

ANNOTATED AGENDA

CITY PLANNING COMMISSION

SEPTEMBER 8, 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, TRACY, KENNEDY, MACK.
(MACK NOT PRESENT FOR ITEMS 1-9)

EXCUSED: JOHNSTON

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

MINUTES: Approval of the July 14, 1983 and July 26, 1983
APPROVED: City Planning Commission minutes.
COLEMAN/UNANIMOUS

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the southeast corner
of Monroe Avenue and "N" Street, R-1 Zone (under
MONROE MANOR II Resolution of Intent to R-PD10).
Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 1.04 No. of Lots: 14
APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-112-80.
3. A 6' block wall to be provided along the rear of the lots abutting Hand Place.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: SEPTEMBER 21, 1983

2. TENTATIVE MAP #2 Property generally located west of Jones Boulevard,
between Vegas Drive on the north and Washington
Avenue on the south, N-U Zone (under Resolution
LEWIS HOMES of Intent to R-1 and R-CL).
RAINBOW VISTA Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 179.4 No. of Lots: 1,059
APPROVED
COLEMAN/UNANIMOUS

2. TENTATIVE MAP #2 - LEWIS HOMES RAINBOW VISTA (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-49-83.
3. No vehicular access to Torrey Pines Drive, Vegas Drive and Washington Avenue from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. The R-CL zoned lots to have a 16' minimum front yard setback.
6. A waiver be permitted for the length of the following cul-de-sac streets: Big Spring Circle; Canyon Creek Circle; Cerritos Circle; Holliston Circle; Marshfield Circle; Norwell Circle; and Windham Circle.
7. A waiver be permitted for the off-set distance between Torington Drive and Cactus Bloom Lane.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983

3. TENTATIVE MAP	Property generally located on the north side of Cheyenne Avenue, east of Jones Boulevard, R-1 Zone.
NEW COUNTRY (UNITS 7-10)	Owner: First Western Savings Assoc. Subdivider: Stanton Construction No. of Acres: 24.8 No. of Lots: 107
APPROVED TRACY/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. No vehicular access to Cheyenne Avenue from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. A vacation order to be recorded for the existing right-of-way of Miramar Drive between Maynard Avenue and Cheyenne Avenue.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.
7. A waiver be permitted for the length of Block I.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983

4. A-9-83(A)

APPROVED
KENNEDY/UNANIMOUS

Petition of Annexation submitted by CARL E. JONAS to annex property generally located approximately 300' east of Rainbow Boulevard on the south side of Del Rey Avenue, containing approximately 5.15 acres.

STAFF RECOMMENDATION: APPROVAL

5. VAC-11-83

APPROVED
TRACY/UNANIMOUS

Petition of Vacation submitted by the CALIFORNIA HOTEL AND CASINO to vacate the north-south alley in the block bounded by Main Street, Ogden Avenue, First Street and Stewart Avenue.

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: SEPTEMBER 21, 1983 TO SET DATE FOR PUBLIC HEARING

6. Z-71-83

APPROVED
KENNEDY/UNANIMOUS

Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property generally located on the southeast corner of Hastings Avenue and Tonopah Drive, from R-E to C-V.
Proposed Use: Parking

CONDITIONS:

1. Conformance to the plot plan.
2. Dedication of the radius corner at the intersection of Tonopah Drive and Hastings Avenue as required by the Department of Engineering Services.
3. Install street lighting as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983

7. Z-72-83

APPROVED
TRACY/UNANIMOUS

Application of HERBERT L. WALDMAN, ET AL for
reclassification of property generally located
on the northeast corner of Bridger Avenue and
7th Street, from R-4 to C-2.
Proposed Use: Offices and Title Company

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983

PROTESTS: 0

8. Z-73-83

DENIED
KENNEDY/4-1
(BUGBEE - NO)

Application of NORMAN E. MOTT for reclassification
of property generally located on the southwest
corner of Carson Avenue and 14th Street, from R-3
to R-4.

Proposed Use: High Density Residential
(Two Additional Apartment Units)

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983

PROTESTS: 6

9. Z-74-83

APPROVED
GUTHRIE/UNANIMOUS

Application of JEROME AND DELORES MOSLEY for
reclassification of property generally located
on the northeast corner of Highland Avenue and
Madison Avenue, from R-E to C-1 and R-1.

Proposed Uses: Commercial and a Medium Low Density
Detached Single Family Residence

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide a 14' rear yard for the single family residence.
2. Approval of the variance for the R-1 lot area and rear yard setback.
3. The west 120' of the site shall be C-1 and the east 108.11' shall be R-1.
4. Recording of the Land Division Map.
5. Construction of a 6' block wall between the C-1 and R-1 portions.
6. Dedication of the required radii at Highland Drive and Madison Avenue and "N" Street and Madison Avenue as required by the Department of Engineering Services.

9. Z-74-83 (Continued)

7. Install sidewalks and street lights on Madison Avenue and "N" Street as required by the Department of Engineering Services.
8. Provide separate sewer connections to the R-1 and C-1 sites as required by the Department of Building and Safety.
9. 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 shall apply to the C-1 portion only.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy shall apply to the C-1 portion only.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets shall apply to the C-1 portion only.
12. Satisfaction of City Code requirements and design standards of all City departments shall apply to the C-1 portion only.
13. Approval of the parking and driveway plans by the Traffic Engineer shall apply to the C-1 portion only.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services shall apply to the C-1 portion only.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services shall apply to the C-1 portion only.

STAFF RECOMMENDATION: APPROVAL of application being amended to P-R
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983 PROTESTS: 0

10. Z-75-83

Application of DWIGHT E. GOULD for reclassification of property located at 845 North Eastern Avenue, from P-R to C-1.

APPROVED
COLEMAN/UNANIMOUS

Proposed Use: Art and Antique Gallery

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. The application be amended to C-D.

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983 PROTESTS: 0

11. Z-1-82

Request of MR. GOVERNOR JOHNSON for a Review of Condition which limited the use of his commercial building to the repair of transmissions only, to also allow emission control testing and minor auto repairs to be conducted within the enclosed building on property generally located on the south side of Hart Avenue, 160' west of "H" Street, C-M Zone (Commercial Industrial).

REVIEW OF
CONDITION

APPROVED
MACK/UNANIMOUS

CONDITION:

1. Condition #5 of the original conditions be amended to "This use shall be limited to repair of transmissions, window tinting and for minor auto repairs when done in conjunction with the emission control inspections; and all work shall be conducted within an enclosed building".

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983 PROTESTS: 1

SUPPLEMENTAL:

1. FINAL MAP
MONROE MANOR II

Property generally located on the southeast corner of Monroe Avenue and "N" Street, R-1 Zone (under Resolution of Intent to R-PD10).

Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 1.04 No. of Lots: 14

APPROVED
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
TO BE HEARD BY CITY COUNCIL: SEPTEMBER 21, 1983

2. A-10-83

Petition of Annexation submitted by THOMAS BEAM, ET AL on property generally located west of Lorenzi Boulevard between Westcliff Drive and Washington Avenue, containing approximately 922 acres.

APPROVED
KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: REPORT TO BE GIVEN ON OCTOBER 5, 1983

3. ZC-184-83

COUNTY REFERRAL
ZONE CHANGE

Request of ROBERT AND PATRICIA SCHNIDER for a Zone Change from R-E (Rural Estates Residential) to R-D (Suburban Estates Residential) to construct and maintain a single family residential subdivision consisting of fourteen (14) 10,000 square foot minimum lots on property generally located on the south side of Peak Drive and the west side of Jones Boulevard.

