

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JULY 26, 1983

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

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

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

MINUTES: Approval of the June 9, 1983 City Planning Commission
minutes with a minor correction.

ACTION: APPROVED
COLEMAN/Unanimous

OLD BUSINESS:

1. Z-56-83 Application of RENE C. BLANCHARD for reclassification
of property located 313 North 9th Street, from
(Abeyance Item R-3 to R-4.
from 7/14/83) Proposed Use: High Density Residential
(16 Unit Apartment Building)

ACTION: ABEYANCE
JOHNSTON/3-3 TIE VOTE
(TRACY, GUTHRIE & COLEMAN - NO)
(JOHNSTON, MACK & BUGBEE - YES)

STAFF RECOMMENDATION: DENIAL PROTESTS: 33
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: AUGUST 11, 1983

2. Z-53-80 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
EXTENSION Zone (under Resolution of Intent to R-D and C-1).
OF TIME

(Abeyance Item
from 7/14/83)

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire June 30, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 17, 1983

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the south side of
Vegas Drive, east of Rancho Drive, R-1 Zone (under
CYPRESS ESTATES Resolution of Intent to R-PD8).
Owner/Subdivider: Billy Sloat
No. of Acres: 2.02 No. of Units: 16

ACTION: APPROVED
COLEMAN/UNANIMOUS

1. TENTATIVE MAP - CYPRESS ESTATES (CONTINUED)

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-43-83.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 17, 1983

2. FINAL MAP Property generally located on the south side of
CYPRESS ESTATES Vegas Drive, east of Rancho Drive, R-1 Zone (under
Resolution of Intent to R-PD8).
Owner/Subdivider: Billy Sloat
ACTION: APPROVED No. of Acres: 2.02 No. of Units: 16
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

3. TENTATIVE MAP Property generally located on the east side of
WOODCREST UNITS Lorenzi Boulevard between Alexander Road on the
2, 3, AND 4 north and Gowan Road on the south, R-E Zone (under
Resolution of Intent to R-1, R-CL and R-D).
Owner: Nevada Savings and Loan Association
ACTION: APPROVED Subdivider: Collins Brothers
TRACY/UNANIMOUS No. of Acres: 109 No. of Lots: 587

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-64-82.
3. No vehicular access to Alexander Road, Lorenzi Boulevard and Gowan Road from the abutting lots.
4. Provide a driveway location plan as required by the Department of Engineering Services.

3. TENTATIVE MAP - WOODCREST UNITS 2, 3, AND 4 (CONTINUED)

5. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
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: AUGUST 3, 1983

4. FINAL MAP Property generally located on the southeast corner
 of Lorenzi Boulevard and Alexander Road, R-E Zone
 (under Resolution of Intent to R-CL).
 Owner: Nevada Savings and Loan Association
 Subdivider: Collins Brothers
ACTION: APPROVED No. of Acres: 38.6 No. of Lots: 224
 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
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

5. FINAL MAP Property generally located on the northeast corner
 of Lorenzi Boulevard and Gowan Road, R-E Zone (under
 Resolution of Intent to R-CL).
 Owner: Nevada Savings and Loan Association
 Subdivider: Collins Brothers
ACTION: APPROVED No. of Acres: 42 No. of Lots: 255
 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
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983

6. FINAL MAP Property generally located on the north side of
 Gowan Road, west of Torrey Pines Drive, R-E Zone
 (under Resolution of Intent to R-1 and R-D).
 Owner: Nevada Savings and Loan Association
 Subdivider: Collins Brothers
ACTION: APPROVED No. of Acres: 42 No. of Lots: 255
 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
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983
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7. VAC-8-83 Petition of Vacation submitted by RICHARD G. WORTHEN TRUST to vacate U.S. Government Patent Reservations on property generally located on the north side of Westcliff Drive, west of Buffalo Drive.

ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: AUGUST 11, 1983

8. VAC-9-83 Petition of Vacation submitted by ROBERT R. BLACK to vacate U.S. Government Patent Reservations on property generally located on the north side of Westcliff Drive, west of Buffalo Drive.

ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: AUGUST 11, 1983

9. VAC-10-83 Petition of Vacation submitted by BARRY D. LEAVITT, ET AL to vacate the south 14' of the northerly 20' wide utility easement and the westerly 20' wide utility easement on property generally located on the north side of Charleston Boulevard, west of Moonlight Drive.

