

A G E N D A

CITY PLANNING COMMISSION

AUGUST 11, 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.

OLD BUSINESS:

1. Z-63-78

PLOT PLAN
REVIEW

(Abeyance Item
from 7/14/83)

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.

2. AV-4-83

ADMINISTRATIVE
VARIANCE

(Abeyance Item
from 7/14/83)

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.

3. Z-56-83

(Abeyance Item
from 7/26/83)

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)

4. Z-66-73

PLOT PLAN
REVIEW

(Abeyance Item
from 7/26/83)

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

5. VAC-8-83

(Abeyance Item
from 7/26/83)

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.

6. VAC-9-83
(Abeyance Item
from 7/26/83)

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.

NEW BUSINESS:

1. TENTATIVE MAP
LINCOLN MANOR

Property generally located on the south side of
Owens Avenue, west of Lamb Boulevard, R-E Zone
(under Resolution of Intent to R-PD9).
Owner: Richard A. Corbett, Et Al
Subdivider: Sunbelt Builders, Inc.
No. of Acres: 8.9 No. of Lots: 40

2. Z-65-83

Application of CAROLYN THRESHER AND GRETA STOLZLECHNER
for reclassification of property generally located
on the northeast corner of Buckskin Avenue and
Lorenzi Boulevard, from R-E to R-D and R-1.
Proposed Use: Medium Low Density Detached
Single Family Residential

3. TENTATIVE MAP
LIBERTY VILLAGE

Property generally located on the northeast corner
of Buckskin Avenue and Lorenzi Boulevard, R-E Zone
(proposed R-D and R-1).
Owner: Carolyn Thresher and Greta Stolzlechner
Subdivider: Gerald Nicholas
No. of Acres: 28.5 No. of Lots: 123

4. Z-66-B3

Application of W. G. STONE, M.D. for reclassification
of property generally located on the southwest
corner of Kingsbury Lane and Pinto Lane, from R-1
to P-R.
Proposed Use: Offices

5. Z-5-79
PLOT PLAN
REVIEW

Request of DENNIS E. RUSK, ARCHITECT for a Plot Plan
Review on property located at 3020 W. Charleston
Boulevard, C-D Zone.

6. Z-100-64(130)
PLOT PLAN
REVIEW

Request of WILL AND DONNA DEISS for a Plot Plan
Review on property located at 931 Casino Center
Boulevard, R-4 Zone (under Resolution of Intent
to C-2).

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Change to uses allowed in the C-V Zone.

SUPPLEMENTAL AGENDA

AUGUST 11, 1983

1. ZC-90-81
REVIEW OF
CONDITION

Request of SUBURBAN DEVELOPMENT CORPORATION for a Review of Condition regarding the required 6' high perimeter block wall on property generally located on the northwest corner of Vegas Drive and Burningwood Lane (SweetWater Canyon Subdivision), R-E Zone (under Resolution of Intent to R-PD14).

2. SO-5-83
SALES OFFICE

Request of COLLIN HOME MANUFACTURING CORPORATION for a temporary sales office on property generally located west of Torrey Pines Drive and south of Alexander Road, R-E Zone (under Resolution of Intent to R-1, R-CL and R-D).

3. Z-3-63
PLOT PLAN
REVIEW

Request of ROBERT L. HARPER for a Plot Plan Review to construct a duplex and a fourplex on property located at 380 Maydelle Place, R-E Zone (under Resolution of Intent to R-3).

4. ZC-160-83 &
VC-342-83
COUNTY REFERRALS.
ZONE CHANGE &
VARIANCE

Request of GARY J. CAVARETTA, ET AL for a Zone Change to reclassify from R-E (Rural Estates Residential) to R-4 (Multiple Family Residential-High Density) to construct and maintain a subdivision consisting of 16, 7,800 square foot minimum fourplex lots; and a variance to reduce the lot widths to 60' where 70' and 75' is required and to maintain 6' trash enclosures within the front setback on property generally located on the north side of Del Rey Avenue approximately 300' west of Redwood Street.

5. UC-168-83
COUNTY REFERRAL
USE PERMIT

Request of MEL ANDERSON, ET AL for a Use Permit to construct and maintain an 8,400 square foot child care center on property generally located on the west side of Jones Boulevard, approximately 500' north of Smoke Ranch Road, R-E Zone (Rural Estates Residential).

NOTICE OF PUBLIC HEARING

AUGUST 11, 1983

Notice is hereby given that on August 11, 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-65-83

CAROLYN THRESHER AND GRETA STOLZLECHNER FOR
RECLASSIFICATION OF PROPERTY GENERALLY LOCATED
ON THE NORTHEAST CORNER OF BUCKSKIN AVENUE AND
LORENZI BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

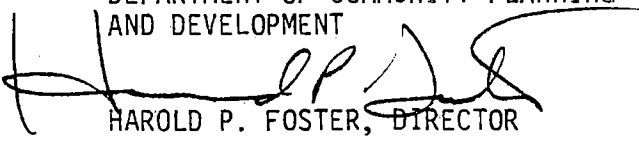
TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED) AND
R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTH
HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M.

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

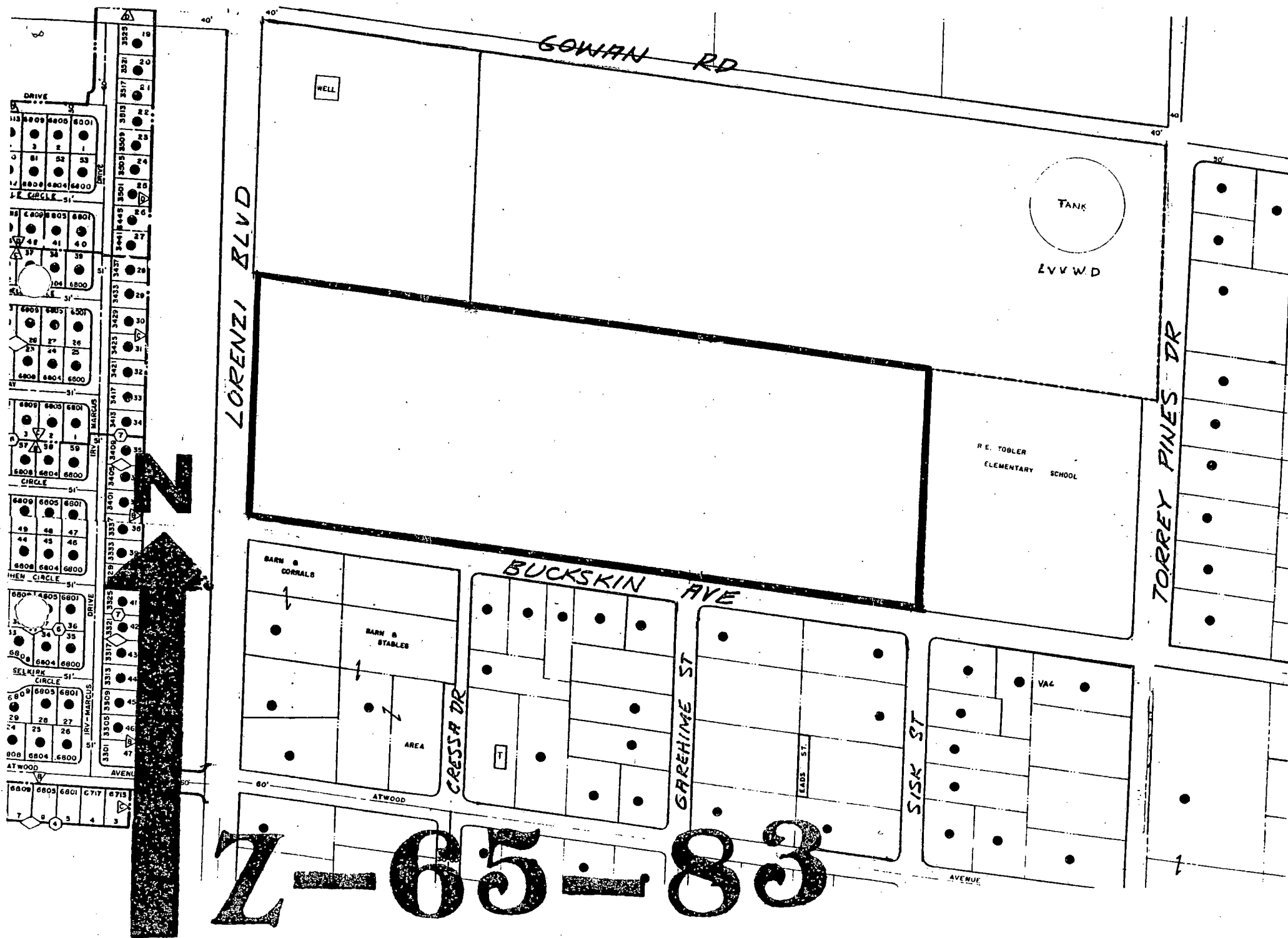
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

(The information contained above is considered to be accurate; however, there are 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.)



NOTICE OF PUBLIC HEARING

AUGUST 11, 1983

Notice is hereby given that on August 11, 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-66-83

W. G. STONE, M.D. FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
SOUTHWEST CORNER OF KINGSBURY LANE AND
PINTO LANE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

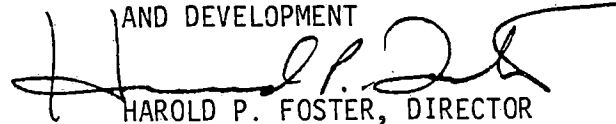
TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) 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.