DENIED
COLEMAN/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: SEPTEMBER 21, 1983

4. Z-100-63(131)

PLOT PLAN REVIEW

Request of HOPPE REALTY, INC. for a Plot Plan Review to construct a commercial building on property generally located on the southwest corner of 1st Street and Bonneville Avenue, R-4 Zone (under Resolution of Intent to C-2).

ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY PLANNING COMMISSION: SEPTEMBER 27, 1983

5. Z-59-82

PLOT PLAN REVIEW

Request of TIME DEVELOPMENT for a Plot Plan Review to construct a temporary doctor's office on property generally located on the north side of W. Oakley Boulevard, between Arville Street and Marcus Drive, R-1 Zone (under Resolution of Intent to P-R).

ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY PLANNING COMMISSION: SEPTEMBER 27, 1983

6. Z-44-59

PLOT PLAN REVIEW

Request of JOSEPH AND DOROTHY BOLOGNUESE for
a Plot Plan Review on property located at 3800
W. Sahara Avenue, C-C Zone.

APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Recording of the Order of Vacation for the 73' radius corner or provision of an agreement to the City to the effect that 179 square feet will be removed from one of the three buildings if the radius is not vacated prior to occupancy of the new building.
3. Provision of landscaping along Sahara Avenue and Valley View Boulevard as required by the Department of Community Planning and Development.
4. Approval of the finished elevations with emphasis on a proper balance of wall sign area and placement on the buildings as required by the Department of Community Planning and Development.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets shall apply to the new building only.
6. Approval of the parking and driveway plans by the Traffic Engineer shall apply to the new building only.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services shall apply to the new building only.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

RECEIVED

SEP 19 8 41 AM '83

CITY CLERK

ANNOTATED AGENDA
CITY PLANNING COMMISSION
SEPTEMBER 8, 1983

MINUTES:

July 14, 1983
July 26, 1983

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

NEW BUSINESS:

1. TENTATIVE MAP
MONROE MANOR II

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-112-80.
 2. A 6 foot block wall to be provided along the rear of the lots abutting Hand Place.
 3. Wall statement.

2. TENTATIVE MAP #2
LEWIS HOMES
RAINBOW VISTA

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-49-83.
 2. No vehicular access to Torrey Pines Drive, Vegas Drive and Washington Avenue from the abutting lots.
 3. Wall statement.
 4. R-CL zoned lots to have a 16' minimum front yard setback.
 5. Waiver be permitted for the length of the following cul-de-sac streets: Big Spring Circle; Canyon Creek Circle; Cerritos Circle; Holliston Circle; Marshfield Circle; Norwell Circle; and Windham Circle.
 6. Waiver be permitted for the offset distance between Torrington Drive and Cactus Bloom Lane.

3. TENTATIVE MAP

NEW COUNTRY
(units 7-10)

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

NOES: None

EXCUSED: Mack

- SPECIAL CONDITIONS:
1. No vehicular access to Cheyenne Avenue from the abutting lots.
 2. Wall statement.
 3. A vacation order to be recorded for the existing right-of-way of Miramar Drive between Maynard and Cheyenne Avenue.
 4. Waiver be permitted for the length of Block 1.

4. A-9-83(A)

APPROVED - KENNEDY/AYES: Tracy, Bugbee, Guthrie,
Coleman, Kennedy

NOES: None

EXCUSED: Mack

5. VAC-11-83

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

NOES: None

EXCUSED: Mack

- SPECIAL CONDITION: 1. One year to record statement.

PROTESTS: 0

6. Z-71-83

APPROVED - KENNEDY/AYES: Tracy, Bugbee, Guthrie,
Coleman, Kennedy

NOES: None

EXCUSED: Mack

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
 2. Dedication of the radius corner at the intersection of Tonopah Drive and Hastings Avenue as required by the Dept. of Engineering Services.
 3. Standard conditions 2, 3 & 7.
 4. Install street lighting as required by Dept. of Engineering Services.

PROTESTS: 0

APPROVALS: 1 letter

7. Z-72-83

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

NOES: None

EXCUSED: Mack

SPECIAL CONDITION: 1. Conformance to the plot plan
and elevations amended to
extend the landscaping in
front of the building as
required by Dept. of
Community Planning & Development.

PROTESTS: 0

8. Z-73-83

DENIED - KENNEDY/AYES: Tracy, Guthrie, Coleman, Kennedy

NOES: Bugbee

EXCUSED: Mack

PROTESTS: 6 Signatures on petition
Kenneth Campbell, 1400 Manzanita
Larry O'Halloran, 1400 Manzanita

9. Z-74-83

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

NOES: None

EXCUSED: Mack

SPECIAL CONDITIONS: 1. Conformance to the plot plan
and elevations amended to
provide a 14' rear yard for
the single-family residence.

2. Approval of the Variance for
the R-1 lot area and rear yard
setback.

3. The west 120 feet of the site
shall be C-1 and the east
108.11' shall be R-1.

4. Recording of the Land Division
Map.

5. Standard conditions 2-8 shall
apply to the C-1 portion.

6. Construction of a 6' block
wall between the C-1 portion.

7. Dedication of the required road
at Highland Drive and Madison
Avenue and N Street as required
by the Dept. of Engineering
Services.

8. Install sidewalks and street
lights on Madison Avenue
and N Street as required by
the Dept. of Engineering
Services.

9. Provide separate sewer
connections to the R-1 and
C-1 sites as required by the
Dept. of Building & Safety.

PROTESTS: 0

10. Z-75-83

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan
and elevations.
2. Amend application to C-D zoning.

PROTESTS: 0

11. Z-1-82

REVIEW OF
CONDITION

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

SPECIAL CONDITIONS: 1. Emission control testing and
repairing for emission control
allowed, but no other repairs
other than transmission
repairing which has already
been granted.

PROTESTS: 1

SUPPLEMENTAL AGENDA:

1. FINAL MAP

MONROE MANOR II

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

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.

2. A-10-83

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

3. ZC-184-83

COUNTY REFERRAL
ZONE CHANGE

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

4. Z-100-64(131)

PLOT PLAN REVIEW

ABEYANCE - MACK/AYES: Tracy, Mack, Bugbee,
Guthrie, Coleman, Kennedy
9/27/83 NOES: None
P.C.Meeting

5. Z-59-82

PLOT PLAN REVIEW

ABEYANCE - MACK/AYES: Tracy, Mack, Bugbee,
Guthrie, Coleman, Kennedy
NOES: None

6. Z-44-59

PLOT PLAN REVIEW

APPROVED - MACK/AYES: Tracy, Mack, Bugbee,
Coleman, Guthrie, Kennedy
NOES: None
(S E E P A G E 5)

6. Z-44-59

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
 2. Recording of the Order of Vacation for the 73' radius corner or provision of an agreement to the City to the effect that 179 sq.ft. will be removed from one of the three buildings if the radius is not vacated prior to occupancy of the new building.
 3. Standard conditions 4, 6 and 7 shall apply to the new building only.
 4. Provision of landscaping along Valley View Blvd. as required by the Dept. of CP&D.
 5. Standard condition No. 8.
 6. Approval of the finished elevations by the Dept. of Comm. Plan. & Dev. with emphasis on proper balance of wall sign area and placement on the proposed building.