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 PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983 SET DATE FOR PUBLIC HEARING

10. A-7-83(A) Petition of Annexation submitted by MICHAEL J. GAFFEY AND PATRICK J. GAFFEY to annex property generally located north of Vegas Drive and east of Torrey Pines Drive, containing approximately 6.6 acres.

ACTION: APPROVED
JOHNSTON/UNAN.

STAFF RECOMMENDATION: APPROVAL

11. MASTER PLAN
OF STREETS
AND HIGHWAYS-
REALIGN TORREY
PINES DRIVE Request of G.C. WALLACE CONSULTING ENGINEERS ON BEHALF OF LEWIS HOMES OF NEVADA to realign Torrey Pines Drive between Washington Avenue on the south and Vegas Drive on the north.

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITION:

1. Street alignment to meet the design requirements of the Department of Engineering Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 3, 1983 SET DATE FOR PUBLIC HEARING

12. Z-63-83

ACTION: DENIED
MACK/UNANIMOUS

Application of ANTONIO VILLEDA for reclassification of property generally located on the southeast corner of Pecos Road and Sunrise Avenue, from R-1 and R-3.

Proposed Use: Medium High Density Residential (Apartments)

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: AUGUST 17, 1983

PROTESTS: 71

13. Z-64-83

ACTION: APPROVED
JOHNSTON/
UNANIMOUS

Application of ESTEBAN D. PEREZ for reclassification of property generally located on the south side of Marlin Avenue between 19th Street and 21st Street, from R-2 to R-3.

Proposed Use: Medium High Density Residential (Apartments)

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Install sidewalk and alley pavement as required by the Department of Engineering Services.
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 17, 1983

PROTESTS: 0

14. Z-110-80

PLOT PLAN
REVIEW

ACTION: APPROVED
TRACY/UNANIMOUS

Request of NEVADA SAVINGS AND LOAN ASSOCIATION for a Plot Plan Review to allow two of the four types of homes to have an 18' front yard setback where 20' is required on property generally located north of Smoke Ranch Road, between Torrey Pines Drive and Lorenzi Boulevard, R-PD8 Zone.

CONDITION:

1. Conformance to the revised site plans for Model Numbers 2 and 4.

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

SUPPLEMENTAL AGENDA:

1. Z-66-73

PLOT PLAN
REVIEW

Request of KEITH MACKENZIE for a Plot Plan Review
on property located at 2017 Plaza de Cielo, R-PD6
Zone (Spanish Oaks).

ACTION: ABEYANCE
TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: AUGUST 11, 1983

2. Z-100-64(44)

PLOT PLAN
REVIEW

Request of THE NATIONAL HERITAGE COMPANIES for
a Plot Plan Review to construct a multi-use office
building on property located at 720 and 726 South
4th Street, R-4 and C-2 Zones (under Resolution
of Intent to C-2).

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

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

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

RECEIVED
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CITY CLERK

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ANNOTATED AGENDA
CITY PLANNING COMMISSION
JULY 26, 1983

MINUTES:

June 9, 1983

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

OLD BUSINESS:

1. Z-56-83

TIE VOTE - JOHNSTON MADE A MOTION FOR APPROVAL/AYES: Bugbee,
Johnston, Mack
8/11/83 NOES: Tracy, Guthrie, Coleman
P.C. Meeting

PROTESTS: 33 on record with staff
Mr. and Mrs. Henry Abercrombie, 327 N. 9th St.

2. Z-53-80

EXTENSION OF
TIME

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

SPECIAL CONDITIONS: 1. Resolution of Intent is
extended to June 30, 1984.
2. Conformance to all ordinance
amendments enacted subsequent
to the original approval.

NEW BUSINESS:

1. TENTATIVE MAP
CYPRESS ESTATES

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

SPECIAL CONDITIONS: 1. Conformance to the conditions
of approval for Z-43-83.
2. Wall statement.

2. FINAL MAP
CYPRESS ESTATES

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

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

3. TENTATIVE MAP

WOODCREST UNITS
2, 3 and 4

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-64-82.
 2. No vehicular access to Alexander Road, Lorenzi Blvd. and Gowan Road from the abutting lots.
 3. Wall statement.
 4. Provide a driveway location plan as required by the Dept. of Engineering Services.