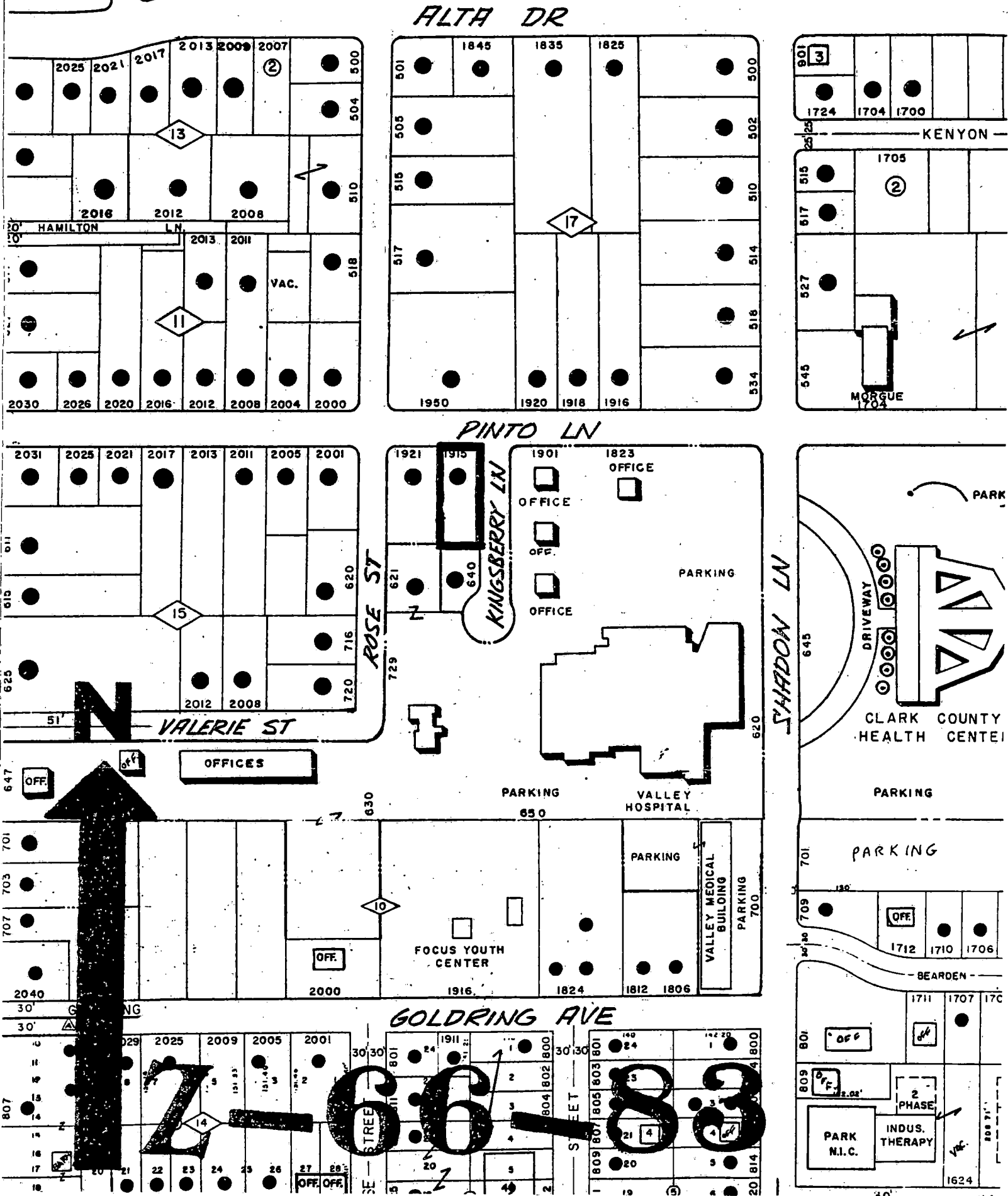
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

AUGUST 11, 1983

Notice is hereby given that on August 11, 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 consider the following:

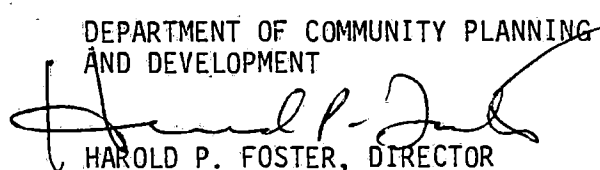
Z-63-78

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 (LIMITED
MULTIPLE RESIDENCE).

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 plot plan review; 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

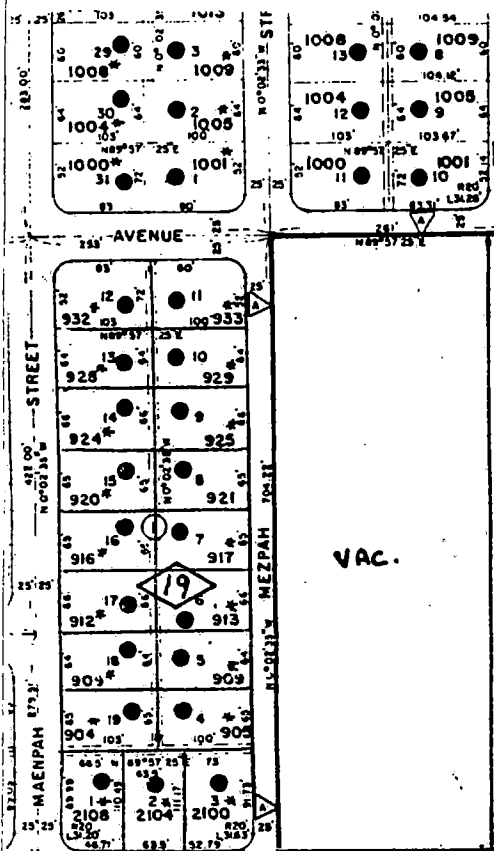


HAROLD P. FOSTER, DIRECTOR

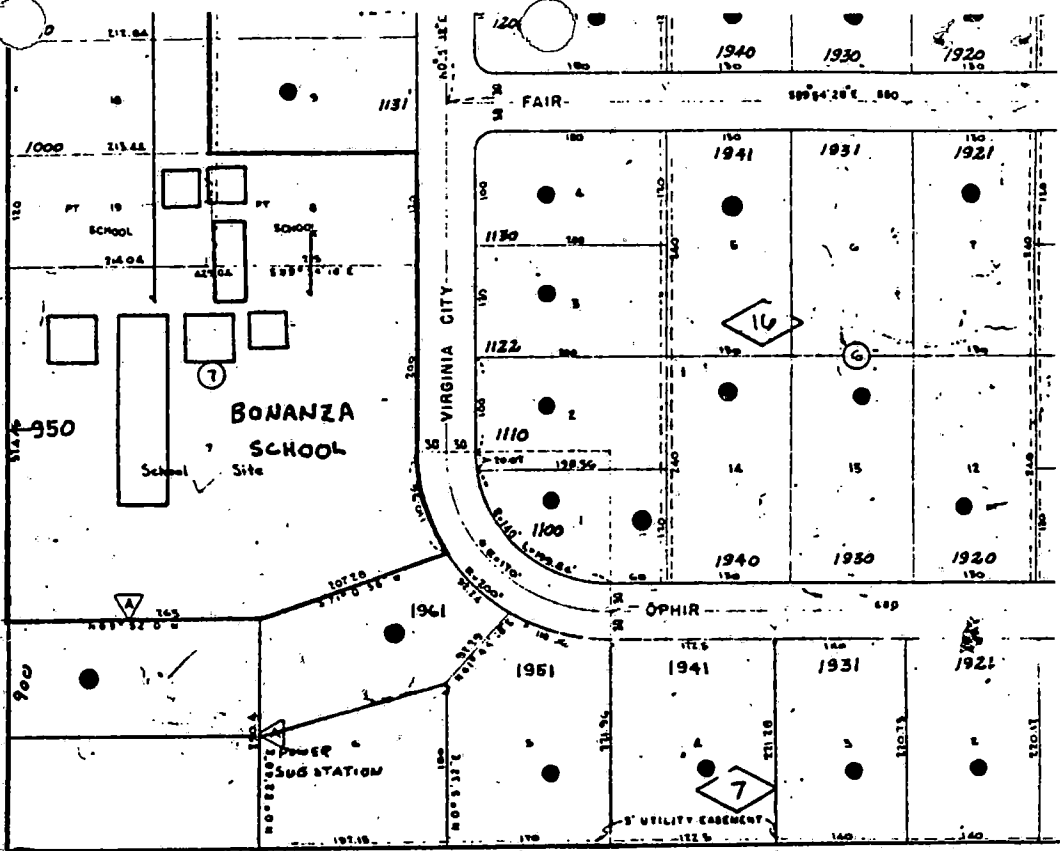
HPF:cme

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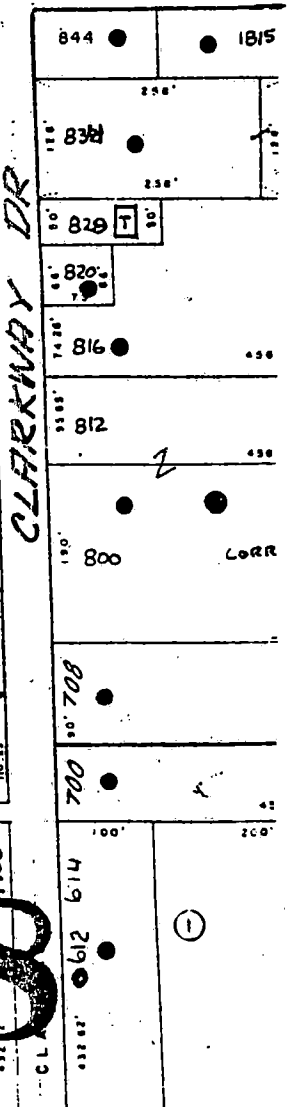
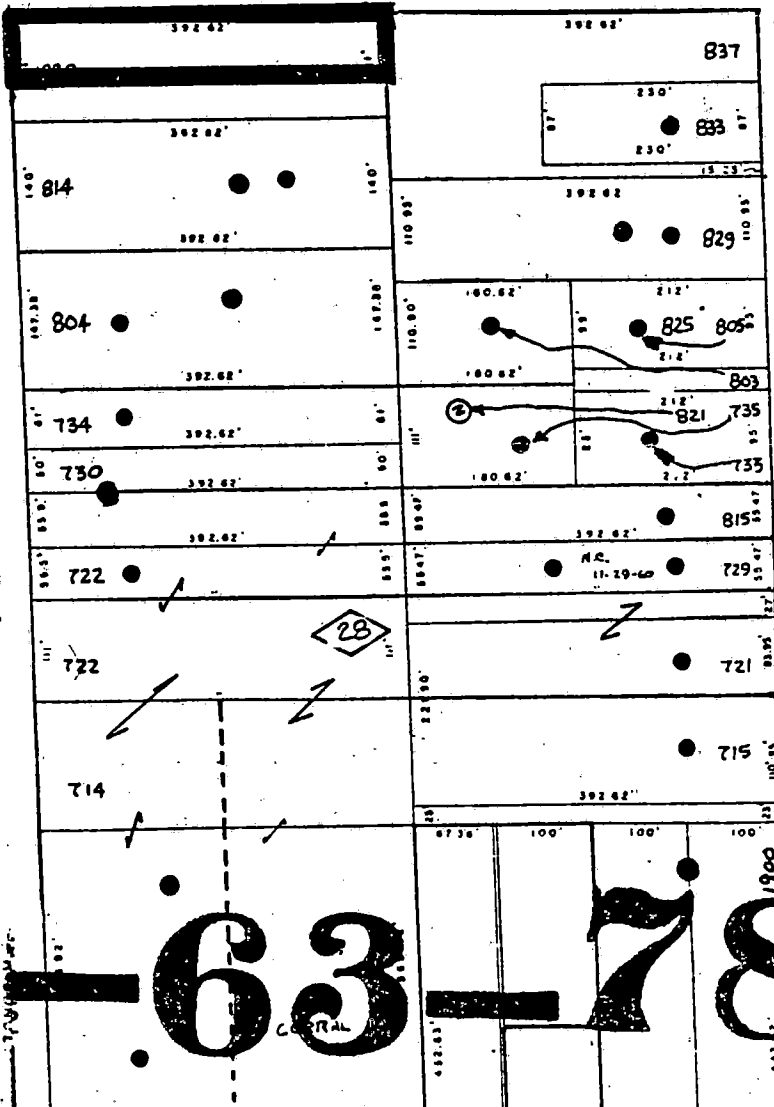
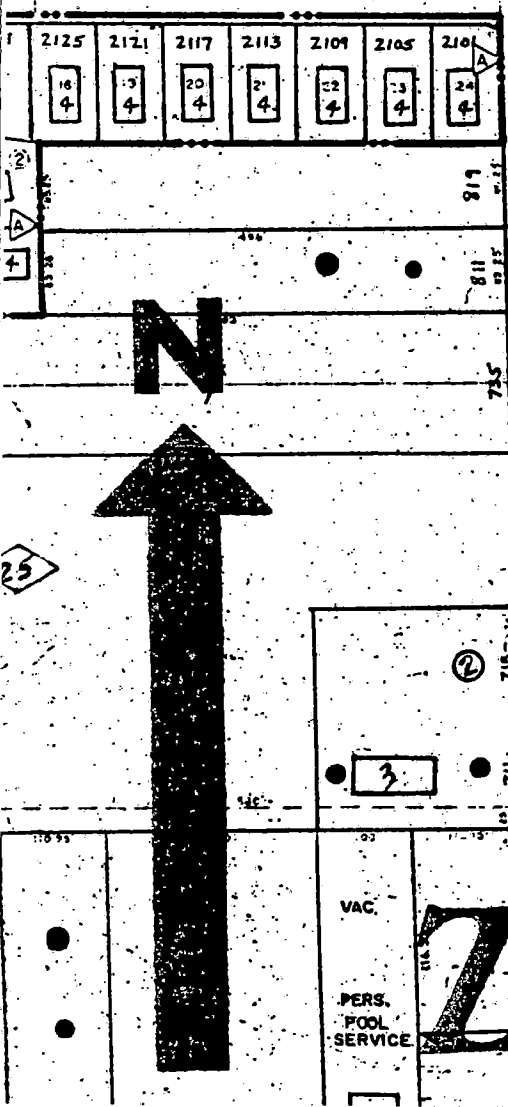
(SEE LOCATION MAP ON REVERSE SIDE.)