Amida

NOTICE OF PUBLIC HEARING

SEPTEMBER 8, 1983

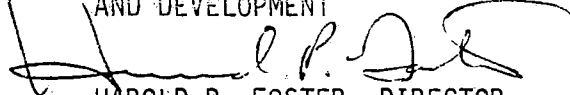
Notice is hereby given that on September 8, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-71-83 SOUTHERN NEVADA MEMORIAL HOSPITAL FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF
HASTINGS AVENUE AND TONOPAH AVENUE.
FROM: R-E (RESIDENCE ESTATES)
TO: C-V (CIVIC)
PROPOSED USE: PARKING

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 9, 10, 11, 12, 14 AND THE NORTH 22' OF
LOT 14, IN BLOCK 2 OF WOODLAND PARK.

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

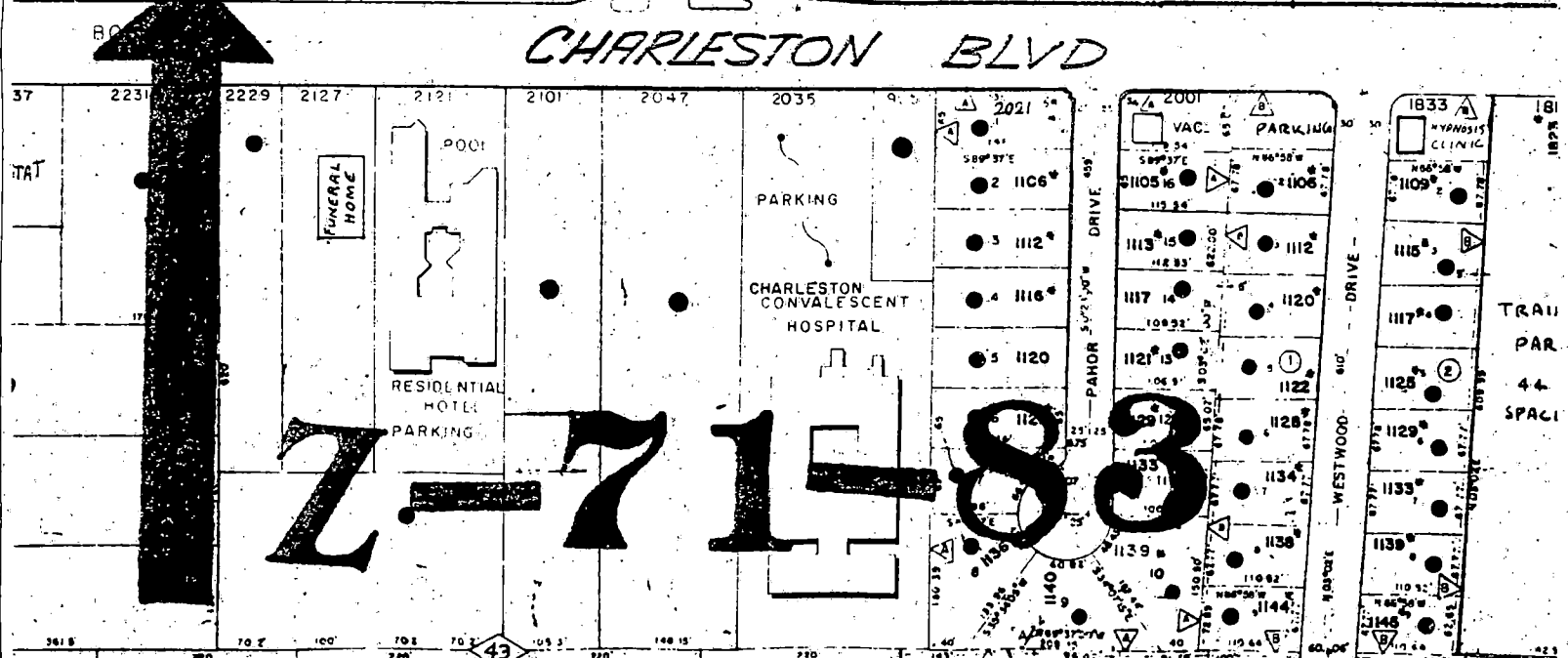
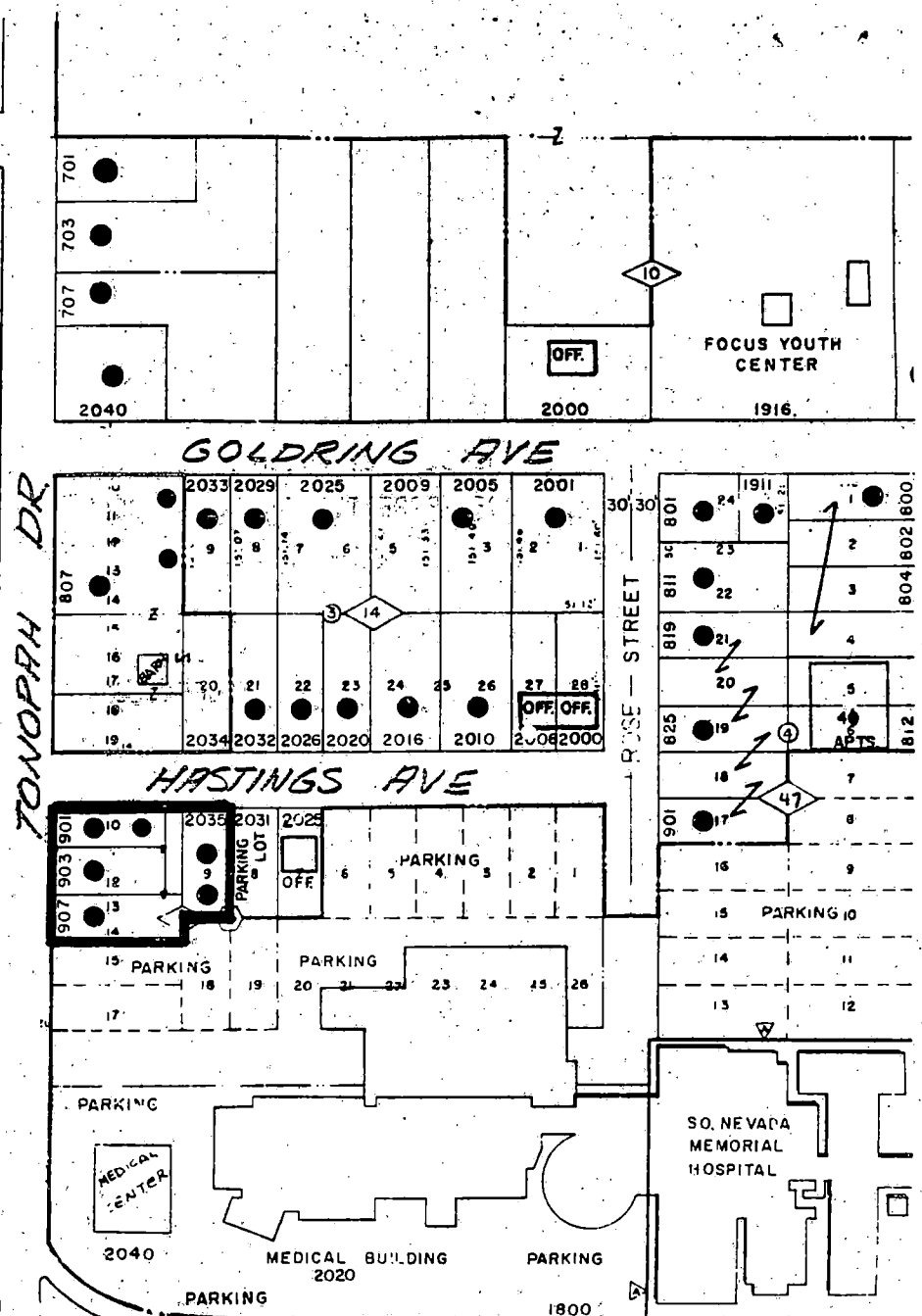
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

SEPTEMBER 8, 1983

Notice is hereby given that on September 8, 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-72-83

HERBERT L. WALDMAN, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST
CORNER OF BRIDGER AVENUE AND 7TH STREET.

