Permit in a C-2 zone. Staff would recommend denial and there are 3 protests on record.

GINA SILVAGNI, 3108 Calle de El Cortez, Heritage Realty, appeared to represent Mr. Hoover and the person who would be operating the property.

IRA GLASSMAN appeared to represent Mr. Hoover. They feel this is a compatible use for the area since there is another car sales lot in the area.

DON REENZO appeared as the buyer of this property. They will use this lot to store their overflow of cars from another car lot.

D. C. BUCKLES, 1126 South 16th Street, appeared in protest. Will this business generate a lot of bright lights shining into the homes?

DON REENZO said they will utilize the existing house on the property for their office, clean up the landscaping, and will not be installing any outside lights because this is a 9-to-5 operation.

14. Z-61-83

(Continued)

CHRISTOPHER G. MACKINSTER, 1116 Chapman Drive, appeared in protest. He submitted a petition with approximately 23 signatures in protest. This business will increase the traffic in the area and he objected to any test driving of cars on the residential streets. There is a car lot in the area and having another one will make it difficult for the residents to sell their homes.

J. BUCK McELHONE, 1605-11 East Charleston Boulevard and 435 South 16th Street, appeared in protest. He represented Dr. Sherman and Dr. Fleshman, who have the property on the corner at 1601 East Charleston Boulevard. They do not want any cars from this business to be parking in their lots.

JACK SCALOM appeared to represent Charleston TV and Appliance in protest. They do not object to Mr. Hoover selling his property, but object to a car lot moving in there. This will create a parking problem for the area.

CHRISTOPHER G. MACKINSTER appeared again saying he would not have purchased his house in that area if he had known there would be two car lots nearby.

DON REENZO appeared in rebuttal stating he only plans to park about 5 to 10 cars in this lot. They will not be parking the cars in the street because his insurance only covers the cars when they are inside his lot. However, there is a possibility his customers will be parking in the lot for Charleston TV and Appliance.

MRS. COLEMAN made a Motion for DENIAL of Z-61-83.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

15. Z-62-83

APPROVED

Application of FAWN AND ANTHONY ALSTON for reclassification of property generally located on the northwest corner of Desert Lane and Pinto Lane, from P-R (Professional Offices and Parking) and R-3 (Limited Multiple Residence) to R-3 (Limited Multiple Residence).

Proposed Use: Medium-High Density Residential
(Apartments)

MR. CLEMMER explained the layout of this project. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan amended to provide a maximum of four units on proposed Parcel 3 and provision of crossing easements for joint parking, 3) Approval of the proposed building elevations by the Department of Community Planning and Development, 4) Approval of the joint parking by the City Council, 5) Recording of the parcel map, 6) Standard conditions 2 through 8, 7) Install street lights on Desert Lane as required by the Department of Engineering Services. Staff has one protest on record.

ANTHONY ALSTON appeared for the application. They are in

15. Z-62-83

(Continued)

agreement with staff's conditions.

No one was present in opposition to this application.

MR. GUTHRIE made a Motion for APPROVAL of Z-62-83, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

WILLOWCREST
UNIT #2

APPROVED

Property generally located on the southeast corner of Westcliff Drive and Durango Drive, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Collins Home Manufacturing
No. of Acres: 21.5 No. of Lots: 139

MR. NULL stated there is a storm drainage easement on this property to take care of the water that comes down out of the mountains. Farther west the City is constructing in Angel Park a storm water retention basin. Along with this basin there will be a temporary routing of water around this property. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to:
1) Conformance with the tentative map, 2) Conformance to the conditions of approval for the tentative map, and
3) No development or sale of lots in this unit until #8 of the conditions of approval for Z-63-82 has been complied with. Condition No. 8 refers to the abandonment or vacation of the storm water easement.

ALLEN COLLINS, 7800 West Alta Drive, appeared for the application. They are working with the City and an out-of-state engineer to resolve the storm water problem.

CHARLEY JOHNSON, 2800 West Sahara Avenue, appeared for the applicant as a consulting engineer. There is a temporary recorded easement on this property to handle the flow out of Angel Park Phase I. Angel Park Phase IIA is supposed to be constructed in such a way that it will handle a 100-year storm with a spillway farther to the north. They would like the map be approved subject to the condition of the easement be worked out before the map is recorded.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Willowcrest Unit #2, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. FINAL MAP

LEWIS HOMES
RAINBOW VISTA #1

APPROVED

Property generally located west of Jones Boulevard and north of Washington Avenue, N-U Zone (under Resolution of Intent to R-1 and R-CL).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 17.9 No. of Lots: 103

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, 2) Conformance with the tentative map, and 3) Conformance to the conditions of approval for the tentative map.

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

MRS. TRACY made a Motion for APPROVAL of the Final Map for Lewis Homes Rainbow Vista #1, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. RW-5-83

REQUEST FOR
RAZOR WIRE

APPROVED

Request of DIAMOND METAL WORKS to allow razor wire on property located at 10 West Wyoming Avenue, C-M Zone.

MR. CLEMMER stated this property is located northwest of Commerce and Wyoming. This is a C-M district and there is an alley running north and south. The applicant is proposing razor wire along Commerce and in the alley. There is razor wire in the alley, but it is too low. It has to be 6 feet high and not extend into the public right-of-way. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) Razor wire shall not overhang the public property and shall be a minimum of 6 feet high. Since this is not a public hearing, staff does not have any protests.

HENRY SANCHEZ, 1517 South Commerce Street, appeared as the owner of the property. He is in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of RW-5-83, Request for Razor Wire, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this is final action.