TOMOPAH DR



WASHINGTON AVE



NOTICE OF PUBLIC HEARING

AUGUST 11, 1983

Notice is hereby given that on August 11, 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-67-83

CLIFFORD AND JANE CARTER FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE
OF DEL REY AVENUE, 330' EAST OF RAINBOW BOULEVARD.

FROM: N-U (NON-URBAN)

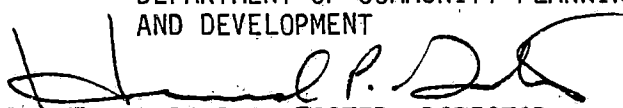
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
GOVERNMENT LOT 14, SECTION 2, TOWNSHIP 21
SOUTH, RANGE 60 EAST, M.D.B. & M.

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

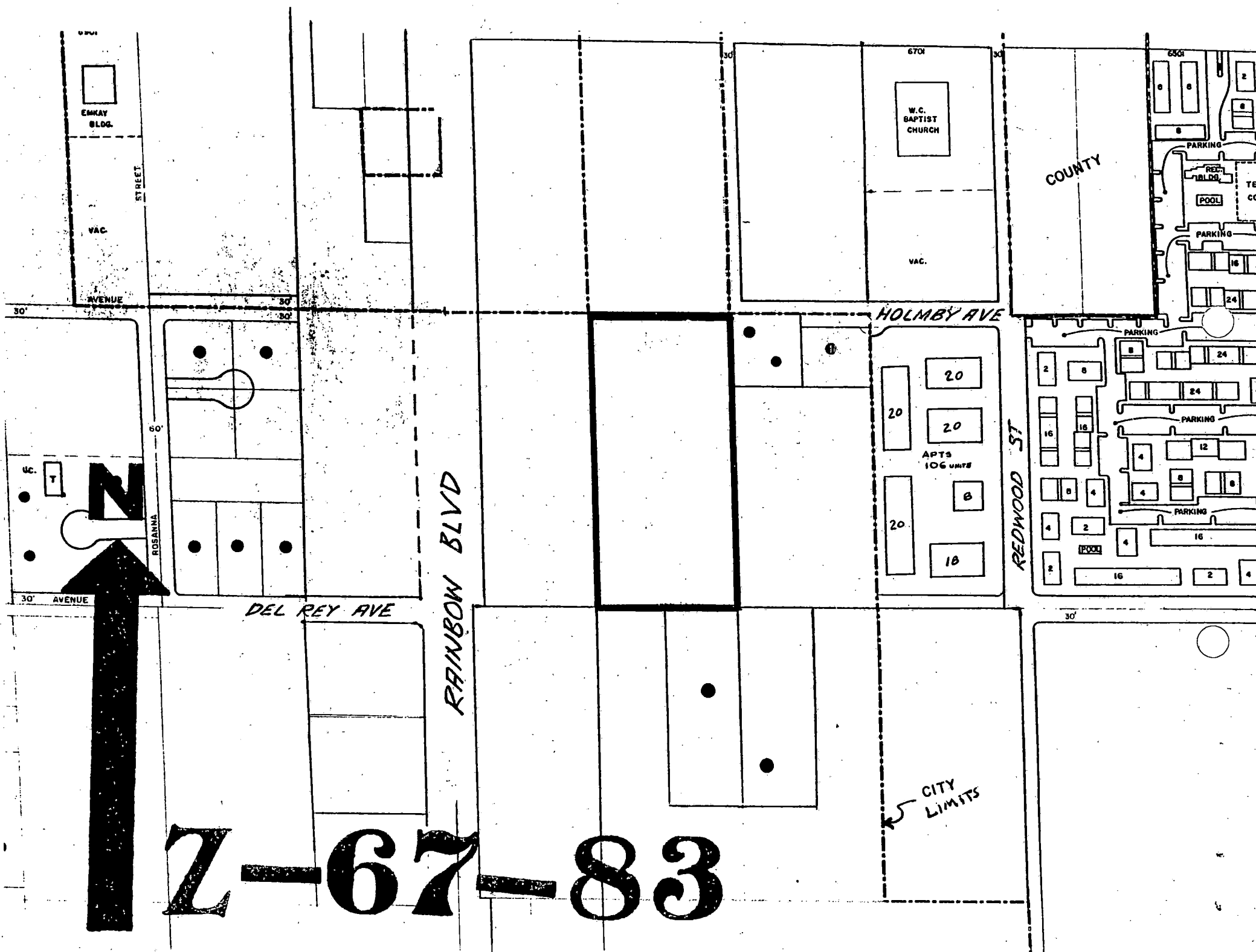
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

AUGUST 23, 1983

Notice is hereby given that on August 23, 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-68-83

WILLIAM RAY ANDERSON FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 1404 SOUTH EASTERN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

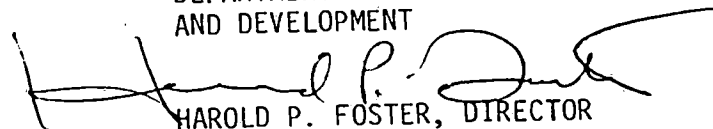
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

LOT 11, BLOCK 18 OF BEL AIR SUBDIVISION

TRACT #2.

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.