FROM: R-4 (APARTMENT RESIDENCE)

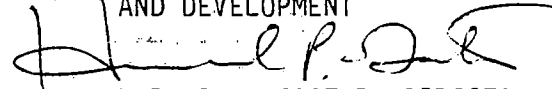
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: OFFICES AND TITLE COMPANY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 3, 4, 5, 6 AND 7 IN BLOCK 7 OF 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.

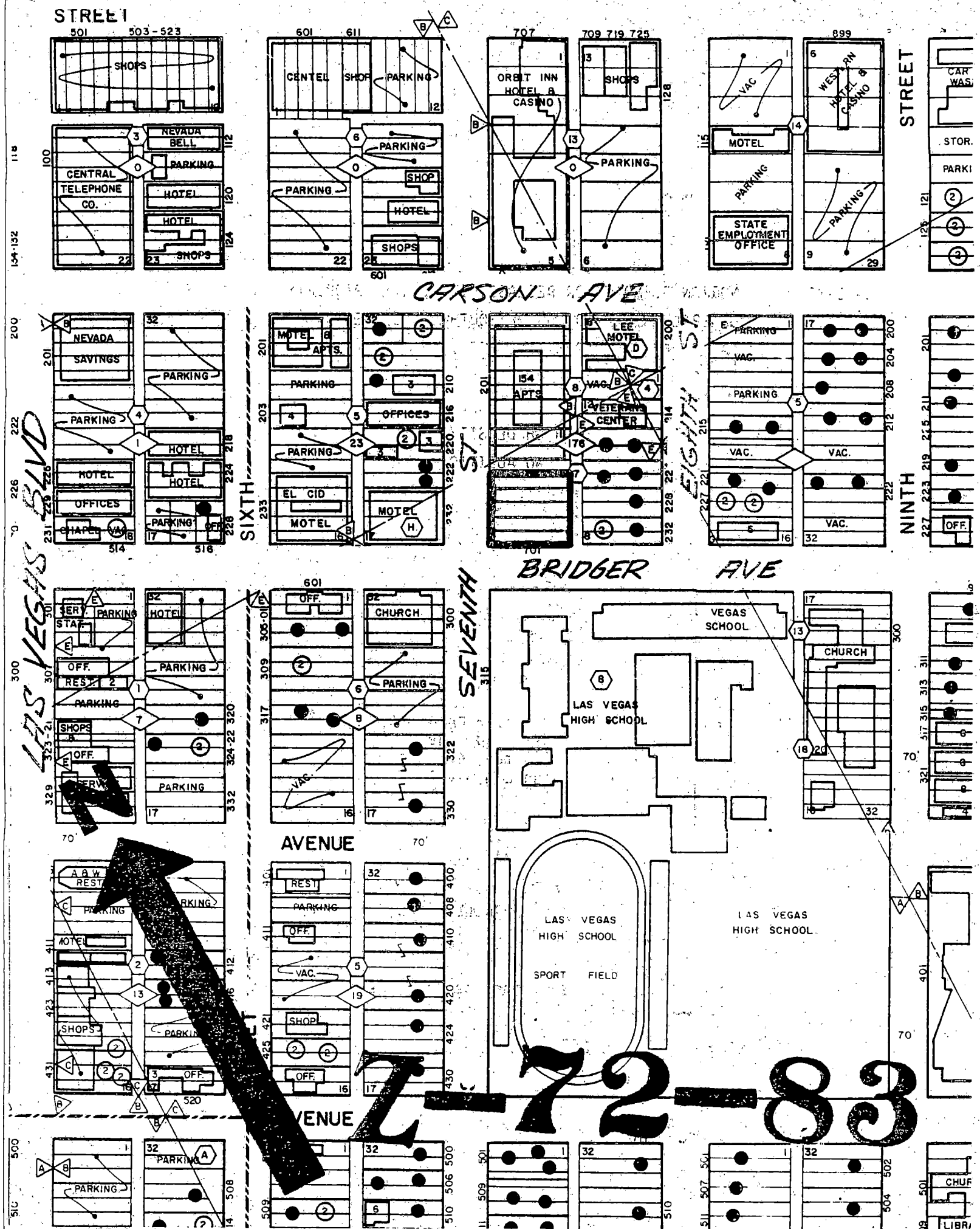
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

SEPTEMBER 8, 1983

Notice is hereby given that on September 8, 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-73-83

NORMAN E. MOTT FOR RECLASSIFICATION OF PROPERTY

~~GENERALLY LOCATED ON THE~~ SOUTHWEST CORNER OF
CARSON AVENUE AND 14TH STREET.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

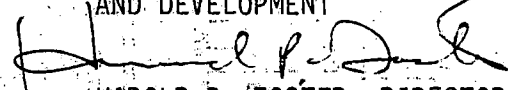
TO: R-4 (APARTMENT RESIDENCE)

PROPOSED USE: HIGH DENSITY RESIDENTIAL
(TWO ADDITIONAL APARTMENT UNITS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 9, BLOCK 11 LADD'S 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.)

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

SEPTEMBER 8, 1983

Notice is hereby given that on September 8, 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-74-83

JEROME AND DELORES MOSLEY FOR RECLASSIFICATION

OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF HIGHLAND AVENUE AND MADISON AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: C-1 (LIMITED COMMERCIAL) AND

R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USES: COMMERCIAL AND A MEDIUM LOW DENSITY DETACHED SINGLE FAMILY RESIDENCE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 20
SOUTH, RANGE 61 EAST, M.D.M.