4. Z-53-80

EXTENSION
OF TIME

ABEYANCE

Request of CHEYENNE, A PARTNERSHIP for an Extension of Time on property generally located on the northwest corner of Cheyenne Avenue and Jones Boulevard, N-U Zone (under Resolution of Intent to R-D and C-1).

MR. CLEMMER stated this is the first request for an extension of time on this development since the bank was completed. There were two previous requests before the bank started. Staff would recommend approval, subject to: 1) Resolution of Intent extended to June 30, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

The applicant was not present.

MRS. TRACY made a Motion for ABEYANCE of Z-53-80, Extension of Time.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

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

5. Z-59-82

PLOT PLAN
REVIEW

APPROVED

Request of TIME DEVELOPMENT for a Plot Plan Review on property generally located on the north side of Oakley Boulevard between Arville Street and Decatur Boulevard, R-1 Zone (under Resolution of Intent to P-R).

MR. CLEMMER stated this property was zoned P-R and was to be subdivided into six lots with each lot containing a building. This proposal modifies that to a larger single building on the westerly four lots, which is a one-story building. The typical plan showed about 100 foot setback to the residential property to the north. This plan gives 44 feet of setback to the residential property. They need to provide six additional parking spaces. Staff would recommend approval, subject to: 1) Conformance to the plot plan amended to provide six additional parking spaces, 2) Conformance to the elevations, and 3) Conformance to all of the remaining original conditions of Z-59-82 except that a parcel map will be allowed rather than a subdivision map.

MELVIN H. HAMILTON appeared to represent Time Development. This building will be used for professional offices.

MRS. TRACY made a Motion for APPROVAL of Z-59-82, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on August 3, 1983.

6. Z-63-78

PLOT PLAN
REVIEW

ABEYANCE

Request of ROBERT L. CONN for a Plot Plan Review to allow 4 fourplexes on property generally located on the southeast corner of Washington Avenue and Tonopah Drive, R-3 Zone.

MR. CLEMMER stated this property was originally zoned R-3 and was proposed to contain 3 fourplex buildings. The elevations for these 3 fourplexes were oriented toward Washington Avenue. The proposal now is for 4 fourplex buildings with a 6 foot setback from Washington Avenue and a 6 foot setback from the rear. Staff prefers their original plan. This land allows 15.92 units and they are proposing 16 units total, so they will need an Administrative Variance for the 16th unit. If this is approved, staff would have the following conditions: 1) Conformance to the amended plot plan and elevations, 2) Conformance to all other conditions of approval for Z-63-78, and 3) Provision of a 6 foot decorative wall along the north property line in front of the buildings along Washington Avenue.

ROBERT CONN, 2228 West Bonanza Road, appeared for the application.

MRS. TRACY made a Motion for ABEYANCE of Z-63-78, Plot Plan Review, so the surrounding property owners may attend a public hearing on the changes and the applicant to pay a \$75 notification fee.

Voting was as follows:

"AYES" Vice Chairman Mack, Mrs. Tracy, Mrs. Coleman,
Mr. Kennedy

"NOES" Mr. Johnston, Mr. Guthrie

Motion for ABEYANCE carried by a 4/2 vote.

7. AV-4-83

ADMINISTRATIVE
VARIANCE

ABEYANCE

Request of ROBERT L. CONN for an Administrative Variance on property generally located on the southeast corner of Washington Avenue and Tonopah Drive, R-3 Zone.

ROBERT CONN, 2228 West Bonanza Road, appeared for the application.

MRS. TRACY made a Motion for ABEYANCE of AV-4-83, Administrative Variance, due to the fact Z-63-78, Plot Plan Review, was held in abeyance.

Voting was as follows:

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

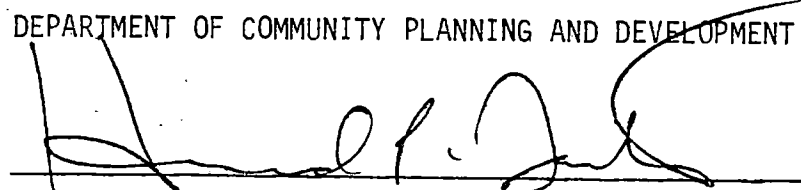
"NOES" Mr. Johnston

Motion for ABEYANCE carried by a 5/1 vote.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JULY 14, 1983

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

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

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

MINUTES: Approval of the May 24, 1983 City Planning
Commission minutes.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

OLD BUSINESS:

1. STREET NAME CHANGE Request of CITY OF LAS VEGAS ON BEHALF 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.
- (Abeyance Item
from 6/28/83)

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITION:

1. The developer is to pay for providing standard street sign installations
for that portion of Florence Avenue between Lamb Boulevard and Page
Street.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983 TO SET DATE FOR PUBLIC HEARING

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the west side of
Jones Boulevard, south of Vegas Drive, N-U Zone
(under Resolution of Intent to R-1 and R-CL).
LEWIS HOMES Owner/Subdivider: Lewis Homes of Nevada
RAINBOW VISTA #1 No. of Acres: 20 No. of Lots: 116

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12)
months. If a final map is not recorded on all or a portion of the area
embraced by the tentative map within twelve (12) months of the approval
of the tentative map or an extension of time, up to one year, is not
granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-49-83.
3. Minimum front yard setback to be 16' in Parcel 2.
4. Provide temporary paved access on shifting sands to Washington Avenue.