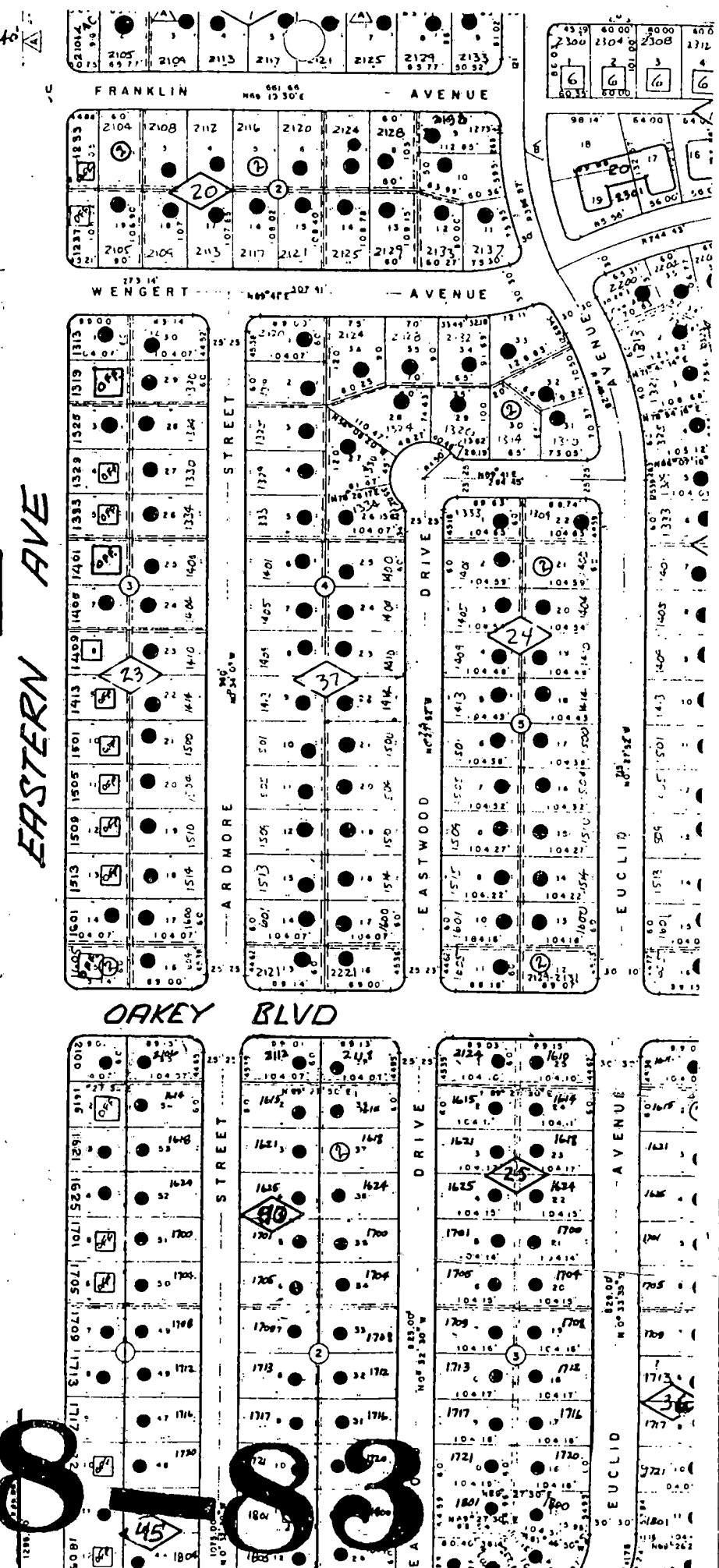
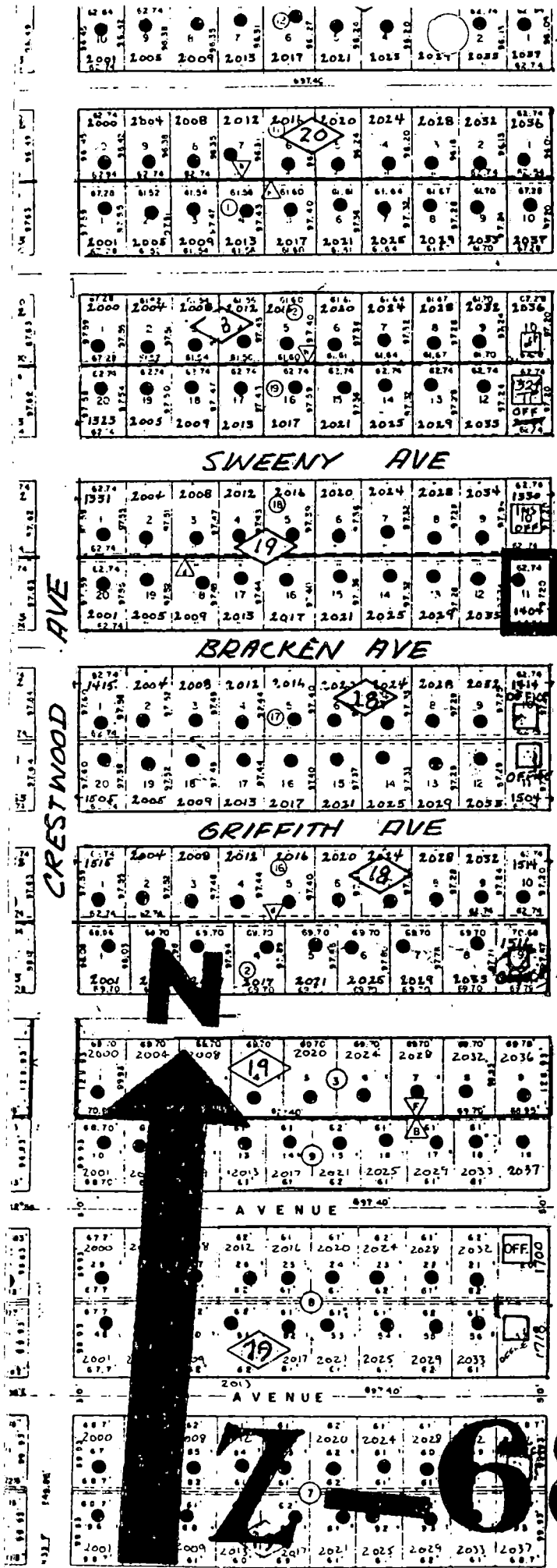
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING
AUGUST 23, 1983

Notice is hereby given that on August 23, 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-69-83

ELIZABETH EMRY FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTHWEST CORNER OF
BONNEVILLE AVENUE AND 8TH STREET (530 S. 8TH
STREET).

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 17 AND 18, BLOCK 10, WARDIE ADDITION.

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.

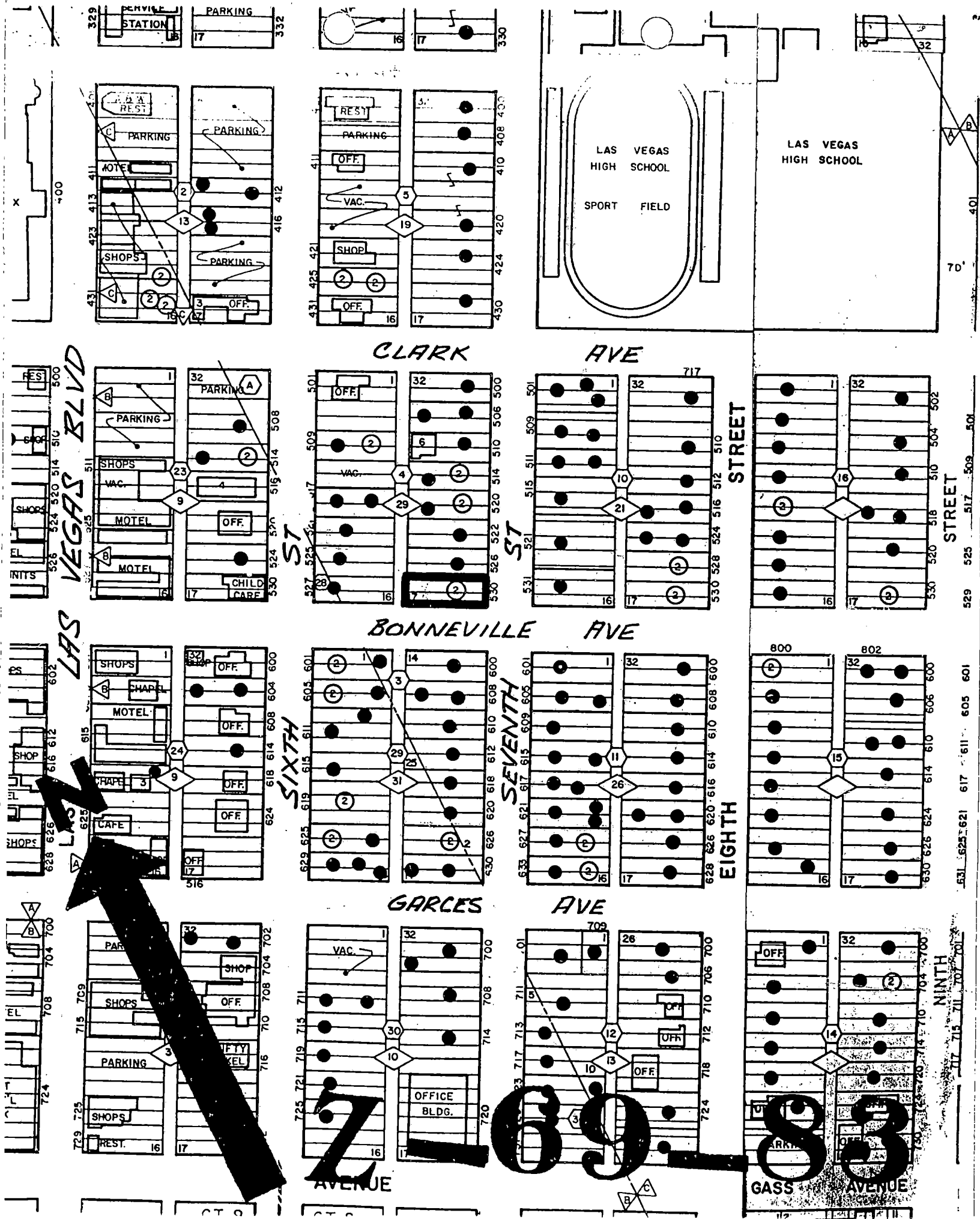
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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.)



NOTICE OF PUBLIC HEARING

AUGUST 23, 1983

Notice is hereby given that on August 23, 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:

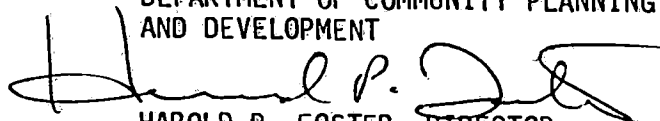
Z-70-83

RICHARD N. AND GUNILLA I. KING FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 2511 WEST BONANZA ROAD.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING)
PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 1, BLOCK 1, RANCHO SQUARE.

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.)

CITY

RANCHO

DR

SKAGGS

800

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**TIRE
SHOP**

720

WEST SIDE
CART
STATION

2300

BONANZA RD

2421

2301

PARKING

2401

SHOPS

REBEL
MARKET

PARKING
..
GARAGE

ATRIUM
BLDG.

AUSTIN AVE

ORAN K GRAGSON HIWY

MINUTES

CITY PLANNING COMMISSION

AUGUST 11, 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 City 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
Mr. Kennedy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community
Planning and Development
Robert C. Clemmer, Acting Chief, Zoning Division
Harry VonBusch, Planning Assistant
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.

OLD BUSINESS:

1. Z-63-78

PLOT PLAN REVIEW

(Abeyance Item
from 7/14/83)

APPROVED

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. FOSTER stated this was held in abeyance from the last meeting so the surrounding property owners could be notified because it was felt there was a substantial change to the plot plan. At the time the R-3 zoning was allowed on this site 3 fourplexes were proposed for a total of 12 units. The applicant is now proposing 16 units, or 4 fourplexes. Also, the rear setback would be reduced to 6 feet. Previously, the buildings were in an east/west direction and they had 20 to 30 feet of setback area from their building to the south line. The area to the south is developed with R-E. To the west is approved multi-family. If the whole area transitions to R-3 density, then it will far exceed the designed population that is recommended for this neighborhood as set forth in the General Plan. Staff would prefer to hold down the density in the area and would recommend denial of the 4 fourplexes and approval of the 3 fourplexes. Staff has one letter of protest on record. However, if this application is approved, it would be subject to 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) Construction of a 6 foot decorative wall along the north property line in front of the buildings along Washington Avenue.

1. Z-63-78

(Continued)

ROBERT L. CONN, 2228 West Bonanza Road, appeared for the application. The reason for this application is not to determine whether there will be apartments on this property, but how many apartments will be built. This project will upgrade the area.

CLAIRE C. SCHERER, 1941 Ophir Drive, appeared in protest. This project will create problems for the homeowners in the area who have horses on their property. There are apartments in the area that are in a rundown condition and objected to having more apartments that would become run down.

MR. FOSTER stated that the conditions on the original rezoning of this property are: 1) Construct half-street improvements on Tonopah and Washington including street lighting, 2) Meeting the drainage requirements, and two story apartments were allowed.

ROBERT L. CONN appeared in rebuttal. They will be improving this property as well as Tonopah Drive.

Letters of protest were received from the following: Elmer and Phyllis Filbey, 1951 Ophir Drive, Jackie Phillips, 1100 Virginia City Avenue, and Mary E. Robinson, 834 Clarkway Drive.

MRS. COLEMAN said the City Planning Commission had agreed previously not to go east of Tonopah with multiple units in this area. However, the City Council did allow the 3 fourplexes on this property.