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

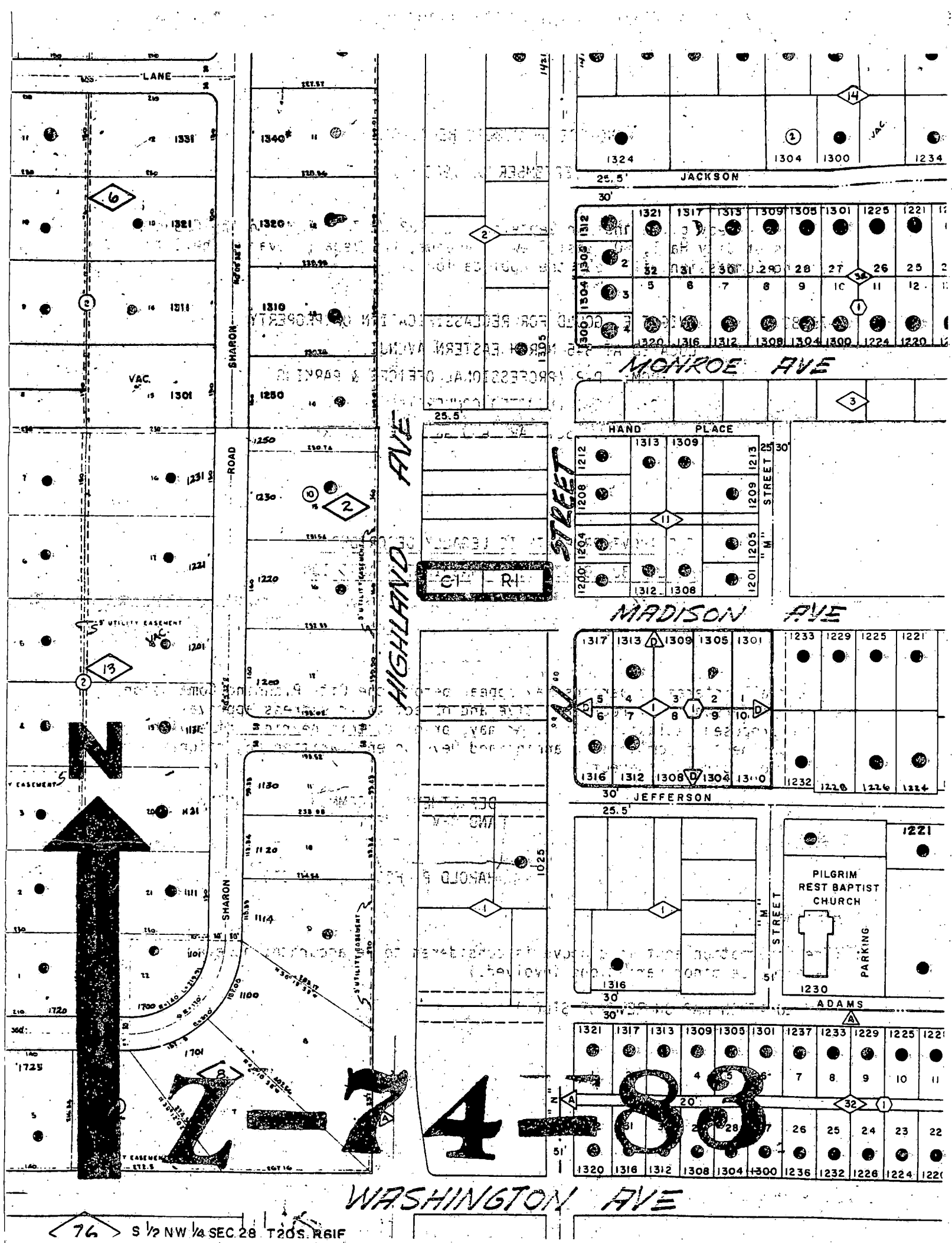
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

SEPTEMBER 8, 1983

Notice is hereby given that on September 8, 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:

4-75-83 • NIGHT E. GOULD FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 845 NORTH EASTERN AVENUE.
FROM: P-R (PROFESSIONAL OFFICES & PARKING)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: ART AND ANTIQUE GALLERY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT 32, BLOCK 2, OF WASHINGTON ADDITION
UNIT #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.