4. FINAL MAP

WOODCREST UNIT 2

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

5. FINAL MAP

WOODCREST UNIT 3

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

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

6. FINAL MAP

WOODCREST UNIT 4

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

7. VAC-8-83

ABEYANCE - MACK/AYES: Tracy, Johnston, Mack,
Guthrie, Coleman, Bugbee

8/11/83 NOES: None
P.C.Meeting

PROTESTS: 0

8. VAC-9-83

ABEYANCE - MACK/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman

8/11/83 NOES: None
P.C.Meeting

PROTESTS: 0

9. VAC-10-83

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

NOES: None

SPECIAL CONDITION: 1. One year to record statement.

PROTESTS: 0

10. A-7-83(A)

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

NOES: None

11. MASTER PLAN OF
STREETS AND
HIGHWAYS -
REALIGN TORREY
PINES DRIVE

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

NOES: None

SPECIAL CONDITION: 1. Street realignment to meet the
design requirements of the
Dept. of Engineering Services.

12. Z-63-83

DENIED - MACK/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman

NOES: None

PROTESTS: 64 on record with staff
6 persons in audience
David Phillips, 100 N. Pecos Road
Jim Banner, 2223 Poplar

13. Z-64-83

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

NOES: None

SPECIAL CONDITIONS: 1. Resolution of Intent with a
twelve month time limit.
2. Install sidewalk and alley
pavement as required by the
Dept. of Engineering Services.

PROTESTS: 0

14. Z-110-80

PLOT PLAN
REVIEW

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

SPECIAL CONDITION: 1. Conformance to the revised
site plans for Models 2 and 4.

SUPPLEMENTAL AGENDA

1. Z-66-73

PLOT PLAN
REVIEW

ABEYANCE - TRACY/AYES: Tracy, Johnston, Mack,
Bugbee, Coleman, Guthrie
8/11/83 NOES: None
P.C. Meeting

(Applicant to bring letter from Spanish
Oaks Homeowners Association stating
their approval of this application.)

2. Z-100-64(44)

PLOT PLAN
REVIEW

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

NOTICE OF PUBLIC HEARING

JULY 26, 1983

Notice is hereby given that on July 26, 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:

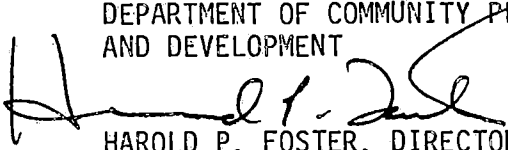
Z-63-83 ANTONIO VILLEDA FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHEAST
CORNER OF PECOS ROAD AND SUNRISE AVENUE.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE NORTH 257.46' OF THE WEST HALF (W $\frac{1}{2}$) OF
THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62
EAST, M.D.B. & M.