MR. MACK made a Motion for APPROVAL of Z-63-78, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/3 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on September 7, 1983 at 2:00 P.M.

2. AV-4-83

ADMINISTRATIVE
VARIANCE

(Abeyance Item
from 7/14/83)

APPROVED

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.

MR. FOSTER stated this request is for an Administrative Variance for the fourth unit. The lot is 71' x 392' and 1,750' is required. The applicant is 200 square feet short.

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

MR. MACK made a Motion for APPROVAL of AV-4-83, Administrative Variance.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/3 vote.

3. Z-56-83

(Abeyance Item
from 7/26/83)

APPROVED

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)

MR. FOSTER stated this item was held in abeyance from the last meeting due to a tie vote. The applicant is requesting R-4 zoning to allow a 16-unit, 2-story building on the west side of North 9th Street between Stewart and Mesquite. There is R-3 and R-4 zoning in this area. It is conceivable this immediate area will transition to R-4 zoning because of the Freeway and the surrounding zoning pattern. This area comprises single-family homes and 2, 3 and 4 unit buildings. There will be a parking lot in the rear with a 16 foot setback from 9th Street. Staff would recommend denial and has 29 protests on record.

RENE C. BLANCHARD, 3131 Meade Avenue, appeared for the application. R-3 zoning is not feasible to develop this land. The threeplex on this property is obsolete so this project would upgrade the area.

MR. AND MRS. HENRY ABERCROMBIE, 327 North 9th Street, appeared in protest. There are vacant apartments in the area at the present time. This project is too close and too high a density compared to his property.

There was one person in the audience in addition to the speakers that appeared in protest.

CAROLYN CARSTENSEN, 324 North 9th Street, appeared in protest. This will bring additional traffic in the area.

LEE EARL, 316 North 9th Street, appeared in protest. He objected to the high density.

ETHEL FLANDERS, 413 North 9th Street, appeared in protest. She does not want to have transients in this area.

RENE C. BLANCHARD appeared in rebuttal. He does not feel this project will bring unwanted persons into the area.

MR. FOSTER said that if this application is approved, it would be subject to the following conditions: 1) Conformance to the plot plan amended to provide for 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, and 7) 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, Mr. Kennedy
"NOES" Mrs. Tracy, Mr. Guthrie, Mrs. Coleman

Motion for APPROVAL carried by a 4/3 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on September 7, 1983 at 2:00 P.M.

4. Z-66-73

PLOT PLAN REVIEW

(Abeyance Item
from 7/26/83)

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 item was held in abeyance because the applicant was not present at the last meeting. This is for an addition on the side of the existing townhouse. There is a fireplace that will be within 5 feet of the side property line. The general setback has been about 9 feet and because this is a planned development it requires approval of the City Council. Staff does not have a letter from the Spanish Oaks Homeowners Association stating their approval of this request.

KEITH MACKENZIE, Spanish Oaks, appeared for the application. He did not have enough time to obtain the required letter and should have it by the next meeting.

MR. JOHNSTON made a Motion for ABEYANCE of Z-66-73, Plot Plan Review.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item will be held in abeyance until the letter from the Spanish Oaks Homeowners Association is received by the Department of Community Planning and Development.

5. VAC-8-83

(Abeyance Item
from 7/26/83)

APPROVED

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. FOSTER stated this item was held in abeyance from the last meeting because the applicant was not present. This application involves government easements. Along the east and north sides of this property there is approved R-1 zoning and in a subdivision where the easements are not needed for access. If this application is approved, staff would recommend the following conditions: 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, and 2) Standard conditions 1 through 3.

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

MRS. TRACY made a Motion for APPROVAL of VAC-8-83, subject to staff's conditions.

Voting was as follows:

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

"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 17, 1983 City Council meeting.

6. VAC-9-83

(Abeyance Item
from 7/26/83)

APPROVED

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. FOSTER stated this item was held in abeyance from the last meeting because there was no representation of the applicant. The easements are to be vacated. This is an improved R-CL development and the easements are not needed. Staff would recommend approval, subject to: 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, and 2) Standard conditions 1 through 3.

CHARLEY JOHNSON, 2800 West Sahara Avenue, appeared to represent the applicant. They agree to staff's recommendations.

MRS. TRACY made a Motion for APPROVAL of VAC-9-83, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy
"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 17, 1983 City Council meeting.

NEW BUSINESS:

1. TENTATIVE MAP
LINCOLN MANOR

APPROVED

Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

Owner: Richard A. Corbett, Et Al
Subdivider: Sunbelt Builders, Inc.
No. of Acres: 8.9 No. of Lots: 40

MR. FOSTER stated this tentative map conforms to the approved zoning plan and subdivision regulations. Staff would recommend approval, subject to: 1) Conformance to the conditions of approval for Z-47-83, 2) Provide joint parking easements as required by the Department of Community Planning and Development, and 3) Standard conditions on the subdivision.

DAVID CAUSEY, 3175 South Eastern Avenue, appeared for the applicant. They are in agreement with staff's recommendations.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on September 7, 1983.

2. Z-65-83

APPROVED

Application of CAROLYN THRESHER AND GRETA STOLZLECHNER for reclassification of property generally located on the northeast corner of Buckskin Avenue and Lorenzi Boulevard, from R-E (Residence Estates) to R-D (Single-Family Residence, Restricted) and R-1 (Single-Family Residence).

Proposed Use: Medium-Low Density Detached
Single-Family Residential

MR. FOSTER stated this application was before the Commission several months ago for R-CL and R-1. On this application they are requesting R-D where they previously requested R-1 and R-1 where they previously requested R-CL. This has reduced the number of lots on the site from 194 to 123. There will be 16 R-D lots along Buckskin Avenue and 107 lots along the R-1 portion. To the south is developed R-E in the County. To the east is an elementary school and R-E development. To the north is owned by the Water District up to Gowan Avenue and north of that is the Collins Brothers development of R-CL and R-1. To the west is a strip of R-E that was required at the time the R-1 was approved to the west because of the R-E pattern existing on the east side of Lorenzi Boulevard. Staff would recommend this application be amended to R-D and that it go directly to ordinance. Staff has 3 protests on record.

KARSTEN BRONKEN, 1818 Industrial Road, appeared for the applicants. An R-D subdivision is not feasible. This project will generate additional tax dollars for the City.

PAUL MAY, Helen Herr Realty, 2303 East Sahara Avenue, appeared for the applicants. They feel this would be a more suitable project for the area than the previous application.

MARILYN EDWARDS, 6665 Buckskin Avenue, appeared in protest. The property owners in the area prefer that this site remain R-E as the surrounding property. This project would create overcrowding in the school. There is low water pressure in the area during peak water usage hours. The roads in the area are a minimum width and constructed to serve an R-E type of development. It is questionable if the City will be able to provide additional services in this area due to the City's financial situation. There could be problems from this project due to the fact there are horses on some of the R-E lots. This project would change the character of the area.

ELIZABETH ADAMS, 6505 Atwood Avenue, appeared in protest. She was concerned about drainage. She objected to the high density.

MR. FOSTER stated the applicants would have to meet the City's requirements for drainage before receiving final approval of their subdivision map.

PAM HARDIN, 3235 Garehime Avenue, appeared in protest. They plan to build a home in the area, but will not do so if this project will be in the area to decrease the value of their home. She did not receive a notice of this public hearing.

JOHN KINSINGER, 3284 North Garehime Avenue, appeared in protest. Some of the streets in the area are not improved.

MONTE ORTIZ, 3240 Sisk Avenue, appeared in protest. They would like to keep this land R-E and use the Water District land as a buffer.

PAUL MAY appeared in rebuttal. They plan to construct a block wall in back of the R-D lots. The R-1 homes will be from 1,450 to 1,600 square feet and the R-D homes a little larger. An all R-D subdivision is not marketable.

2. Z-65-83

(Continued)

MRS. COLEMAN made a Motion for DENIAL of Z-65-83.

Voting was as follows:

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

Motion for DENIAL failed by a 5/2 vote.

MR. JOHNSTON made a Motion for APPROVAL of Z-65-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/2 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on September 7, 1983.

3. TENTATIVE MAP
LIBERTY VILLAGE
APPROVED

Property generally located on the northeast corner of Buckskin Avenue and Lorenzi Boulevard, R-E Zone (proposed R-D and R-1).

Owner: Carolyn Thresher and Greta Stolzlechner
Subdivider: Gerald Nicholas
No. of Acres: 28.5 No. of Lots: 123

MR. FOSTER stated this application is the subdivision map for Z-65-83 above. The map is in order except staff has requested the developer's engineer to reduce the lot depths on the R-1 from 108 feet to 100 feet and put the additional 32 feet in the depth of the R-D lots bringing those to 140 feet because of the increased setbacks that are required in the R-D. The applicant is in agreement with this recommendation. Staff would recommend approval, subject to: 1) Approval of zoning request Z-65-83, 2) Conformance to the conditions of approval for Z-65-83, 3) No vehicular access to Lorenzi Boulevard from the abutting lots, 4) Wall statement, 5) Waiver be permitted for the length of Blocks 1 and 4, 6) Submit a petition of Vacation for the easterly 10 feet of Lorenzi Boulevard that was previously dedicated, 7) Standard conditions 1-3 and 8) Reduce the lot depths in the R-1 from 108 feet to 100 feet and put in additional 32 feet in the depth of R-D lots, bringing those to 140 feet.

KARSTEN BRONKEN, 1818 Industrial Road, appeared for the applicants.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on September 7, 1983 at 2:00 P.M.

4. Z-66-83

DENIED

Application of W. G. STONE, M.D. for reclassification of property generally located on the southwest corner of Kingsbury Lane and Pinto Lane, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).
Proposed Use: Offices

MR. FOSTER stated this property is located just northwest of Valley Hospital. There is P-R zoning across the street that is used in connection with Valley Hospital. There are existing residences on the south portion of the property. The access would come from Pinto with exiting on Kingsbury Lane to Pinto. Staff would recommend denial because they prefer the P-R zoning in this area to be used in connection with Valley Hospital in order to keep the traffic at a minimum in the residential area. Staff has 4 letters in protest.

KEN TEMPLETON, 2601 West Charleston Boulevard, appeared on behalf of the applicant. The applicant presently lives in this residence. They feel this area is in a transitional stage. The hospital is only 125 feet away from this property. He talked to a neighbor to the south who objected to parking in the street. They have allowed for 18 parking spaces, which is double what is required. The neighbor also objected to sidewalks. They are willing to eliminate the exit on Kingsbury Lane and have ingress and egress only on Pinto Lane.

DR. W. G. STONE, 1915 Pinto Lane, appeared for the application. He practices psychiatry. There would be four or five persons on the premises at one time.