1. TENTATIVE MAP - LEWIS HOMES RAINBOW VISTA #1 (Cont'd)

5. Full width dedication of all interior streets.
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 TO SET DATE FOR PUBLIC HEARING

2. TENTATIVE MAP Property generally located on the northeast corner
 of Edward Avenue and Duncan Drive, R-E and C-2
 Zones (under Resolution of Intent to R-3).
 Owner/Subdivider: Keith and Kathy Galliher
ACTION: APPROVED No. of Acres: 1.26 No. of Lots: 6
 KENNEDY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-44-83.
3. Conformance to the Flood Hazard Reduction Ordinance.
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. Extend the 8" sewer line in Duncan Drive to Edward Avenue as required by the Department of Engineering Services.
6. Provide a hydrology study as required by the Department of Engineering Services.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

3. FINAL MAP Property generally located on the northeast corner
 of Edward Avenue and Duncan Drive, R-E and C-2
 Zones (under Resolution of Intent to R-3).
 Owner/Subdivider: Keith and Kathy Galliher
ACTION: APPROVED No. of Acres: 1.26 No. of Lots: 6
 GUTHRIE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

4. TENTATIVE MAP Property generally located on the northwest corner
of Lake Mead Boulevard and Winwood Street, R-3
CHARLESTON HEIGHTS and R-1 Zones (under Resolution of Intent to R-3).
TRACT #50-H Owner/Subdivider: Alvernie Apartments, Inc.
No. of Acres: 2.60 No. of Lots: 9
ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

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

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

5. FINAL MAP Property generally located on the northwest corner
of Lake Mead Boulevard and Winwood Street, R-3
CHARLESTON HEIGHTS and R-1 Zones (under Resolution of Intent to R-3).
TRACT #50-H Owner/Subdivider: Alvernie Apartments, Inc.
No. of Acres: 2.60 No. of Lots: 9
ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.
2. Conformance with the tentative map.
3. Conformance to the conditions of approval for the tentative map.
4. Approved subject to posting of bond and signing of agreements and plans within thirty days.

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

6. FINAL MAP Property generally located on the north side of
Monroe Avenue east of Lamb Boulevard, R-E and
BREEZEWOOD UNIT #1 R-MHP Zones (under Resolution of Intent to R-CL).
Owner/Subdivider: Nevada Escrow Services
No. of Acres: 5.72 No. of Lots: 42
ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

7. VAC-7-83 Petition of Vacation submitted by THE LAS VEGAS
RESCUE MISSION to vacate the south 10' of Wilson
Avenue, between "D" Street and "E" Street.
ACTION: APPROVED
TRACY/UNANIMOUS

7, VAC-7-83 (Cont'd)

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 20, 1983 TO SET DATE FOR PUBLIC HEARING

PROTESTS: 0

8. LD-6-83
APPEAL OF
DENIAL

Appeal of Denial of an application for Parcel Map Waiver generally located on the east side of Rebecca Road, north of El Campo Grande, R-E Zone.

ACTION: DENIED APPEAL
TRACY/UNANIMOUS

STAFF RECOMMENDATION: DENIAL

9. Z-56-83
ACTION: ABEYANCE
JOHNSTON/UNANIMOUS

Application of RENE C. BLANCHARD for reclassification of property located at 313 North 9th Street, from R-3 to R-4.
Proposed Use: High Density Residential
(16 Unit Apartment Building)

STAFF RECOMMENDATION: DENIAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JULY 26, 1983

PROTESTS: 32

10. Z-57-83
ACTION: DENIED
KENNEDY/5-1
(JOHNSTON - NO)

Application of VIVINIAN O'HARE, ET AL for reclassification of property generally located on the southwest corner of Rancho Drive and Meade Avenue, from M to M and R-PD39.
Proposed Use: High Density Residential
(Condominiums)

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

PROTESTS: 7

11. Z-58-83
ACTION: APPROVED
TRACY/UNANIMOUS

Application of THE LAS VEGAS RESCUE MISSION for reclassification of property generally located on the south side of Wilson Avenue, between "D" Street and "E" Street, from R-4 to M.
Proposed Use: Workshop for Furniture and Appliance Repair

CONDITIONS:

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

11. Z-58-83 (Cont'd)

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.
9. Install sidewalks as required by the Department of Engineering Services.
10. Pave the alley as required by the Department of Engineering Services.
11. Dedicate a 25' radius corner at the intersection of "D" Street and Wilson Avenue as required by the Department of Engineering Services.
12. Conformance to the plot plan and elevations amended to provide for the radius corner and provision of landscaping along "D" Street.
13. Recording of the Order of Vacation (VAC-7-83) of the portion of Wilson Avenue proposed for development.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

PROTESTS: 0

12. Z-59-83

Application of LONNIE WALSTON for reclassification of property generally located on the east side of Highland Drive, between Washington Boulevard and Madison Avenue, from R-E to C-1.

ACTION: APPROVED

JOHNSTON/UNANIMOUS Proposed Use: Retail and Service Uses

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
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. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. 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.
10. Approval of the building elevations by the Department of Community Planning and Development.

12. Z-59-83 (Cont'd)

11. Approval of any additional development by the Planning Commission.
12. Install sidewalk and street lighting on Highland Avenue as required by the Department of Engineering Services.
13. Conformance to the Flood Hazard reduction provisions of the City Code as required by the Department of Engineering Services.
14. Construct the 6' block wall to connect to the existing 6' block wall at the south property line.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

PROTESTS: 2

13. Z-60-83

Application of DECATUR INVESTMENTS for reclassification of property generally located on the east side of Decatur Boulevard, between Eugene Avenue and Sawyer Avenue, from R-3 and R-1 to R-PD12.

ACTION: APPROVED

JOHNSTON/4-2

(KENNEDY & TRACY - NO)

Proposed Use: Medium Density Residential
(Apartments)

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Provide decorative screens on the balconies facing east.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

PROTESTS: 152

14. Z-61-83

Application of GARY L. HOOVER, ET AL for reclassification of property generally located on the southeast corner of East Charleston Boulevard and Chapman Drive, from C-1 to C-2.