RECEIVED
JUL 14 8 36 AM '83
CITY CLERK

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

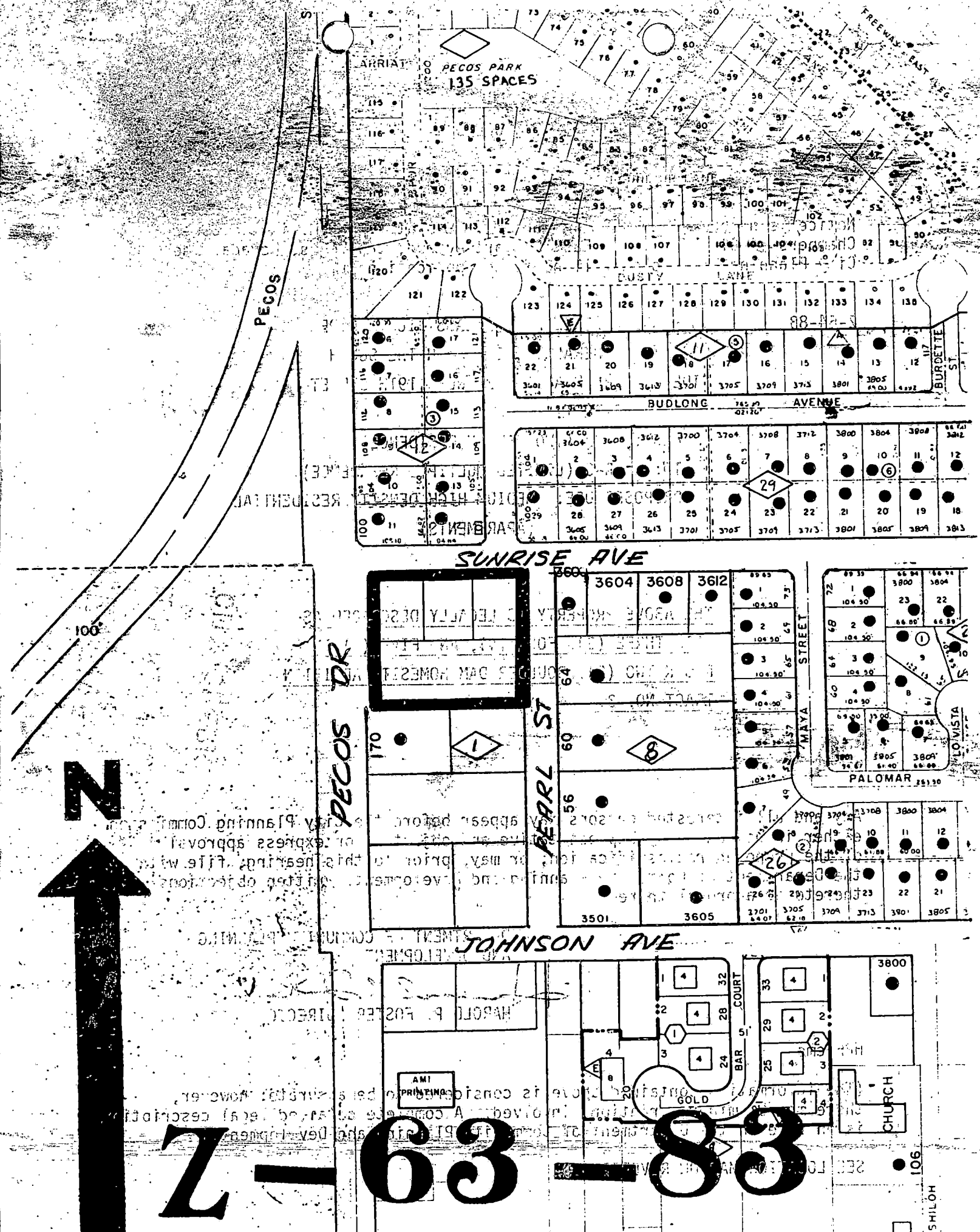
HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



Z-63-83



NOTICE OF PUBLIC HEARING

JULY 26, 1983

Notice is hereby given that on July 26, 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:

7-64-83

ESTEBAN D. PEREZ FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH
SIDE OF MARLIN AVENUE BETWEEN 19TH STREET
AND 21ST STREET:

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS THREE (3), FOUR (4), AND FIVE (5) IN
BLOCK TWO (2), BOULDER DAM HOMESITE ADDITION
TRACT NO. 3.

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:eme

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

SEE LOCATION MAP ON REVERSE SIDE.



MINUTES

CITY PLANNING COMMISSION

JULY 26, 1983

CALL TO ORDER:

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

PRESENT:

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

EXCUSED:

Mr. Kennedy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community
Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Silviu Nemeth, Assistant Planner
Val Steed, Deputy City Attorney
Linda Owens, Recording Secretary

ANNOUNCEMENT:

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

REZONING CONDITIONS:

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

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the Minutes for the June 9, 1983 City Planning Commission meeting with the following correction: Old Business, Item 1, CV-2-83, second paragraph, "Staff feels this would set a 'precedent' and not 'precedence.'" Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-56-83

Abeyance Item
From 7/14/83

TIE VOTE

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. FOSTER stated this item was held in abeyance at the request of the applicant because the applicant was out of town at the last meeting. This request is for a 16-unit apartment building on the west side of 9th Street where R-3 zoning exists. There is an R-4 pattern in the streets to the east of 9th Street and in the blocks west of 8th Street there is R-3 with R-4 farther west to City Hall. The property is 100' x 140'. There will be adequate parking. This same request has been denied previously on this property. Staff would recommend denial and has 33 protests on record.

1. Z-56-83

(Continued)

RENE C. BLANCHARD, 3131 Meade Avenue, appeared for the application. He felt that since there is R-4 zoning in the area, this building would be compatible for the area. He expects to spend close to a half million dollars on this property. R-3 zoning would not be feasible to build on. He plans to tear down the existing building.

MR. AND MRS. HENRY ABERCROMBIE, 327 North 9th Street, appeared in protest. They felt this would be spot zoning. This would create additional noise and traffic for the area. They object to the high density.