KEN HOLLAND, 640 Kingsbury Lane, appeared in protest. He objected to the additional traffic this practice will generate in the area.

HILDA LEE PAINTER, 1921 Pinto Lane, appeared in protest. She objected to the automobiles driving next to her property to reach the parking lot.

JACK BOSS, 1916 Pinto Lane, appeared in favor. He does not feel this will generate much additional traffic for Pinto Lane.

KEN HOLLAND appeared in rebuttal stating they would be willing to increase the height of the block wall.

MR. JOHNSTON commented that a person cannot live in a P-R zone.

MR. GUTHRIE made a Motion for DENIAL of Z-66-83.

Voting was as follows:

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

"NOES" Chairman Bugbee, Mrs. Tracy

Motion for DENIAL carried by a 5/2 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on September 7, 1983.

5. Z-5-79

PLOT PLAN REVIEW

APPROVED

Request of DENNIS E. RUSK, ARCHITECT, for a Plot Plan Review on property located at 3020 West Charleston Boulevard, C-D Zone.

MR. FOSTER stated this is a plot plan review to allow an addition to an existing development in the C-D zone. They are proposing a 4,700 square foot addition for office and showroom use for selling kitchen cabinets. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations that have been submitted, and 2) Standard conditions 6 through 8.

GARRY PERRIMAN appeared to represent the applicant. They agree to staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of Z-5-79, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

6. Z-100-64(130)

PLOT PLAN REVIEW

APPROVED

Request of WILL AND DONNA DEISS for a Plot Plan Review on property located at 931 Casino Center Boulevard, R-4 Zone (under Resolution of Intent to C-2).

MR. FOSTER stated this is part of the Resolution for the downtown area for C-2 zoning. The applicant is proposing to convert the property to commercial use. There are 3 buildings on the site. The front building has been renovated and the two buildings in the rear are now vacant. The applicant is proposing to renovate those for commercial use. A total of four parking spaces are needed. There are two spaces off the alley to the rear and room for two spaces in the center of the property off Coolidge Avenue. The applicant has asked that he only be required to provide for the two spaces at this time and for the remaining two upon completion of the renovation of the two buildings. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) Dedicate 10 foot radius at the intersection of Casino Center Boulevard and Coolidge Avenue as required by Engineering Services, 3) Pave the alley as required by Engineering Services, 4) Standard conditions 2 through 8, 5) Eliminate the residential occupancy on the rear two units, and 6) Provide two additional paved 9' x 16' off-street parking spaces at the time occupancy is proposed for the commercial use in the rear two buildings.

WILL DEISS, 1505 Flag Circle, appeared for the application. They are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of Z-100-64(130), subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Change to uses allowed in the C-V Zone.

MR. FOSTER explained this ordinance amendment is being prompted by the development on the Cashman Field Convention facility. Staff does not feel it is appropriate to have swap meets, flea markets and secondhand-type sales operations in C-V zoned property. Staff would also like to exclude racing events where motorized vehicles are involved. In the C-V zone there is a provision for temporary uses up to six months and staff would like to have the City Council be able to extend that period of time.

MR. MACK made a Motion for APPROVAL of the Ordinance Amendment as drafted by staff.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. ZC-90-81

REVIEW OF CONDITION

APPROVED

Request of SUBURBAN DEVELOPMENT CORPORATION for a Review of Condition regarding the required 6 foot high perimeter block wall on property generally located on the northwest corner of Vegas Drive and Burningwood Lane, (Sweetwater Canyon Subdivision), R-E Zone (under Resolution of Intent to R-PD14).

MR. FOSTER stated that at the time this residential development was approved there was a condition placed on it that there be a 6 foot block wall on the north, west and east sides. Since that time there has been some residential development adjacent to it and block walls have been installed, but they vary somewhat between 5 and 7 feet in height. The applicant is asking that the existing walls be allowed and he would install a 6 foot block wall where a wall does not exist. Staff would recommend approval, subject to: 1) Conformance to the site plan, and 2) Conformance to all other original conditions of ZC-90-81.

GEORGE SMITH, 730 East Sahara Avenue, appeared to represent the application. He is in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of ZC-90-81, Review of Condition, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on September 7, 1983 at 2:00 P.M.

2. SO-5-83

SALES OFFICE

APPROVED

Request of COLLINS HOME MANUFACTURING CORPORATION for a temporary sales office on property generally located west of Torrey Pines Drive and south of Alexander Road, R-E Zone (under Resolution of Intent to R-1, R-CL and R-D).

MR. FOSTER stated this application is for a temporary sales office. There are five models and the temporary sales office will be in the southerly model in the garage portion. Staff would recommend approval, subject to: 1) The use of the five models as sales offices shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

RICHARD THOMPSON, 7800 West Alta Drive, appeared to represent Collins Home Manufacturing Corporation. They agree to staff's condition.

MRS. TRACY made a Motion for APPROVAL of SO-5-83, Sales Office, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

3. Z-3-63

PLOT PLAN REVIEW

APPROVED

Request of ROBERT L. HARPER for a Plot Plan Review to construct a duplex and a fourplex on property located at 380 Maydelle Place, R-E Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this is a plot plan review to allow a duplex and fourplex on the site. The duplex would be in the rear and the fourplex in the center portion. Parking would be off Maydelle Place. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to provide 12 foot total side yards and provision of a mansard roof along the Maydelle Place exposure, 2) Standard conditions 2 through 8, 3) Install sidewalk on Maydelle Place as required by the Department of Engineering Services, and 4) Enter into an Assessment District Agreement for street lights on Maydelle Place as required by the Department of Engineering Services. There is also an Administrative Variance involved in this request. The square footage would allow 5.8 units and they are asking for the 6th unit. Staff would recommend approval of the 6th unit.

ROBERT L. HARPER, 5352 Reiter Avenue, appeared for the application. He is in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of Z-3-63, Plot Plan Review, subject to staff's conditions and the Administrative Variance.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

4. ZC-160-83 and
VC-342-83

COUNTY REFERRALS,
ZONE CHANGE AND
VARIANCE

APPROVED

Request of GARY J. CAVARETTA, ET AL for a Zone Change to reclassify from R-E (Rural Estates Residential) to R-4 (Multiple Family Residential-High Density) to construct and maintain a subdivision consisting of sixteen 7,800 square foot minimum fourplex lots; and a variance to reduce the lot widths to 60 feet where 70 feet and 75 feet is required and to maintain 6 foot trash enclosures within the front setback on property generally located on the north side of Del Rey Avenue approximately 300 feet west of Redwood Street.

MR. FOSTER stated this is a County referral. There are two items involved: zone change and variance. This is located on a parcel of land immediately adjacent to the City limits. There are 106 units in the R-3 parcel to the east. East of that Spanos has a development with approximately 500 units. There is vacant land to the west. There is a high school and mental health facility in the area. Staff would like to recommend to the County that this application be amended to 8 or 9 units per acre and would recommend approval of the variance for the lot width and trash enclosures.

ATTY. RON MADSON, 530 South 4th Street, appeared to represent the applicant. They are requesting 16 units per acre. This will be a high-quality development and will improve the area significantly.

GARY J. CAVARETTA, 5262 Placentia Parkway, appeared for the application. These will be private ownership type buildings. They will petition to annex into the City.

KEN TEMPLETON, 2601 West Charleston Boulevard, appeared in favor. He owns 12 acres adjacent to the property. Five acres of his property is zoned R-PD18 and the five acres next to that as well.

MR. JOHNSTON made a Motion for APPROVAL of ZC-160-83 and VC-342-83, County Referrals, Zone Change and Variance, as submitted by the applicant.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/3 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on August 17, 1983 at 2:00 P.M.

5. UC-168-83

COUNTY REFERRAL
USE PERMIT

DENIED

Request of MEL ANDERSON, ET AL for a Use Permit to construct and maintain an 8,400 square foot child care center on property generally located on the west side of Jones Boulevard, approximately 500 feet north of Smoke Ranch Road, R-E Zone (Rural Estates Residential).

MR. FOSTER stated this is a County referral and approximately 500 feet north of Smoke Ranch Road. Staff feels that because this parcel is bounded by Smoke Ranch Road and Jones Boulevard and abuts a school and baseball field, it will probably be rezoned to a higher density than R-E zoning. Staff understands approximately 150 names have been submitted in protest. However, staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations which have been submitted. The applicant usually does not appear at the City Planning Commission meetings on County referrals.

5. UC-168-83

(Continued)

MR. KENNEDY made a Motion for DENIAL of UC-168-83, County Referral, Use Permit.

Voting was as follows:

"AYES" Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie,
Mr. Kennedy

"NOES" Chairman Bugbee, Mrs. Coleman

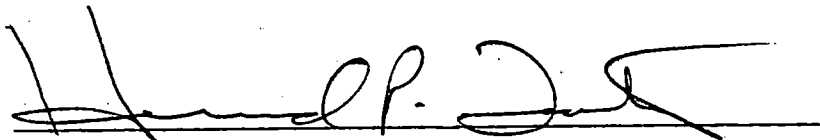
Motion for DENIAL carried by a 5/2 vote.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA
CITY PLANNING COMMISSION
AUGUST 11, 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: BUGBEE, COLEMAN, GUTHRIE, MACK, JOHNSTON, TRACY,
KENNEDY

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

OLD BUSINESS:

1. Z-63-78 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.

(Abeyance Item
from 7/14/83)

ACTION: APPROVED
MACK/4-3 (GUTHRIE, COLEMAN & KENNEDY: No)

CONDITIONS:

1. Conformance to the amended plot plan and elevations.
2. Conformance to all of the other conditions of approval of Z-63-78.
3. Construct a 6' decorative wall along the north property line in front of
the buildings along Washington Avenue as required by the Department of
Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL FOR A MAXIMUM OF 12 UNITS PROTESTS: 5
TO BE HEARD BY CITY COUNCIL: SEPTEMBER 7, 1983

2. AV-4-83 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.

(Abeyance Item
from 7/14/83)

ACTION: APPROVAL
MACK/4-3 (GUTHRIE, COLEMAN & KENNEDY: No)

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of the plot plan revisions under Z-63-78 by the City Council.

STAFF RECOMMENDATION: APPROVAL IF Z-63-78 CHANGES ARE APPROVED
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

3. Z-56-83

(Abeyance Item
from 7/26/83)

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)

ACTION: APPROVED

JOHNSTON/4-3 (TRACY, GUTHRIE & COLEMAN: No)

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL

PROTESTS: 33

TO BE HEARD BY CITY COUNCIL: SEPTEMBER 7, 1983

4. 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).

(Abeyance Item
from 7/26/83)

ACTION: ABEYANCE - UNTIL A LETTER FROM THE HOMEOWNERS ASSOCIATION IS RECEIVED
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

5. VAC-8-83

(Abeyance Item
from 7/26/83)

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: APPROVED

TRACY/UNANIMOUS

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.