ACTION: DENIED

COLEMAN/UNANIMOUS

Proposed Use: Used Car Sales

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

PROTESTS: 27

15. Z-62-83

Application of FAWN AND ANTHONY ALSTON for reclassification of property generally located on the north-west corner of Desert Lane and Pinto Lane, from P-R and R-3 to R-3.

ACTION: APPROVED

GUTHRIE/UNANIMOUS

Proposed Use: Medium High Density Residential (Apartments)

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to provide a maximum of four units on proposed Parcel 3 and provision of cross easements for joint parking.
3. Approval of the proposed building elevations by the Department of Community Planning and Development.
4. Recording of the Parcel Map.
5. Install street lights on Desert Lane as required by the Department of Engineering Services.
6. Approval of the joint parking by the City Council.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

PROTESTS: 1

SUPPLEMENTAL AGENDAA

1. FINAL MAP

WILLOWCREST
UNIT #2

Property generally located on the southeast corner of Westcliff Drive and Durango Drive, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Collins Home Manufacturing
No. of Acres: 21.5 No. of Lots: 139

ACTION: APPROVED

JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. No development or sale of lots in this unit until #8 of the conditions of approval for Z-63-82 has been complied with.

STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP

LEWIS HOMES
RAINBOW VISTA #1

Property generally located west of Jones Boulevard
and north of Washington Avenue, N-U Zone (under
Resolution of Intent to R-1 and R-CL).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 17.9 No. of Lots: 103

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. RW-5-83

REQUEST FOR
RAZOR WIRE

Request of DIAMOND METAL WORKS to allow razor wire
on property located at 10 W. Wyoming Avenue, C-M
Zone.

CONDITIONS:

1. Conformance to the plot plan.
2. Razor wire shall not overhang public property and shall be a minimum of
6' high.

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

4. Z-53-80

EXTENSION
OF TIME

Request of CHEYENNE, A PARTNERSHIP for an Extension
of Time on property generally located on the north-
west corner of Cheyenne Avenue and Jones Boulevard,
N-U Zone (under Resolution of Intent to R-D and C-1).

ACTION: ABEYANCE
TRACY/UNANIMOUS

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

5. Z-59-82

PLOT PLAN
REVIEW

Request of TIME DEVELOPMENT for a Plot Plan Review
on property generally located on the north side
of Oakley Boulevard, between Arville Street and
Decatur Boulevard, R-1 Zone (under Resolution of
Intent to P-R).

ACTION: APPROVED
TRACY/5-0-1
(JOHNSTON - ABSTAINED)

CONDITIONS:

1. Conformance to the plot plan amended to provide six (6) additional
parking spaces.
2. Conformance to the elevations.
3. Conformance to all of the remaining original conditions of Z-59-82 except
that a Parcel Map will be allowed rather than a subdivision map.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

6. Z-63-78

PLOT PLAN
REVIEW

Request of ROBERT L. CONN for a Plot Plan Review
to allow 4 four-plexes on property generally
located on the southeast corner of Washington
Avenue and Tonopah Drive, R-3 Zone.

ACTION: ABEYANCE
TRACY/4-2
(JOHNSTON & GUTHRIE - NO)

STAFF RECOMMENDATION: CONFORMANCE TO THE ORIGINAL PLAN
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: AUGUST 11, 1983

7. AV-4-83

ADMINISTRATIVE
VARIANCE

Request of ROBERT L. CONN for an Administrative
Variance on property generally located on the
southeast corner of Washington Avenue and
Tonopah Drive, R-3 Zone.

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

STAFF RECOMMENDATION: APPROVAL IF Z-63-78 CHANGES ARE APPROVED
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: AUGUST 11, 1983

RECEIVED

JUL 26 10 43 AM '83

CITY CLERK

ANNOTATED AGENDA
CITY PLANNING COMMISSION

JULY 14, 1983

MINUTES:

May 24, 1983

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

OLD BUSINESS:

1. STREET NAME CHANGE APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack,
Guthrie, Coleman, Kennedy
NOES: None

Special Condition: 1. Developer to pay for
providing standard street
sign installations for
that portion of Florence
between Lamb Blvd. & Page
St.

NEW BUSINESS:

1. TENTATIVE MAP APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
Guthrie, Coleman, Kennedy
LEWIS HOMES
RAINBOW VISTA #1
NOES: None

Special Conditions: 1. Conformance to the conditions
of approval for Z-49-83.
2. Minimum front yard setback
to be 16 feet in Parcel 2.
3. Provide temporary paved
access on Shifting Sands
south of Washington Ave.
4. Full width dedication of all
interior streets.

2. TENTATIVE MAP APPROVED - KENNEDY/AYES: Tracy, Johnston, Mack,
Guthrie, Coleman, Kennedy
DUNCAN ACRES
NOES: None

Special Conditions: 1. Conformance to the conditions
of approval for Z-44-83.
2. Conformance to the Flood Hazard
Reduction Ordinance.
3. Wall statement.
4. Extend the 8" sewer line in
Duncan Drive to Edward Ave.
as required by the Dept. of
Engineering Services.
5. Provide a hydrology study as
required by the Dept. of
Engineering Services.

3. FINAL MAP
DUNCAN ACRES

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

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

4. TENTATIVE MAP
CHARLESTON HEIGHTS
TRACT #50-H

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

Special Condition: 1. Conformance to the Flood Hazard Reduction Ordinance.

5. FINAL MAP
CHARLESTON HEIGHTS
TRACT #50-H

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

Special Conditions: 1. Approval of the tentative map.
2. Conformance with the tentative map.
3. Conformance to the conditions of approval for the tentative map.
4. This final map be approved subject to posting of bond and signing of agreements within 30 days.