RENE C. BLANCHARD appeared in rebuttal. This project will consist of 8 two-bedroom units and 8 one-bedroom units. There should not be very many persons walking near the Abercrombie's property. These buildings will be well lighted which will help the area. These buildings will be 6 feet from the property line.

MR. FOSTER stated that if this item is approved, staff would have the following conditions: 1) Conformance to the plot plan amended to conform to the revised parking design, 2) Conformance to the elevations, 3) Standard conditions 2 through 5, 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 Engineering Services, 7) Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services, and 8) Resolution of Intent with a twelve-month time limit.

MR. JOHNSTON made a Motion for APPROVAL of Z-56-83, subject to staff's conditions.

Voting was as follows:

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

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

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on August 11, 1983.

2. Z-53-80

EXTENSION
OF TIME

APPROVED

(Abeyance Item
from 7/14/83)

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. FOSTER stated the applicants have constructed one phase of the development, which is a bank. It has been one year since that development and they are asking for an additional extension. This is the third request overall for an extension of time since the zoning was approved. Staff would recommend approval, subject to: 1) Resolution of Intent be extended to June 30, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

RON VITTO, 2400 West Charleston Boulevard, appeared for the application.

MR. MACK made a Motion for APPROVAL of Z-53-80, Extension of Time.

2. Z-53-80

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP
CYPRESS ESTATES
APPROVED

Property generally located on the south side of Vegas Drive, east of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Billy Sloat
No. of Acres: 2.02 No. of Units: 16

MR. NULL stated staff would recommend approval, subject to: 1) Conformance to the conditions of approval for Z-43-83, 2) Wall statement, and the normal conditions.

BILLY SLOAT, 617 Mayfield Avenue, appeared for the application. He is in agreement with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Cypress Estates, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. NULL announced this item would be heard by the City Council on August 17, 1983.

2. FINAL MAP
CYPRESS ESTATES
APPROVED

Property generally located on the south side of Vegas Drive, east of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Billy Sloat
No. of Acres: 2.02 No. of Units: 16

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

BILLY SLOAT, 617 Mayfield Avenue, appeared for the application.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP

WOODCREST UNITS
2, 3 and 4

APPROVED

Property generally located on the east side of Lorenzi Boulevard between Alexander Road on the north and Gowan Road on the south, R-E Zone (under Resolution of Intent to R-1, R-CL and R-D).

Owner: Nevada Savings and Loan Association

Subdivider: Collins Brothers

No. of Acres: 109 No. of Lots: 587

MR. NULL pointed out where the tentative and final maps were located in each unit. Staff would recommend approval, subject to: 1) Conformance to the conditions of approval for Z-64-82, 2) No vehicular access to Alexander Road, Lorenzi Boulevard and Gowan Road from the abutting lots, 3) Wall statement, and 4) Provide a driveway location plan as required by the Department of Engineering Services, and the normal conditions.

PAUL VALENTINE, Engineering Surveyors, Inc., 7022 West Charleston Boulevard, appeared for the applicant.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Woodcrest Units 2, 3 and 4, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. FINAL MAP

WOODCREST UNIT 2

APPROVED

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

Owner: Nevada Savings and Loan Association

Subdivider: Collins Brothers

No. of Acres: 38.6 No. of Lots: 224

MR. NULL pointed out where this final map was located in this project. Staff would recommend approval, subject to the normal conditions and 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 VALENTINE, Engineering Surveyors, Inc., 7022 West Charleston Boulevard, appeared for the applicant.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Woodcrest Unit 2, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. FINAL MAP
WOODCREST UNIT 3
APPROVED

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

Owner: Nevada Savings and Loan Association
Subdivider: Collins Brothers
No. of Acres: 42 No. of Lots: 255

MR. NULL pointed out where this final map was located in this project. Staff would recommend approval with the normal conditions and 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 VALENTINE, Engineering Surveyors, Inc., 7022 West Charleston Boulevard, appeared for the applicant.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Woodcrest Unit 3, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP
WOODCREST UNIT 4
APPROVED

Property generally located on the north side of Gowan Road, west of Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-1 and R-D).

Owner: Nevada Savings and Loan Association
Subdivider: Collins Brothers
No. of Acres: 28.3 No. of Lots: 108

MR. NULL pointed out where this final map was located in this project. Staff would recommend approval with the normal conditions and 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 VALENTINE, Engineering Surveyors, Inc., 7022 West Charleston Boulevard, appeared for the applicant.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Woodcrest Unit 4, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. VAC-8-83
ABEYANCE

Petition of Vacation submitted by RICHARD G. WORTHEN TRUST to vacate U.S. Government Patent Reservations on property generally located on the north side of Westcliff Drive, west of Buffalo Drive.