6. VAC-9-83 Petition of Vacation submitted by ROBERT R. BLACK
to vacate U.S. Government Patent Reservations on
(Abeyance Item property generally located on the north side of
from 7/26/83) Westcliff Drive, west of Buffalo 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.

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the south side of
LINCOLN MANOR Owens Avenue, west of Lamb Boulevard, R-E Zone
 (under Resolution of Intent to R-PD9).
 Owner: Richard A. Corbett, Et Al
ACTION: APPROVED Subdivider: Sunbelt Builders, Inc.
 No. of Acres: 8.9 No. of Lots: 40
 GUTHRIE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-47-83.
3. Provide joint parking agreements as required by the Department of Community Planning and Development.
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.

ANNOTATED AGENDA CITY PLANNING COMMISSION - AUGUST 11, 1983 - PAGE THREE

2. Z-65-83

Application of CAROLYN THRESHER AND GRETA STOLZLECHNER for reclassification of property generally located on the northeast corner of Buckskin Avenue and Lorenzi Boulevard, from R-E to R-D and R-1.

ACTION: APPROVED
JOHNSTON/5-2

Proposed Use: Medium Low Density Detached
Single Family Residential

(GUTHRIE & COLEMAN: No)

CONDITION:

1. The south 170' be zoned R-D and the remainder R-1.

STAFF RECOMMENDATION: APPLICATION BE AMENDED TO R-D
TO BE HEARD BY CITY COUNCIL: SEPTEMBER 7, 1983

PROTESTS: 14

3. TENTATIVE MAP

LIBERTY VILLAGE

Property generally located on the northeast corner of Buckskin Avenue and Lorenzi Boulevard, R-E Zone (proposed R-D and R-1).

Owner: Carolyn Thresher and Greta Stolzlechner
Subdivider: Gerald Nicholas

ACTION: APPROVED

JOHNSTON/UNANIMOUS

No. of Acres: 28.5

No. of Lots: 123

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. Approval of zoning request Z-65-83.
3. Conformance to the conditions of approval of Z-65-83.
4. No vehicular access to Lorenzi Boulevard from the abutting lots.
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. A waiver be permitted for the length of Blocks 1 and 4.
7. Submit a petition of vacation for the easterly 10' of Lorenzi Boulevard previously dedicated.
8. Reduce R-1 lot depths to 100' and increase the R-D lots to 140'.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COUNCIL: SEPTEMBER 7, 1983

4. Z-66-83

Application of W.G. STONE, M.D. for reclassification of property generally located on the southwest corner of Kingsbury Lane and Pinto Lane, from R-1 to P-R.

ACTION: DENIED
GUTHRIE/5-2

Proposed Use: Offices

(TRACY & BUGBEE: No)

STAFF RECOMMENDATION: DENIAL

TO BE HEARD BY CITY COUNCIL: SEPTEMBER 7, 1983

PROTESTS: 5

5. Z-5-79

PLOT PLAN
REVIEW

Request of DENNIS E. RUSK, ARCHITECT for a Plot
Plan Review on property located at 3020 W. Charleston
Boulevard, C-D Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
4. 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

6. Z-100-64(130)

PLOT PLAN
REVIEW

Request of WILL AND DONNA DEISS for a Plot Plan
Review on property located at 931 Casino Center
Boulevard, R-4 Zone (under Resolution of Intent
to C-2).

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Dedicate a 10' radius at the intersection of Casino Center Boulevard and Coolidge Avenue as required by the Department of Engineering Services.
3. Pave the alley as required by the Department of Engineering Services.
4. Eliminate the residential occupancy of the rear two units.
5. Provide two additional paved 9' x 16' off-street parking spaces at the time the commercial use is placed in the rear buildings.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Change to uses allowed in the C-V Zone.

ACTION: APPROVED
MACK/UNANIMOUS

SUPPLEMENTAL AGENDA:

1. ZC-90-81 Request of SUBURBAN DEVELOPMENT CORPORATION for a
REVIEW OF Review of Condition regarding the required 6' high
CONDITION perimeter block wall on property generally located
ACTION: APPROVED on the northwest corner of Vegas Drive and Burning-
GUTHRIE/UNANIMOUS wood Lane (Sweetwater Canyon Subdivision), R-E Zone
 (under Resolution of Intent to R-PD14).

CONDITIONS:

1. Conformance to the site plan.
2. Conformance to all other original conditions of ZC-90-81.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: SEPTEMBER 7, 1983

2. SO-5-83 Request of COLLINS HOME MANUFACTURING CORPORATION
SALES OFFICE for a temporary sales office on property generally
ACTION: APPROVED located west of Torrey Pines Drive and south of
TRACY/UNANIMOUS Alexander Road, R-E Zone (under Resolution of
 Intent to R-1, R-CL and R-D).

CONDITION:

1. The sales offices shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

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

3. Z-3-63 Request of ROBERT L. HARPER for a Plot Plan Review
PLOT PLAN to construct a duplex and a fourplex on property
REVIEW located at 380 Maydelle Place, R-E Zone (under
ACTION: APPROVED Resolution of Intent to R-3).
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide 12' total side yards and provision of the mansard roof along the Maydelle Place exposure.
2. Install sidewalk on Maydelle Place as required by the Department of Engineering Services.
3. Enter into an Assessment District Agreement for street lights on Maydelle Place as required by the Department of Engineering Services.
4. This review constitutes approval of an administrative variance for the sixth unit.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

3. Z-3-63 (Continued)

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

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

4. ZC-160-83 &
VC-342-83

COUNTY REFERRALS
ZONE CHANGE &
VARIANCE

Request of GARY J. CAVARETTA, ET AL for a Zone Change to reclassify from R-E (Rural Estates Residential) to R-4 (Multiple Family Residential - High Density) to construct and maintain a subdivision consisting of sixteen (16) 7,800 square foot minimum fourplex lots; and a variance to reduce the lot widths to 60' where 70' and 75' is required and to maintain 6' trash enclosures within the front setback on property generally located on the north side of Del Rey Avenue, approximately 300' west of Redwood Street.

ACTION: APPROVED
JOHNSTON/4-3
(TRACY, GUTHRIE, COLEMAN: No)

STAFF RECOMMENDATION: APPROVAL - WITH APPLICATION BEING AMENDED TO R-2 AND
APPROVAL OF THE VARIANCE
TO BE HEARD BY CITY COUNCIL: AUGUST 17, 1983

5. UC-168-83

COUNTY REFERRAL
USE PERMIT

Request of MEL ANDERSON, ET AL for a Use Permit to construct and maintain an 8,400 square foot child care center on property generally located on the west side of Jones Boulevard, approximately 500' north of Smoke Ranch Road, R-E Zone (Rural Estates Residential).

ACTION: DENIED
KENNEDY/5-2
(BUGBEE & COLEMAN: No)

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

RECEIVED

AUG 23 11 16 AM '83

CITY CLERK

ANNOTATED AGENDA
CITY PLANNING COMMISSION

AUGUST 11, 1983

OLD BUSINESS:

1. Z-63-78

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the amended plot plan and elevations.
2. Conformance to all other conditions of approval for Z-63-78.
3. Provision of a 6' decorative wall along the north property line in front of the buildings along Washington Avenue.

PROTESTS: 1 letter on record with staff
Claire C. Scherer, 1941 Ophir Drive
Elmer & Phyllis Filbey, 1951 Ophir Drive
Jackie Phillips, 1100 Virginia City Ave.
Mary E. Robinson, 834 Clarkway Drive

2. AV-4-83

ADMINISTRATIVE
VARIANCE

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan and elevations.
2. Approval of the plot plan revisions under Z-63-78 by the City Council.

3. Z-56-83

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan amended to conform to the revised parking design.
2. Conformance to the elevations.
3. Standard conditions 2 - 5.
4. Provision of fire hydrants and water flow as required by the Dept. of Fire Services.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Pave the alley as required by the Dept. of Engineering Services.
7. Resolution of Intent with a twelve month time limit.

PROTESTS: 29 on record with staff
Mr. and Mrs. Henry Abercrombie, 327 N. 9th
Carolyn Carstensen, 324 N. 9th St.
Lee Earl, 316 No. 9th St.
Ethel Flanders, 413 N. 9th St.
1 person in audience

4. Z-66-73

PLOT PLAN REVIEW

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

8/23/83
P.C. Meeting

NOES: None

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

5. VAC-8-83

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

NOES: None

SPECIAL CONDITIONS: 1. One year to record statement.

2. Standard conditions 1 - 3.

PROTESTS: 0

6. VAC-9-83

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

NOES: None

SPECIAL CONDITIONS: 1. One year to record statement.

2. Standard conditions 1 - 3.

PROTESTS: 0

NEW BUSINESS:

1. TENTATIVE MAP
LINCOLN MANOR

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

NOES: None

SPECIAL CONDITIONS: 1. Conformance to conditions of
approval for Z-47-83.

2. Provide joint parking agreements
as required by the Dept. of
Community Planning and
Development.

3. Standards conditions on the
subdivision.

2. Z-65-83

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

SPECIAL CONDITION: 1. Direct to ordinance with the
south 170' zoned R-D and the
balance R-1.

PROTESTS: 3 on record with staff
6 persons in audience
Marilyn Edwards, 6665 Buckskin Ave.
Elizabeth Adams, 6505 Atwood Ave.
Pam Hardin, 3235 Garehime
John Kinsenger, 3284 N. Garehime
Monte Ortiz, 3240 Sisk Ave.

3. TENTATIVE MAP
LIBERTY VILLAGE

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

NOES: None

SPECIAL CONDITIONS: 1. Approval of zoning request
Z-65-83.

(See Page 3)

3. TENTATIVE MAP
(Continued)

2. Conformance to the conditions of approval for Z-65-83.
3. No vehicular access to Lorenzi Blvd. from the abutting lots.
4. Wall statement.
5. Waiver be permitted for the length of Blocks 1 and 4.
6. Submit a petition of Vacation for the easterly 10' of Lorenzi Blvd. previously dedicated.
7. Standard conditions.
8. Reduce lot depths in R-1 from 108' to 100' and put additional 32' in the depth of R-D lots, bringing those to 140'.

4. Z-66-83

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

PROTESTS: 4 letters on record with staff
Ken Holland, 640 Kingsbury
Hilda Lee Painter, 1921 Pinto Lane

FAVOR: Jack Boss, 1916 Pinto Lane

5. Z-5-79

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

PLOT PLAN REVIEW

SPECIAL CONDITIONS: 1. Conformance to the plot plan and elevations.
2. Standard conditions 6 - 8.