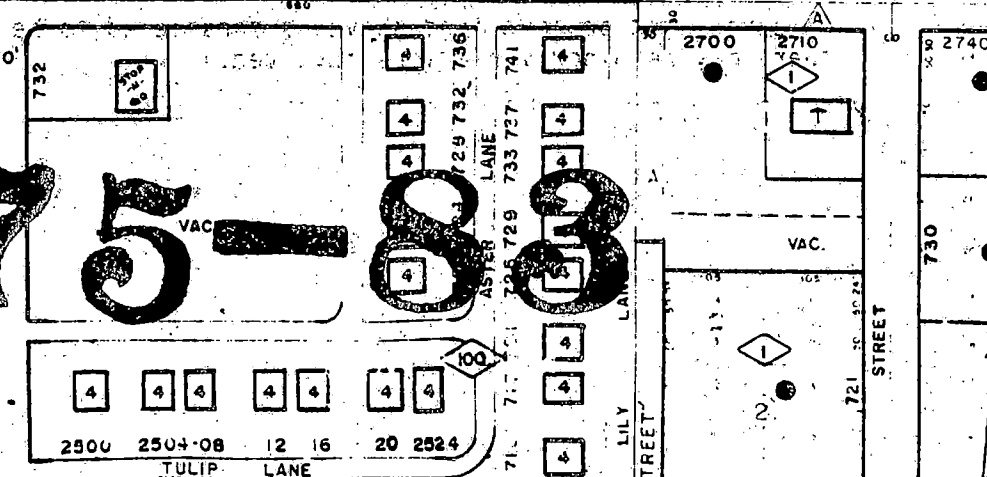
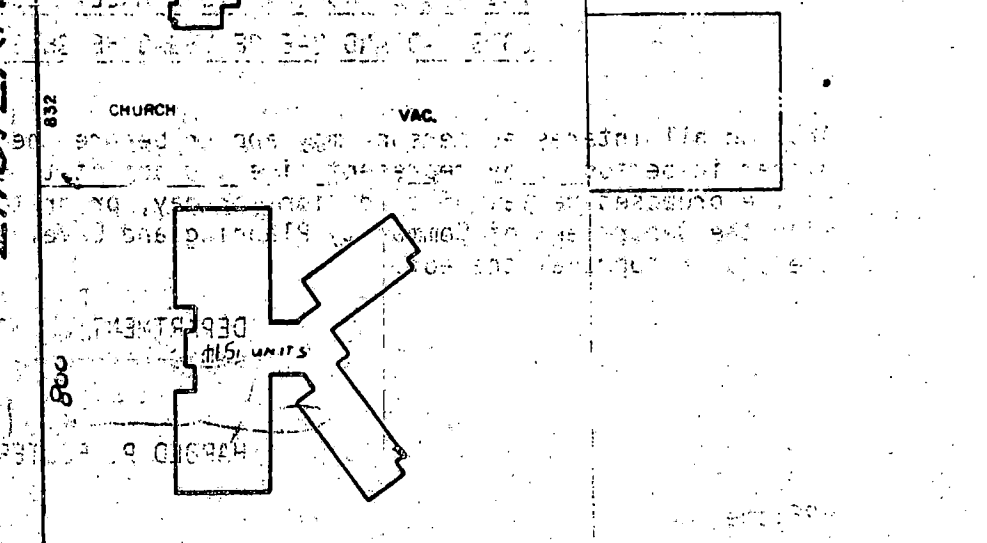
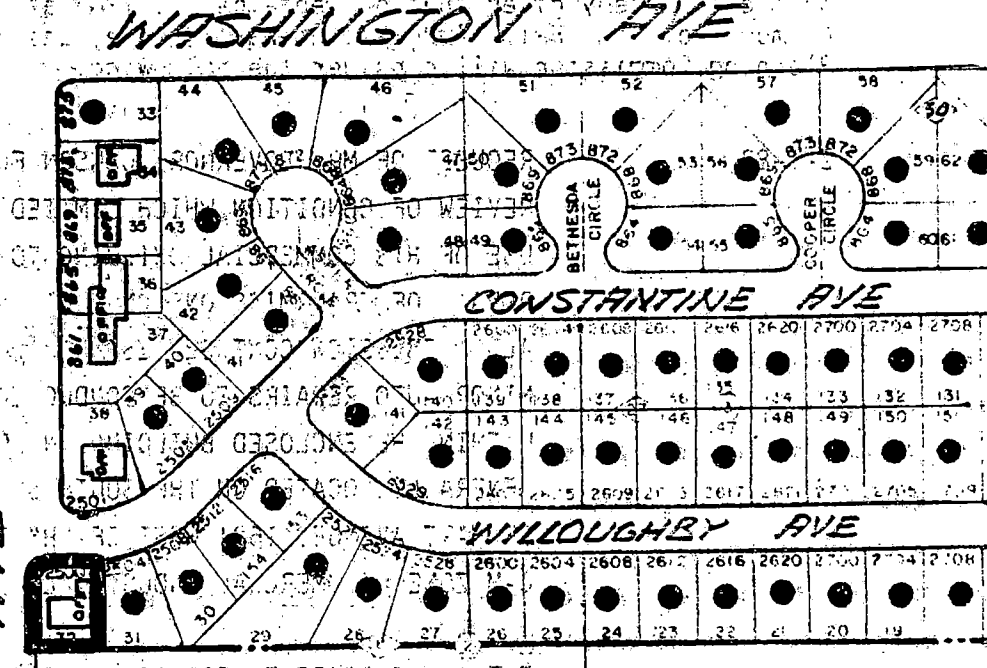
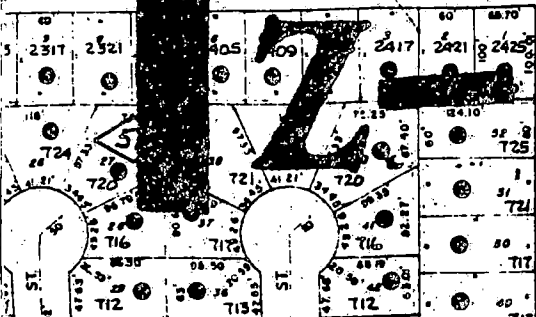
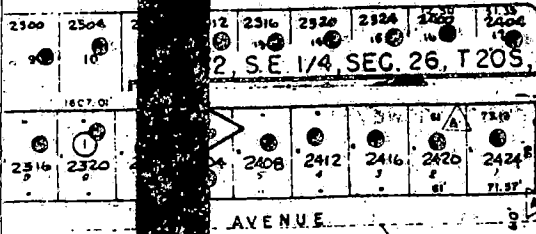
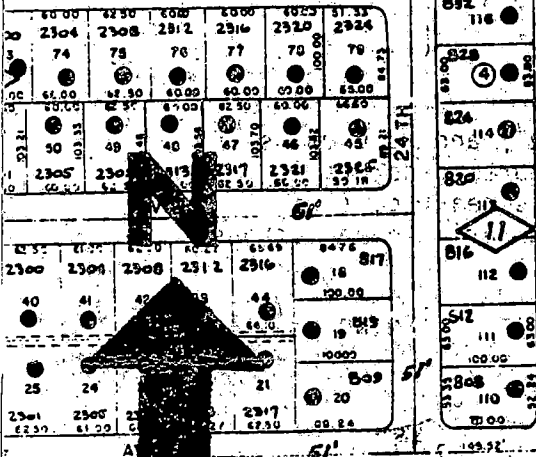
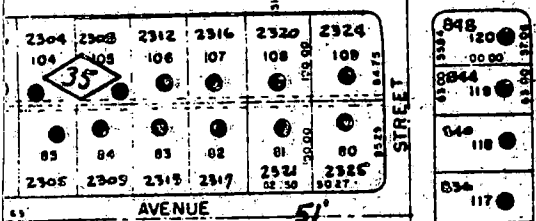
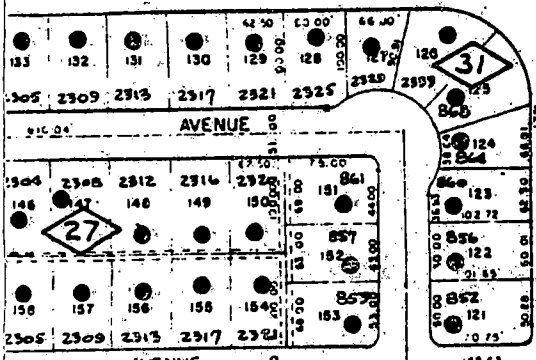
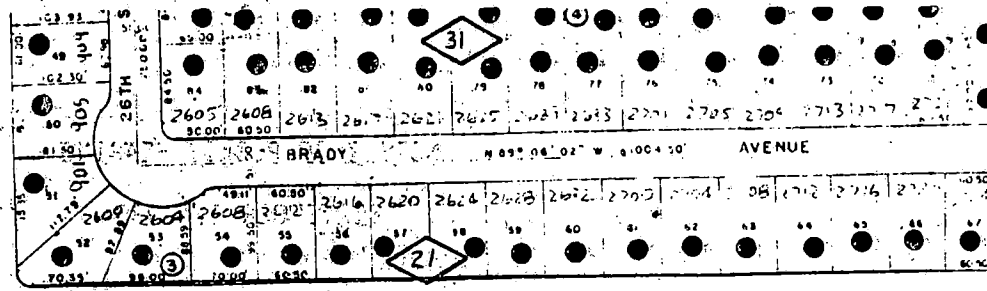
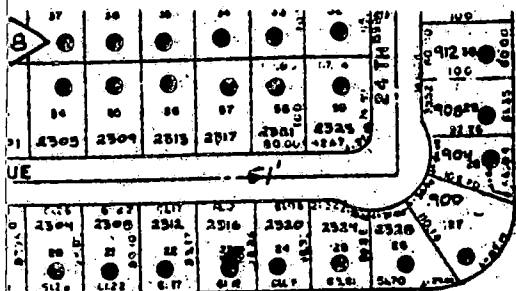
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

SEPTEMBER 8, 1983

Notice is hereby given that on September 8, 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-T-82

REQUEST OF MR. GOVERNOR JOHNSON FOR A REVIEW OF CONDITION WHICH LIMITED THE USE OF HIS COMMERCIAL BUILDING TO THE REPAIR OF TRANSMISSIONS ONLY, TO ALSO ALLOW EMISSION CONTROL TESTING AND MINOR AUTO REPAIRS TO BE CONDUCTED WITHIN THE ENCLOSED BUILDING ON PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF HART AVENUE, 160' WEST OF "H" STREET, C-M ZONE (COMMERCIAL INDUSTRIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS:
LOTS 2-D AND 2-E OF VEGAS HEIGHTS TRACT.