MR. NULL stated staff would recommend approval with the standard conditions and the following condition: 1) If the Order of Vacation is not recorded within one year

7. VAC-8-83

(Continued)

after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted.

No one was present to represent the application.

MR. MACK made a Motion for ABEYANCE of VAC-8-83 because the applicant was not present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on August 11, 1983.

8. VAC-9-83

ABEYANCE

Petition of Vacation submitted by ROBERT R. BLACK to vacate U.S. Government Patent Reservations on property generally located on the north side of Westcliff Drive, west of Buffalo Drive.

MR. NULL stated staff would recommend approval with the standard conditions and the following condition: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted.

No one was present to represent the application.

MR. MACK made a Motion for ABEYANCE of VAC-9-83 because the applicant was not present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on August 11, 1983.

9. VAC-10-83

APPROVED

Petition of Vacation submitted by BARRY D. LEAVITT, ET AL to vacate the south 14 feet of the northerly 20 foot wide utility easement and the westerly 20 foot wide utility easement on property generally located on the north side of Charleston Boulevard, west of Moonlight Drive.

MR. NULL stated the applicant is trying to remove the utility easement on the rear of the lot and also on the west side of the lot. Staff would recommend approval, with the standard conditions and the following condition: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted.

9. VAC-10-83
(Continued)

BARRY D. LEAVITT, 4901 West Desert Inn Road, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of VAC-10-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced a date will be set for a public hearing on this item at the August 3, 1983 City Council meeting.

10. A-7-83(A)
APPROVED

Petition of Annexation submitted by MICHAEL J. GAFFEY AND PATRICK J. GAFFEY to annex property generally located north of Vegas Drive and east of Torrey Pines Drive, containing approximately 6.6 acres.

MR. NULL stated this property has County R-E zoning and N-U would be the City equivalent. Staff would recommend approval.

PAM MAINWALL, 333 North Rancho Road, appeared to represent the applicants.

MR. JOHNSTON made a Motion for APPROVAL of A-7-83(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. MASTER PLAN OF
STREETS AND
HIGHWAYS -
REALIGN
TORREY PINES
DRIVE
APPROVED

Request of G. C. WALLACE CONSULTING ENGINEERS ON BEHALF OF LEWIS HOMES OF NEVADA to realign Torrey Pines Drive between Washington Avenue on the south and Vegas Drive on the north.

MR. NULL stated the applicant is requesting that Torrey Pines Drive be circled out to the west between Washington and Vegas Drive to present a more interesting street system. Staff would recommend approval with the following condition:
1) Street realignment to meet the design requirements of the Department of Engineering Services.

NICK DANE, 5240 South Polaris Avenue, appeared to represent Lewis Homes. They are requesting this realignment for drainage purposes.

MRS. TRACY made a Motion for APPROVAL of the Master Plan of Streets and Highways - Realign Torrey Pines Drive, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced a date will be set for a public hearing on this item at the August 3, 1983 City Council meeting.

12. Z-63-83

DENIED

Application of ANTONIO VILLEDA for reclassification of property generally located on the southeast corner of Pecos Road and Sunrise Avenue, from R-1 (Single-Family Residence) and R-3 (Limited Multiple Residence).
Proposed Use: Medium-High Density Residential (Apartments)

MR. FOSTER stated that to the northeast and south it is predominantly R-1. There is a single-family subdivision on the north side of Sunrise and scattered single-family immediately around the parcel as well as a single-family subdivision to the east. To the south on Johnson Avenue there is an R-3 pattern evolving, which is backing up to commercial that is occurring on Charleston Boulevard. The City owns the large C-1 piece on the west side of Pecos. There are 6 fourplexes proposed for 24 units. Staff feels this is spot zoning because there is a predominantly R-1 pattern in the area and would recommend denial. Staff has 64 protests on record.

MANNY AGUIAR, 5855 Gateway, contractor, appeared to represent the applicant. The fourplexes will be 4,000 square feet.

FERNANDO PEREZ, 3150 Paradise Road, appeared for the applicant. He is assisting with the financing on this project.

DAVID PHILLIPS, 100 North Pecos Road, appeared in protest.

There were 6 persons in protest in the audience.