6. Z-100-64(130)

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

PLOT PLAN REVIEW

SPECIAL CONDITIONS: 1. Conformance to the plot plan and elevations.
2. Dedicate 10' radius at intersection of Casino Center Blvd. and Coolidge Ave. as required by Dept. of Engineering Services.
3. Pave the alley as required by the Dept. of Engineering Services.
4. Standard conditions 2 - 8.
5. Eliminate the residential occupancy of the rear two units.
6. Provide two additional paved 9' x 16' off-street parking spaces.

DIRECTOR'S BUSINESS:

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

SUPPLEMENTAL AGENDA:

1. ZC-90-81
REVIEW OF
CONDITION
APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
NOES: None
SPECIAL CONDITIONS: 1. Conformance to the site plan.
2. Conformance to all other
original conditions of
ZC-90-81.
2. SO-5-83
SALES OFFICE
APPROVED - TRACY/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
NOES: None
SPECIAL CONDITION: 1. The use of the five models as
sales offices shall cease in
two years or whenever the last
unit in the tract is sold,
whichever occurs first.
3. Z-3-63
PLOT PLAN REVIEW
APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
NOES: None
SPECIAL CONDITIONS: 1. Conformance to the plot plan
and elevations amended to
provide 12' total side yards
and provision of the mansard
roof along the Maydelle Place
exposure.
2. Standard conditions 2 - 8.
3. Install sidewalk on Maydelle
Place as required by the
Dept. of Engineering Services.
4. Enter an Assessment District
Agreement for street lights
on Maydelle Place as required
by Dept. of Engineering
Services.
5. Administrative Variance
for 6th unit.
4. ZC-160-83 and
VC-342-83
COUNTY REFERRALS
ZONE CHANGE AND
VARIANCE
APPROVED AS SUBMITTED - JOHNSTON/AYES: Johnston, Mack, Bugbee,
Kennedy
NOES: Tracy, Guthrie, Coleman
APPROVAL: Ken Templeton, 2601 W. Charleston Blvd.

5. UC-168-83

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

COUNTY REFERRAL
USE PERMIT

PROTESTS: Approximately 150 on record.

8-11-83 P.C.

NAME

ADDRESS

Robert H. Co
Claire C. Scherer
Rm. Blanchard.

Lee M. Earl
Steven M. Terry
Charles Johnson
D.F. Gung, PE
R. D. Dwyer

Walter Sawas
John Kussinger
M. Dwyer
W. Dwyer
W. Stone, M.D.

Joe Maynard
Hilda Lee Painter
Jack Boss

Kerry Perryman
Willie Wells
J. A. Smith
R. Hansen
R. Dwyer

Box 4848 LV, NV
1941 Opaline Dr. P.O. 89106
3131 Merde Ave.
316 NO. 9th
513 N. 15th
2800 West Sahara
Box 14846, LV 89114

6665 Buckskin
3284 N. Sarchum
3240 Sisk
1818 Industrial Rd.
1915 PINTO CANE
640 Kingsbury

1914 Pinto Lane

1208 EASTERN

1505 Flag

730 E Sahara

7800 W. Alta

5352 Renter Ave.

8-11-83 P.C

NAME

ADDRESS

~~Henry Lee Perovich~~

PAUL MAY

Elizabeth Adams

Pam Hardin

KSU Template

Ng J. Law

2303 E. SANADA AVE ST 201, 89104

1505 Atwood L.V. 89108

3235 Garehime L.V. 89108

2601 W Chalstr

5262 Pleasant PKwy

August 2, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
AUGUST 11, 1983

COPIES TO:

CITY CLERK'S OFFICE - *hisa*
CITY ATTORNEY'S OFFICE - *val*
CINDY
RICKOLD BUSINESS:

1. Z-63-78

This item was held in abeyance from the July 14, 1983 Planning Commission Meeting in order to give notice of the changes. Staff received a call that a modified plan of 14 units might be submitted.

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.

Staff recommends acceptance of the original plan.

1. Conformance to the amended Plot Plan and elevations.
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 SEPTEMBER 7, 1983.

2. 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 on Z-63-78. If the 14 unit plan is approved this action is not required.

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

1. Conformance to the Plot Plan and elevations.
2. Approval of the Plot Plan revisions under Z-63-78 by the City Council.

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

3. Z-56-83

The applicant requested this item be held in abeyance and the protestants agreed at the July 14, 1983 meeting. The July 26, 1983 action resulted in a tie vote.

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.

Z-56-83(continued)

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.
- ✓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: 29

PUBLIC HEARING. SET FOR CITY COUNCIL SEPTEMBER 7, 1983.

4. Z-66-73

This item was held in abeyance at the July 26, 1983 Planning Commission Meeting as the applicant was not present. The Planning Commission wants to know the position of the Homeowner's Association. This proposed addition is for a room and fireplace and the fireplace is 5' from the sideproperty 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.

NEW BUSINESS:

2. Z-65-83

This was originally submitted as an R-CL and R-1 project with 194 units which was DENIED by the City Council June 15, 1983. Staff position in that case was that the maximum density should be in the R-D range of 3 units per acre as this rural neighborhood will exceed the design population even if developed entirely R-E.

This proposal is for a total of 123 lots which is $\frac{2}{3}$ the previous density. There are 107 R-1 lots and 16 R-D lots proposed. Both the R-1 lots and R-D lots are 108' deep, but the R-1 setbacks are 35' total whereas, the R-D setbacks are 55' total so the 8' extra in each of 4 tiers of R-1 lots should be thrown to the R-D lots giving them a depth of 140'. The lot on the northeast corner of Constitution and Buckskin should be R-D zoned. The project contains 28.5 gross acres which at R-D would yield 86 lots.

They have reduced the number of lots from the original proposed 61 lots and exceed the maximum number of lots we recommended by 37 so they have come a long way toward center and a deficiently populated neighborhood based on school child yield is not perfect. The population resulting from this development will be a total of 4,627 using census data and 5,182 using General Plan design population.

There are no plans for the R-1 or R-D houses nor site plans. The lots on the west side of Lorenzi were required to be R-E type. This neighborhood contains 1,020 acres. The design population of 5,800 people for a 1,280 acre neighborhood must be reduced due to undersize and an amount of nonrelated commercial on Rancho Drive.

The resultant area is 866 acres with a design population of 3,925 persons. If this area is developed solely R-E and R-D, this design population will still be exceeded. The maximum density recommended in this neighborhood is 3 units per acre (R-D) and this has been used to buffer commercial and is the highest density allowed thus far, in this neighborhood. The subdivision design may have to be amended as the blocks are 1400-1700 feet long with no pedestrian crosswalks. All departmental requirements can be accomplished under the subdivision process.

Staff recommends application be amended to R-D.
If approved subject to:

1. Direct to Ordinance with the South 170' zoned R-D and the balance R-1.

PROTESTS: 3
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL SEPTEMBER 7, 1983.

4. Z-66-83

This area was conceived as part of the medical expansion area of the Valley Hospital in the precise plan. P-R is an appropriate zone. Doctors' offices require 7 parking spaces and 18 are provided. Access to Kingsbury has been limited in past actions and it may be well to continue that position until the last residence in this block transitions. C-1 was previously denied (Z-2-80). Aesthetics are good.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1 - 8.
3. Dedication of a 15' radius at the intersection of Kingsbury Lane and Pinto Lane as required by the Department of Engineering Services.
4. Install sidewalk and street lighting on Kingsbury Lane and Pinto Lane as required by the Department of Engineering Services.
5. Access from Kingsbury Lane only with a 20' setback on Pinto and a decorative wall 4' high and the area between the wall and Pinto Lane landscaped.

PROTESTS: 4

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL SEPTEMBER 7, 1983.

5. Z-5-79

This proposal is to add 4,700 sq. ft. one story addition to the existing C-D development. The aesthetics are good. Parking is adequate. Uses are offices and showrooms. Average 25%. Showrooms are for kitchen cabinets, samples only. No wholesale storage. Minor matter. City Council should not be necessary.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 6 through 8.

PROTESTS: N/A

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

6. Z-100-64(130)

This property is deficient in off-street parking. It also contains two residential units which we have unsuccessfully tried to regulate out in the past as they are not permitted C-2 uses. Five (5) year periods have been allowed to discontinue the residential uses. One person making dolls sold at retail.

Staff would recommend APPROVAL subject to:

1. Conformance to the plot plan and elevations.

Z-100-64(130) continued

2. Dedicate a 10' radius at the intersection of Casino Center Boulevard and Coolidge Avenue as required by the Department of Engineering Services.
3. Pave the alley as required by the Department of Engineering Services.
4. Standard conditions 2 - 8.
5. Eliminate the residential occupancy of the rear two units...
6. Provide two additional paved 9' x 16' off-street parking spaces.

PROTESTS: N/A

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

SUPPLEMENTAL:

1. ZC-90-81

This request is to allow the existing walls in the adjacent developments to suffice which vary slightly from the required height, i.e. from 5' - 7' high.

Staff recommends APPROVAL subject to:

1. Conformance to the site plan.
2. Conformance to all other original conditions of ZC-90-81.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL SEPTEMBER 7, 1983.

2. SO-5-83

Entry to this five unit sales office complex is from the center street one block south of Alexander Road.

Staff recommends APPROVAL subject to:

1. The use of the five models as sales offices shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

PROTESTS: N/A

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

3. Z-3-63

This proposal consists of a one story duplex and a two story fourplex containing two bedrooms each. The parking and landscaping meet Code. The elevations should be modified to carry the mansard down the side (faces Maydelle) to screen roof mechanics and provide proper aesthetics.

They will revise the duplex plan to fit the site. An Administrative Variance is required as they are allowed 5.78 units on the 10,125 sq. ft. site which is 3.5% deficient, whereas, the Code allows up to 5% deficiency, if approved by the Planning Commission.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to provide 12' total side yards and provision of the mansard roof along the Maydelle Place exposure.
2. Standard conditions 2 - 8.
3. Install sidewalk on Maydelle Place as required by the Department of Engineering Services.
4. Enter an Assessment District Agreement for street lights on Maydelle Place as required by the Department of Engineering Services.

PROTESTS: N/A

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

4. ZC-160-83 &
VC-342-83

This is a County referral that will probably request Annexation for sewer. Your position in this area is that there is excessive population now so this development should be restricted to a maximum of 8-9 units per acre density rather than this proposal of 16 units per gross acre. The Variance is no problem. County R-2 is 8 units per acre.

Staff recommends APPROVAL of R-2 and APPROVAL of the Variance.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 17, 1983.

5. UC-168-83

This is a County referral that will probably request Annexation for sewer. There are single family residences facing this site. It is located on a secondary major street. There is C-1 Zoning at the northeast and southwest corners of Smoke Ranch & Jones. Building is well set back with adequate parking and is aesthetically okay. Child care of 100 children is anticipated. The Junior High is to the east and LDS Park is to the north.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL AUGUST 17, 1983.