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

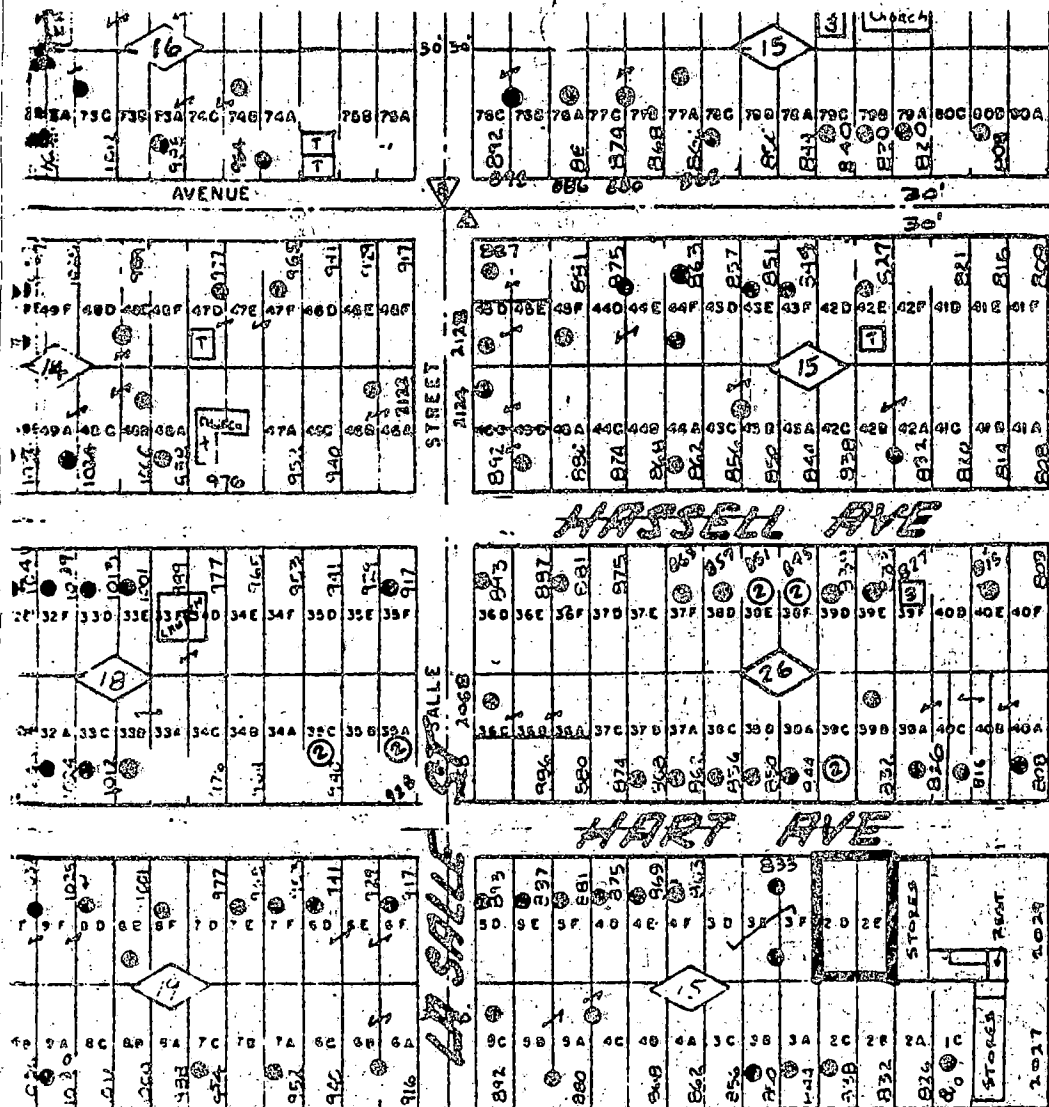
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

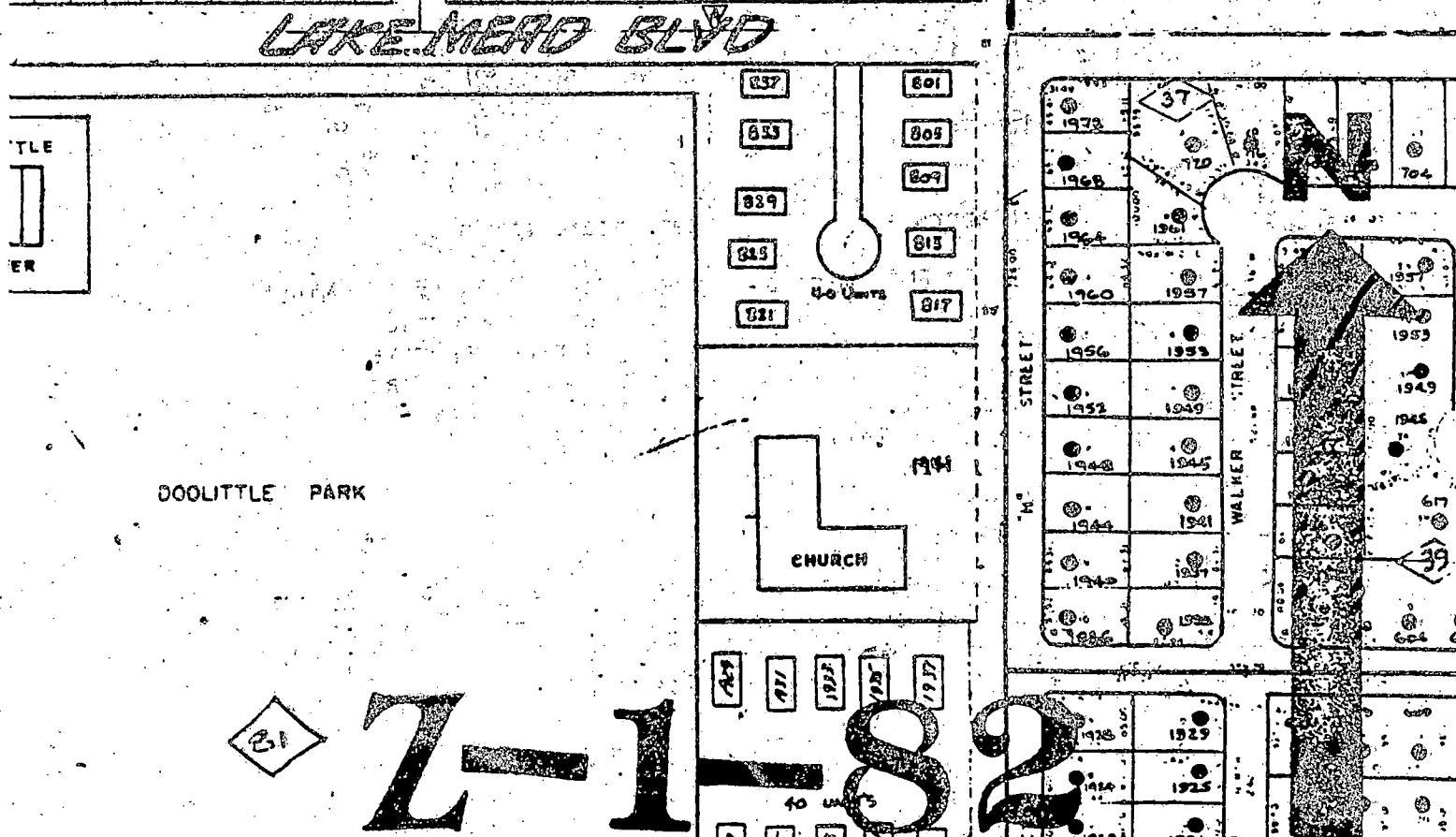
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

88-3



N.I.V.

RECEIVED
AUG 25 11-39 AM '83
CITY CLERK



2-1-82

MINUTES
CITY PLANNING COMMISSION
SEPTEMBER 8, 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. Mack
Mr. Guthrie
Mrs. Coleman
Mr. Kennedy

EXCUSED:

Mr. Johnston

STAFF PRESENT:

Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Harry VonBusch, 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 July 14, 1983 and July 26, 1983 City Planning Commission meetings as mailed. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP
MONROE MANOR II
APPROVED

Property generally located on the southeast corner of Monroe Avenue and "N" Street; R-1 Zone (under Resolution of Intent to R-PD10).

Owner/Subdivider: Dalton Properties, Inc.

No. of Acres: 0.04 No. of Lots: 14

No. of Acres: 1.04 No. of Lots:

MR. NULL stated this project consists of a single row of lots. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-112-80, 2) A 6-foot block wall to be provided along the rear of the lots abutting Hand Avenue, and 3) Wall statement. With these conditions, and the normal conditions, staff would recommend approval.