JIM BANNER, 2223 Poplar, appeared in protest. He is the legislative representative for this district.

MANNY AGUIAR and FERNANDO PEREZ appeared in rebuttal. This project will upgrade the area. They would be willing to meet with the property owners in the area and incorporate their ideas into the project so it would meet with their approval.

MR. MACK made a Motion for DENIAL of Z-63-83 because it was felt this project would not be compatible for the area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on August 17, 1983.

13. Z-64-83

APPROVED

Application of ESTEBAN D. PEREZ for reclassification of property generally located on the south side of Marlin Avenue between 19th Street and 21st Street, from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence).
Proposed Use: Medium-High Density Residential (Apartments)

MR. FOSTER stated the east leg of the Freeway will be across the street. The north half of the blocks next to the Freeway are zoned R-2. The south half along Stewart Avenue is R-3. Staff feels that because of the introduction of the Freeway into the area that R-3 is logical from Stewart Avenue to the Freeway. There is an existing house on the property. The applicant is proposing a two-story tri-plex in the rear with

13. Z-64-83

(Continued)

parking off the alley. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, and 2) Install sidewalks and alley pavement as required by the Department of Engineering Services. There are no protests on record.

MANNY AGUIAR, 5855 Gateway, appeared to represent the applicant.

No one was present to speak in opposition to this application.

MR. JOHNSTON made a Motion for APPROVAL of Z-64-83, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on August 17, 1983.

14. Z-110-80

PLOT PLAN REVIEW

APPROVED

Request of NEVADA SAVINGS AND LOAN ASSOCIATION for a Plot Plan Review to allow two of the four types of homes to have an 18 foot front yard setback where 20 feet is required on property generally located north of Smoke Ranch Road, between Torrey Pines Drive and Lorenzi Boulevard, R-PD8 Zone.

MR. FOSTER stated this is similar to an R-CL development. The approved plot plan called for a 20 foot setback, but on two of the models they want to have an 18 foot setback. Staff would recommend approval, subject to: 1) Conformance to the revised site plans for Models 2 and 4.

BILL NELSON, 4360 Welter Avenue, appeared for the application. He is in agreement with staff's condition.

MRS. TRACY made a Motion for APPROVAL of Z-110-80, Plot Plan Review, subject to staff's condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

SUPPLEMENTAL AGENDA:

1. Z-66-73

PLOT PLAN REVIEW

ABEYANCE

Request of KEITH MACKENZIE for a Plot Plan Review on property located at 2017 Plaza de Cielo, R-PD6 Zone (Spanish Oaks).

MR. FOSTER stated this request involves a minor addition to a townhouse in Spanish Oaks. There is a fireplace that extends within 5 feet of the side of the property line. A 9 foot setback was the distance that was approved on the site. Staff would recommend approval, subject to: 1) Conformance to the plot plan.

The applicant was not present.

1. Z-66-73

(Continued)

MRS. TRACY made a Motion for ABEYANCE of Z-66-73, Plot Plan Review, due to the fact the applicant was not present and the Planning Commission would like to receive a letter from the Spanish Oaks Homeowners Association stating their approval of this application.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on August 11, 1983.

2. Z-100-64(44)

PLOT PLAN REVIEW

APPROVED

Request of THE NATIONAL HERITAGE COMPANIES for a Plot Plan Review to construct a multi-use office building on property located at 720 and 726 South 4th Street, R-4 and C-2 Zones (under Resolution of Intent to C-2).

MR. FOSTER stated the building will cover most of the property. It will be four stories with parking underground. There will be 24,000 square feet with 60 parking spaces. Staff would recommend approval subject to the standard conditions 1 through 8.

MARK KEISERMAN, 3233 West Charleston Boulevard, appeared for the application.

MR. MACK made a Motion for APPROVAL of Z-100-64(44), Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:35 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/10

NAME

ADDRESS

Henry & Ed. Pharoombro

Bill Doat

Paul Valentine

Nick Done Louis Homes

327 no. 9th St 89101

617 MAYFIELD L.V. 89107

7023 W. Charleston

5240 So. Polaris

INTER-OFFICE MEMORANDUM

Date

July 25, 1983

TO:

HAROLD FOSTER

FROM:

~~HOWARD~~ NULL

SUBJECT:

CITY PLANNING COMMISSION MEETING
JULY 26, 1983
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
CINDY EADE
LINDA OWENSNEW BUSINESS:1. Tentative Map - Cypress Estates

- / Conformance to the conditions of approval for Z-43-83.
- / Wall statement.
- Normal conditions 1-3.