6. FINAL MAP
BREEZEWOOD UNIT #1

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

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

7. VAC-7-83

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

Special Conditions: 1. One year to record statement.
Protests: 0

8. LD-6-83
APPEAL OF DENIAL

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

9. Z-56-83

ABEYANCE - JOHNSTON/AYES: Tracy, Johnston, Mack,
Guthrie, Coleman, Kennedy
7/26/83
P.C. Meeting
NOES: None

Protests: 29 on file with staff
3 persons in audience

10. Z-57-83

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

Protests: 1 person in audience
Robert Dickinson, 4413 St. Andrews Circle
Lee Blanchard, 3131 Meade Avenue
Richard Walsh, 2829 Wyandotte
Donald Denzel, 3011 Rigel Avenue
Jess Spradler, 3019 Meade Avenue
Carl Young, 3043 Meade Avenue

11. Z-58-83

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

- Special Conditions:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 2-8.
 3. Install sidewalks as required by Dept. of Engineering Services
 4. Pave the alley as required by the Dept. of Engineering Services.
 5. Dedicate a 25' radius corner at the intersection of "D" Street and Wilson Avenue as required by the Dept. of Engineering Services.
 6. Conformance to the plot plan and elevations amended to provide for the radius corner and provision of landscaping along "D" Street.
 7. Recording of the Order of Vacation (VAC-7-83) of the portion of Wilson Avenue proposed for development.
 8. Waive parking requirements.

Protests: 0

12. Z-59-83

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

- Special Conditions:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1-8.
 3. Approval of the building elevations by the Dept. of Community Planning and Development.
 4. Approval of any additional development by the Planning Commission.
 5. Install sidewalk and street lighting on Highland Avenue as required by the Dept. of Engineering Services.

(see Page 4)

12. Z-59-83

(continued)

6. Conformance to the Flood Hazard Reduction provisions of the City Code as required by the Dept. of Engineering Services.

7. Connect block wall to adjoining.

Protests: Klenette Traylor, 1025 North "N" Street Prop.
Nina Traylor, 1025 North "N" Street

13. Z-60-83

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

- Special Conditions:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1 - 8.
 3. Provide decorative screens on the balconies facing east.

Protests: 123 on record with staff
Kenneth Harkins, 5201 Eugene Avenue
Wayne Olson, 5045 W. Lake Mead Blvd.
Dolores Williams, 4600 Mark Avenue
Marilyn Bailey, 4871 Stacey
Roseanne Wilkinson, 5104 Auburn
28 persons in audience

14. Z-61-83

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

Protests: 3 on record with staff
Approx. 23 signatures on petition
D. C. Buckles, 1126 South 16th Street
Christopher Makinster, 1116 Chapman Drive
Buck McElhone, 1605-11 E. Charleston and
435 South 16th Street
Jack Scalom, Charleston TV & Appliance

15. Z-62-83

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

- Special Conditions:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan amended to provide a maximum of 4 units on proposal.
 3. Approval of the proposed building elevations by the Dept. of Community Planning and Development.
 4. Approval of the joint parking by the City Council.
 5. Recording of the Parcel Map.
 6. Standard conditions 2 - 8.
 7. Install street lights on Desert Lane as required by the Dept. of Engineering Services.

Protests: 1 on record with staff.

1. FINAL MAP

WILLOWCREST
UNIT #2

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

- Special Conditions:
1. Conformance with the tentative map.
 2. Conformance to the conditions of approval for the tentative map.
 3. No development or sale of lots in this unit until #8 of the conditions of approval for Z-63-82 has been complied with.

2. FINAL MAP

LEWIS HOMES

RAINBOW VISTA #1

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

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

3. RW-5-83

REQUEST FOR
RAZOR WIRE

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

- Special Conditions:
1. Conformance to the plot plan.
 2. Razor wire shall not overhang public property and shall be a minimum of 6' high.

4. Z-53-80

EXTENSION OF TIME

ABEYANCE - TRACY/AYES: Tracy, Johnston, Mack,
Guthrie, Coleman, Kennedy
7/26/83 NOES: None
P.C.Meeting

5. Z-59-82

PLOT PLAN REVIEW

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

- Special Conditions:
1. Conformance to the plot plan amended to provide six additional parking spaces.
 2. Conformance to the elevations.
 3. Conformance to all of the remaining original conditions of Z-59-82 except that a parcel map will be allowed rather than a subdivision map.

6. Z-63-78

PLOT PLAN REVIEW

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

8/11/83 P.C.
Meeting for
Public Hearing.
Applicant to pay
\$75 notification
fee.

7. AV-4-83

ADMINISTRATIVE
VARIANCE

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

8/11/83 P.C.
Meeting for
Public Hearing.

NAME

G. C. Wallace

E. W. Compton

Carl Galt

Al Searey

Mr. Flammann

Chris Mahurin

ADDRESS

1100 E. Sahara Ave.

414 W. Bonanza Rd

3000 W. EMERALD ST. N. D.

414 W. Bonanza Rd

3403 S. JONES BLVD.

1116 Chapman Drive

NAME

ADDRESS

~~GEORGE CARLOCK~~

Charley Johnson

E. A. Collins

Henry SANCITE

~~2833 CAMBRIDGE~~

2800 W Solara

7800 W. Alta

1517 So. Commerce

NAME

ADDRESS

Robert C. Benson

Lee Blanchard

Richard Walsh

DONALD DUNZEL

JESS SORALL

CARL YOUNG

KLEMETTE TAYLOR

Nina Taylor

KENNETH R. HARBINE

WAYNE OLSEN

Dolores Williams

Marilyn Bailey

ROSEMARY WILKINSON

JIM M. SILVAGNI

WON NUNYER

DOUGLAS

J. Buck Miller

4413 St Andrews Circle

3131 Meade Ave.

2829 WYANDOTTE

3011 RIAL AVE

3019 Meade Ave

3043 MEADE AVE

1025 No. "N" St

"

5201 Eugene Ave.

5046 W Lake Md. Blv

4600 Mark Ave

4871 Stacey

5104 Auburn

3108 (off of E) Cortez

6975 W Eldora

1156 So 16th & VN 89104

1605-11 E. Charleston Rd.

INTER-OFFICE MEMORANDUM

Date

JULY 11, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
JULY 14, 1983

COPIES TO:

✓ CITY CLERK'S OFFICE - *Linda*
JOHN ROETHEL
CINDY
RICKNEW BUSINESS:

9. Z-56-83

This area was the subject of the Mesquite Avenue Study in which staff put forth a proposal of medium high density (R-3) which is the current classification. The existing land use in the area is mixed single family (predominates) and medium density.

The Planning Commission recommendation was that the high density (R-4) should not extend east of 8th Street. These lots were the subject of zoning requests Z-10-72 (C-2); Z-45-73 (C-2) and Z-29-79 (R-5). In the R-5 case, the Planning Commission actions were DENIAL. Z-55-82 was DENIED by the Planning Commission and City Commission January 5, 1983 for R-4.

The General Plan in urban neighborhoods calls for an average of 25 units per acre which R-3 yields.

The building is a two story with parapet walls and just eyebrow type roof details. It contains eight 1 bedroom and eight 2 bedroom units requiring 18 parking spaces. The 18 spaces shown are not according to Code as they show 11' deep stalls with 22' drives and when it's changed to 16' depth the drives are 12.5' where 15' is required. They can modify it to three 6 space tiers and meet Code.

Owner is requesting abeyance which is up to the Planning Commission.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan amended to provide a workable redesign of the parking area.
2. Conformance to the elevations.
3. Standard conditions 2 - 5.

Z-56-83(continued)

4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Pave the alley as required by the Department of Public Services.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Resolution of Intent with a twelve (12) month time limit.

PROTESTS: 29

PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

10. Z-57-83

This area is surrounded by industrial zoning. The zoning regulations do not allow residential uses in industrial areas as they are incompatible. A review of the neighborhood to the north with the thought of considering this a part did not wash for several reasons as it is separated by industrial zoning to the north and the northern neighborhood has an overabundance of high density development already.

The developer has offered to accept 50' of P-R zoning in the M lots to the west and south to protect the residential, construct an 8' block wall, insulate the building walls to decrease noise entry 5 decibels and accept other deed restrictions on the M lots to make the development compatible.

This development consists of 264 efficiency units, three stories with adequate parking. The buildings are aesthetically fine. Access is limited to Rancho Drive.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit amended to R-PD39 for the 5.88 acre parcel, P-R for the east 50' of the six lots fronting Rigel Avenue and P-R for the north 50' of the east 200' of the lot on Sirius Avenue with the balance M Zoning.
2. Provision of an 8' block wall along the north, west and south lines of the R-PD39 site.

Z-57-83(continued)

3. Recording of a deed restriction limiting the M and P-R Zoned lots to office and warehouse uses only.
4. Standard conditions, 1 - 8.
5. Dedicate a 15' radius corner at the intersection of Rancho Drive and Sirius Avenue and a 20' radius corner at the intersections of Sirius Avenue and Rigel Avenue and at Rigel Avenue and Meade Avenue as required by the Department of Engineering Services.
6. Install sidewalk on Meade Avenue, Rancho Drive and Sirius Avenue as required by the Department of Engineering Services.
7. Install street improvements on Rigel Avenue as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

11. Z-58-83

VAC-7-83 above is a companion action. Usually, they retain a radius corner which in an industrial area is usually 20', but this being a dead end street, I don't have any indication what Engineering Services position will be. It appears that there are T. E. problems and there is no position on these. The building will be two stories with 16,200 sq. ft.. They anticipate 12 employees with ten housed at their facility at 414 W. Bonanza so they are requesting the the Planning Commission zero spaces which is allowed if justified. Staff feels there is justification. This area is shown on the General Plan as being transitional to Industrial.

The building elevations are attractive, but there should be landscaping along "D" Street.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 2 - 8.
3. Install sidewalks as required by the Department of Engineering Services.

Z-58-83(continued)

4. Pave the alley as required by the Department of Engineering Services.
5. Dedicate a 25' radius corner at the intersection of "D" Street and Wilson Avenue as required by the Department of Engineering Services.
6. Conformance to the plot plan and elevations amended to provide for the radius corner and provision of landscaping along "D" Street.
7. Recording of the Order of Vacation (VAC-7-83) of the portion of Wilson Avenue proposed for development.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

12. Z-59-83

This proposal is on the east side of Highland and there is an R-1 lot that goes through to "N" Street. There is C-1 Zoning 200' south and 850' north with vacant property between. The R-E lots to the west back up to Highland. The proposed building is 1500 sq. ft. one story. There are no elevations. The parking is adequate for this building but depending on the uses may not be adequate for the remaining buildable area to the north so we need a control condition.

The General Plan may not support the commercial potential for the entire length of Highland from Washington to Owens, but this site is not a problem.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1 - 8.
3. Approval of the building elevations by the Department of Community Planning and Development.
4. Approval of any additional development by the Planning Commission.
5. Install sidewalk and street lighting on Highland Avenue as required by the Department of Engineering Services.
6. Conformance to the Flood Hazard reduction provisions of the City Code as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

13. Z-60-83

This site was denied R-PD35 Zoning for 140 units which was approximately 27 units per gross acre. March 1983 (2-5-83).