2. Final Map - Cypress Estates

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

3. Tentative Map - Woodcrest Units 2,3, and 4

- / Conformance to the conditions of approval for Z-64-82.
- / No vehicular access to Alexander Road, Lorenzi Boulevard and Gowan Road from the abutting lots.
- / Wall statement.
- / Provide a driveway location plan as required by the Department of Engineering Services.
- Normal conditions 1-3.

4. Final Map - Woodcrest Unit #2

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

5. Final Map - Woodcrest Unit #3

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

6. Final Map - Woodcrest Unit #4

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

TO: FOSTER
RE: AGENDA ITEM CONDITIONS
JULY 26, 1983 CITY PLANNING COMMISSION MEETING
PAGE 2

7. VAC-8-83

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

8. VAC-9-83

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

9. VAC-10-83

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

10. A-7-83(A)

6.6 acres
R-E (County)
N-U (City equivalent)

11. Master Plan of Streets and Highways - Realign Torrey Pines Drive

- / Street realignment to meet the design requirements of the Department of Engineering Services.

HAN:cme

INTER-OFFICE MEMORANDUM

Date

July 22, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
JULY 26, 1983

COPIES TO:

✓ CITY CLERK'S OFFICE
CITY ATTORNEY'S OFFICE
CINDY
RICK WILLIAMSOLD BUSINESS:

1. Z-56-83

The applicant requested this item be held in abeyance and the protestants agreed at the July 14, 1983 meeting.

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. He submitted a redesign that provides 20 spaces by shifting the building 3' east.

Staff recommends DENIAL. If approved subject to:

- ✓ 1. Conformance to the plot plan amended to conform to the revised parking design.
- ✓ 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 Engineering 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: 33

PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 17, 1983.

2. Z-53-80

This item was held in abeyance as the applicant was not present.

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 17, 1983.

NEW BUSINESS:

12. Z-63-83

There is C-1 zoning to the west, but R-1 zoning and land use to the north, south and east. Staff feels this would be "spot" zoning. The General Plan analysis does not reflect an overpopulation nor excess medium high density zoning or developments. The project consists of six two story 3 bedroom fourplexes with 6 spaces per building. The elevations are okay. The lots are 8,650 sq. ft. each.

Staff recommends DENIAL. If approved subject to:

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

Z-63-83(continued)

2. Install street improvements on Pecos Road, Sunrise Avenue and Pearl Street as required by the Department of Engineering Services.
3. Standard conditions 1 - 8.

PROTESTS: 64 on petition
PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 17, 1983.

13. Z-64-83

This area is shown on the General Plan as an Urban Neighborhood. Spaulding came up with a precise plan to retain the lower density characteristics in this neighborhood. The eminence of the east leg of the Freeway (I-515) will have a bearing on the ultimate development of this land which will probably be R-3 but it might be wise to await the outcome of the new General Plan study. The densities in this neighborhood and of this proposal, do not exceed the General Plan limits. Two story triplex in addition to single family. Parking and aesthetics okay.

Staff would recommend APPROVAL subject to:

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

PROTESTS: 0
PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 17, 1983.

14. Z-110-80

This request is to allow the reduction of the front yard setback from the approved 20' to 18' which is in keeping with our recent positions in this compact lot type. The City Council should not be bothered, although, this is an R-PD8 zone.

Staff recommends APPROVAL subject to:

1. Conformance to the revised site plans for Models 2 and 4.

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

SUPPLEMENTAL:

1. Z-66-73

This proposed addition is for a room and fireplace and the fireplace is 5' from the side property line. This is in keeping with previous positions on these types of developments to maintain minimum access ways in R-PD6 types. The City Council should not be bothered.

Staff recommends APPROVAL subject to:

~~1.~~ Conformance to the plot plan.

PROTESTS: N/A

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

2. Z-100-64(44)

This proposal is on a lot that was previously classified C-2 and one that is R-4 under the Resolution of Intent to C-2. The building is four stories by our definitions, but actually three and one-half as one of the two levels of parking is one-half underground. The two office floors contain 24,000 sq. ft. and the required 60 spaces are provided. The building is attractive. The existing buildings on the property will be razed.

Staff recommends APPROVAL subject to:

~~1.~~ Standard conditions 1-8.

PROTESTS: 0

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