Staff position was for a reduction to an R-3 type development which would have been an 18 unit per gross acre development. This proposal is in keeping with that position, in fact, if the R-3 were developed at maximum 61 units would be allowed and the R-1 would allow 11 units for a total of 72 units which is the number proposed. Of course, this intensifies to the east. The R-1 lots to the east, side Ullom Drive and there is no vehicular access. Recall this area had been approved for C-1 which precluded vehicular access to Ullom.

The plan reflects two story buildings, 2 bedroom in four unit buildings as an apartment use. The buildings are attractive and parking is adequate. Staff would have recommended that the patio walls be set back on Ullom, but the Council at the last meeting seemed to reject that design approach.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1 - 8.
3. Provide decorative screens on the balconies facing east.

PROTESTS: 52123
PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

14. Z-61-83

There is C-2 both immediately north and west allowed for car rental and sales. Business description mentioned wholesale. There should be no cars stored or detailed south of the offices as there is a single family residence opposite and P-R to the south. The C-2 north had a used car lot, but it was abandoned.

Staff feels that the used car lot operations should be in the existing C-2 areas along the Boulder Highway.

Staff would recommend DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to allow auto display and detailing in the north 75' only.
3. No wholesale storage of vehicles is permitted.
4. Standard conditions 2 - 8.
5. Approval of the elevations by the Department of Community Planning and Development.

PROTESTS: 3
PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

15. Z-62-83

The precise plan for this area has determined that this site is appropriate for R-3 Zoning. The plan does not show the buildings on the south that had been used as an architect's office and dwelling which will be converted to two single family dwellings.

The land division to four lots creates problems to the extent that lot 3 will have to be limited to 4 units. Also, the City Council will have to approve joint parking and cross parking easements should be provided on the Plat. Lot 4 is existing so the patio encroachment is existing nonconforming and need not be removed. They show 16 units and the lot design limits it to 13 units, 11 of which will be 2 bedroom plus the existing house and studio. Parking is okay. Setbacks 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 provide a maximum of 4 units on proposed Parcel 3 and provision of cross easements for joint parking.
3. Approval of the proposed building elevations by the Department of Community Planning and Development.
4. Approval of the joint parking by the City Council.
5. Recording of the Parcel Map.
6. Standard conditions 2 - 8.
7. Install street lights on Desert Lane as required by the Department of Engineering Services.

PROTESTS: 1
PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

SUPPLEMENTAL:

3. RW-5-83

This applicant has been cited for Razor Wire. Lawson's citation indicates public access although, the photo does not indicate that.

Staff recommends APPROVAL subject to:

1. Conformance to the Plot Plan.
2. Razor wire shall not overhang public property and shall be a minimum of 6' high.

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

4. Z-53-80

The expiration date is June 30, 1983 and the request was received June 28, 1983. This is the first request after the bank phase completion (3rd altogether).

Staff recommends APPROVAL subject to:

1. The Resolution of Intent is extended to June 30, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

5. Z-59-82

This was rezoned in terms of six proposed 84 parcels to contain an office each. This plan utilizes the western four lots for an attractive one story building. The major difference is the northerly proximity of the building which is 44' from the north property line where the original typical showed 110'.

Staff does not feel that this would have an adverse impact and would not recommend a rehearing. 70 parking spaces are required, but only 64 are proposed. There is additional area available for six spaces.

Staff recommends APPROVAL subject to:

1. Conformance to the Plot Plan amended to provide six (6) additional parking spaces.
2. Conformance to the elevations.
3. Conformance to all of the remaining original conditions of Z-59-82 except that a Parcel Map will be allowed rather than a subdivision map.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

6. Z-63-78

The original plan contained twelve (12) units with 12' setback from Washington with attractive building elevations and 30' setbacks from the south. This plan is for 16 units necessitating Planning Commission grant of an Administrative Variance (AV-4-83 next item), as the area allows 15.92 units, but is in the 5% range. The Washington set back will be 6' and the south set back will be 6'. The Washington elevations are the side elevation with storerooms and stairs to the second floor. Aesthetics weak on Washington, otherwise fine. Parking okay, 24 spaces where 20 are required. This is a conditional Ordinance.

If approved subject to:

1. Conformance to the amended Plot Plan and elevations.

Z-63-78(continued)

- ~~2.~~ Conformance to all of the other conditions of approval of Z-63-78.
- ~~3.~~ Provision of a 6' decorative wall along the north property line in front of the buildings along Washington Avenue.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 3, 1983.

7. AV-4-83

The lot is 71' x 392.62' which is sufficient area to allow 15.92 units and is within the 5% range. If the above case is denied, this should be held until City Council action in Z-63-78.

Staff recommends APPROVAL if Z-63-78 changes are approved subject to:

1. Conformance to the Plot Plan and elevations.

PROTESTS: N/A

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

RCC:hb

INTER-OFFICE MEMORANDUM

Date

July 13, 1983

TO:

FOSTER

FROM:

NULL

SUBJECT:

CITY PLANNING COMMISSION MEETING
JULY 14, 1983
AGENDA ITEM CONDITIONS

COPIES TO:

JOHN ROETHEL
CINDY EADE
LINDA OWENS

OLD BUSINESS:1. Street Name Change - Florence Avenue to Cool Valley Drive

This item was held in abeyance at the request of staff for procedural reasons. Staff recommends APPROVAL with the following condition:

- ✓ Developer to pay for providing standard street sign installations for that portion of Florence between Lamb Boulevard and Page Street.

NEW BUSINESS:1. Tentative Map - Lewis Homes Rainbow Vista #1

- ✓ Conformance to the conditions of approval for Z-49-83.
- ✓ Minimum front yard setback to be 16' in Parcel 2.
- ✓ Provide temporary paved access on shifting sands to Washington Avenue.
- ✓ Full width dedication of all interior streets.
- Normal conditions

2. Tentative Map - Duncan Acres

- ✓ Conformance to the conditions of approval for Z-44-83.
- ✓ Conformance to the Flood Hazard Reduction Ordinance.
- ✓ Wall statement.
- ✓ Extend the 8" sewer line in Duncan Drive to Edward Avenue as required by the Department of Engineering Services.
- ✓ Provide a hydrology study as required by the Department of Engineering Services.
- Normal conditions

3. Final Map - Duncan Acres

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

PAGE 2

4. Tentative Map - Charleston Heights Tract #50-H

- ☒ Conformance to the Flood Hazard Reduction Ordinance.
- ☒ Normal conditions

5. Final Map - Charleston Heights Tract #50-H

- ☒ Approval of the tentative map.
- ☒ Conformance with the tentative map.
- ☒ Conformance to the conditions of approval for the tentative map.
- ☒ This final map be approved subject to posting of bond and signing of agreements within thirty days. All engineering designs are being processed.

6. Final Map - Breezewood Unit #1

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

7. Vacation - VAC-7-83

- ☒ One year to record statement.
- Installation of portland cement concrete sidewalk conforming to City of Las Vegas standards and specifications as required by the Department of Engineering Services.
- Standard conditions

8. LD-6-83

Staff recommends denial of the appeal for parcel map waiver.

SUPPLEMENTAL:

1. Final Map - Willowcrest Unit #2

- ☒ Conformance with the tentative map.
- ☒ Conformance to the conditions of approval for the tentative map.
- ☒ No development or sale of lots in this unit until #8 of the conditions of approval for Z-63-82 has been complied with.

2. Final Map - Lewis Homes Rainbow Vista #1

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

HAN:cme

EXCERPT - CITY PLANNING COMMISSION MEETING - JULY 14, 1983 - 7:30 P.M. - PAGE 1
NEW BUSINESS: ITEM 8, LD-6-83, APPEAL OF DENIAL FOR AN APPLICATION FOR PARCEL MAP
WAIVER GENERALLY LOCATED ON THE EAST SIDE OF REBECCA ROAD, NORTH OF EL CAMPO GRANDE,
R-E ZONE.

ACTING CHAIRMAN MACK: LD-6-83, Appeal of Denial of an application for Parcel Map
Waiver generally located on the east side of Rebecca Road,
north of El Campo Grande, R-E Zone.

HOWARD NULL: Mr. Chairman, we have received a letter from the applicant
and what he was doing was appealing the requirement that he
would have to have a land division. He has now agreed to
submit a parcel map with the understanding that he will not
have to do a survey on it, but, also, as far as improvements
are concerned, the area will become part of an Assessment District.
With those conditions, staff would have no disagreement,
with the parcel map approach and so forth, and it would be
staff's recommendation that the agent of the applicant withdraw
the appeal.

ACTING CHAIRMAN MACK: Evidently I wasn't here the night that we heard this so this
particular item was denied?

HOWARD NULL: Mr. Chairman, let me fill you in on the background of this.
This is a land division. This comes before the staff. You
don't see it. The only time you see a land division would
be if there has to be a continuation of a street, then you
would; otherwise, you wouldn't even see them, but you would
see them on appeal. This is the appeal body to revoke staff's
position on it.

ACTING CHAIRMAN MACK: You can't reverse your stand without our approval then?

HOWARD NULL: I'm not quite sure what you mean.

ACTING CHAIRMAN MACK: Well, in other words, if we never heard it, who denied it?

HOWARD NULL: Staff denied it. and it's an appeal from staff's position.

ACTING CHAIRMAN MACK: But you have already agreed to his position now?

HOWARD NULL: Yes. We said we agree with his new condition in the letter.
that he will submit a parcel map, there will be no survey
required, but the area will have to come under an Assessment
District.

COMMISSIONER KENNEDY: Can he submit a parcel map without a survey?

HOWARD NULL: Yes. In other words, the material for the survey is available,
so he just has to submit a parcel map, the information is there.
He already has got his bearing lines and everything else from
a previous survey.

ACTING CHAIRMAN MACK: Okay, so this was put on the agenda by your department, but we
don't need the applicant's representation.

EXCERPT - CITY PLANNING COMMISSION MEETING - JULY 14, 1983 - 7:30 P.M. - PAGE 2
NEW BUSINESS: ITEM 8; LD-6-83, APPEAL OF DENIAL FOR AN APPLICATION FOR PARCEL MAP
WAIVER GENERALLY LOCATED ON THE EAST SIDE OF REBECCA ROAD, NORTH OF EL CAMPO GRANDE,
R-E ZONE.

DEPUTY CITY ATTORNEY
JOHN ROETHEL:

Mr. Chairman, I suggest that you see if the applicant is here.

ACTING CHAIRMAN MACK:

Okay, is the applicant present on Item LD-6-83? He is not present.

DEPUTY CITY ATTORNEY
JOHN ROETHEL:

Mr. Chairman, I suggest ~~the matter came before the Board~~ because the applicant appealed a decision made by the Department of Community Planning and Development. Based on the letter submitted by the applicant, I suggest the proper procedure would be for this Board to go ahead and ~~affirm~~ the decision of the department based on the applicant not being present for the appeal.

ACTING CHAIRMAN MACK:

The Chair will entertain a motion to that effect.

COMMISSIONER TRACY:

I make a motion to that effect.

ACTING CHAIRMAN MACK:

To that effect. All in favor of allowing staff to change their position.

HOWARD NULL:

He has come along to our way of thinking. We have agreed with his position per the letter.

ACTING CHAIRMAN MACK:

Cast your vote, please. That has been approved.

END OF EXCERPT