JAMES MARTIN, 3525 South Procyon, appeared for the application. They are in agreement with staff's conditions.

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

1. TENTATIVE MAP

(Continued)

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on October 5, 1983 at 2:00 P.M.

2. TENTATIVE MAP #2

LEWIS HOMES
RAINBOW VISTA

APPROVED

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

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 179.4 No. of Lots: 1,059

MR. NULL indicated the area of this tentative map. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-49-83, 2) No vehicular access to Torrey Pines Drive, Vegas Drive and Washington Avenue from the abutting lots, 3) Wall statement, and 4) R-CL zoned lots to have a 16-foot minimum front yard setback. With these conditions, and the normal conditions, staff would recommend approval. Further, a waiver will be required for the length of the following cul-de-sac streets: Big Spring Circle; Canyon Creek Circle; Cerritos Circle; Holliston Circle; Marshfield Circle; Norwell Circle; and Windham Circle. In addition, a waiver will be required for the offset distance between Torrington Drive and Cactus Bloom Lane. Staff would recommend approval of the waivers.

JAMES RUSSELL, 1100 East Sahara Avenue, appeared to represent the applicant. They are in agreement with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of Tentative Map #2 for Lewis Homes Rainbow Vista, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on October 5, 1983 at 2:00 P.M.

3. TENTATIVE MAP

NEW COUNTRY
(UNITS 7-10)

APPROVED

Property generally located on the north side of Cheyenne Avenue, east of Jones Boulevard, R-1 Zone.

Owner: First Western Savings Association

Subdivider: Stanton Construction

No. of Acres: 24.8 No. of Lots: 107

MR. NULL stated staff would recommend the following conditions: 1) No vehicular access to Cheyenne Avenue from the abutting lots, 2) Wall statement, and 3) A Vacation Order to be recorded for the existing right-of-way of Miramar Drive between Maynard and Cheyenne Avenues. There is an existing right-of-way

3. TENTATIVE MAP

(Continued)

(UNITED 7-10)

207P.

and because of the street to the south, the streets need to oppose each other. A waiver will be required for the length of Block 1. Staff would recommend approval with these conditions and the normal conditions.

CHARLEY JOHNSON, 2800 West Sahara Avenue, appeared for the applicants. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for New Country (Units 7-10), subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on October 5, 1983 at 2:00 P.M.

4. A-9-83(A)

APPROVED

Petition of Annexation submitted by CARL E. JONAS to annex property generally located approximately 300 feet east of Rainbow Boulevard on the south side of Del Rey Avenue, containing approximately 5.15 acres.

MR. NULL stated Charleston Boulevard is to the north and Oakley Boulevard to the south. This parcel has R-E County zoning. However, a zone change to R-3, and a use permit, were approved by the County Commission on June 15, 1983. The City equivalent would be R-PD15. Staff would recommend approval.

RICK MCCARTY appeared to represent the applicant. They are in agreement with staff.

MR. KENNEDY made a Motion for APPROVAL of A-9-83(A).

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on October 5, 1983 at 2:00 P.M.

5. VAC-11-83

APPROVED

Petition of Vacation submitted by the CALIFORNIA HOTEL AND CASINO to vacate the north-south alley in the block bounded by Main Street, Ogden Avenue, First Street and Stewart Avenue.

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

5. VAC-11-83

(Continued)

RALPH PURNELL, Vice President and General Manager, California Hotel and Casino. They are in agreement with staff's conditions.

No one appeared in opposition.

MRS. TRACY made a Motion for APPROVAL of VAC-11-83, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

6. Z-71-83

APPROVED

Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property generally located on the southeast corner of Hastings Avenue and Tonopah Drive, from R-E (Residence Estates) to C-V (Civic).

Proposed Use: Parking

MR. FOSTER stated this is on the Southern Nevada Memorial Hospital site. It is one of the last parcels that the hospital has acquired for expansion of their parking lot. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Dedication of the radius corner at the intersection of Tonopah Drive and Hastings Avenue as required by the Department of Engineering Services, 3) Standard conditions 2, 3 and 7, and 4) Install street lighting as required by the Department of Engineering Services. Staff does not have any protests on record, and has one letter of approval.

KENNETH PRESSER, 89 West Charleston Boulevard, appeared to represent Southern Nevada Memorial Hospital. They are in agreement with staff's recommendations.

No one appeared in opposition to this application.

MR. KENNEDY made a Motion for APPROVAL of Z-71-83, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on October 5, 1983 at 2:00 P.M.

7. Z-72-83

APPROVED

Application of HERBERT L. WALDMAN, ET AL, for reclassification of property generally located on the northeast corner of Bridger Avenue and 7th Street, from R-4 to C-2.

Proposed Use: Offices and Title Company

MR. FOSTER stated this is located just north of Las Vegas High School. There is R-4 zoning to the east, C-2 to the north, and C-2 and R-4 to the west. The general pattern is transitioning from R-4 to C-2 in this area. The applicant

7. Z-72-83

(Continued)

is proposing a two-story building with 35 parking spaces primarily on the ground floor and offices on the second floor. Staff would prefer additional landscaping which could be put in the right-of-way through an encroachment agreement. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to extend the landscaping in front of the building as required by the Department of Community Planning and Development, as well as standard conditions 2 through 8. Staff does not have any protests on record.

GERALD GORDON, 302 East Carson Avenue, and BARRY STUBBS, 428 South 3rd Street, appeared for the application. They are agreeable to staff's recommendations.

No one appeared in opposition.

MRS. TRACY made a Motion for APPROVAL of Z-72-83, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on October 5, 1983 at 2:00 P.M.

8. Z-73-83

DENIED

Application of NORMAN E. MOTT for reclassification of property generally located on the southwest corner of Carson Avenue and 14th Street, from R-3 to R-4.

Proposed Use: High Density Residential
(Two Additional Apartment Units)

MR. FOSTER stated there is an R-3 pattern on the east half of the block. To the west there is R-4. To the east there is R-2 and R-1. The applicant is in the process of constructing a fourplex on the property and would like to construct an additional duplex. Staff would recommend denial as it is felt higher density zoning should not be allowed across from a single-family development.

LEE MOTT, 4851 Arizona Avenue, appeared for the applicant. There is a motel and laundry in the area.

KENNETH CAMPBELL, 1400 Manzanita, and LARRY O'HALLORAN, 1400 Manzanita, appeared in opposition. There is no need for additional dwelling units in this area. This will not conform to the existing architecture of the neighborhood and will increase the crime rate with the higher density lifestyle. They submitted a petition with 6 signatures in protest.

LEE MOTT appeared in rebuttal stating there isn't any predominant type of architecture in the area. Parking will be on the premises and not on the street. Two more units will not affect the crime rate.

MR. KENNEDY made a Motion for DENIAL of Z-73-83.

Voting was as follows:

8. Z-73-83

(Continued)

"AYES" Mrs. Tracy, Mr. Guthrie, Mrs. Coleman, Mr. Kennedy
"NOES" Chairman Bugbee
"EXCUSED" Mr. Mack
Motion for DENIAL carried by a 4/1 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on October 5, 1983 at 2:00 P.M.

9. Z-74-83

APPROVED

Application of JEROME AND DELORES MOSLEY for reclassification of property generally located on the northeast corner of Highland Avenue and Madison Avenue, from R-E (Residence Estates) to C-1 (Limited Commercial) and R-1 (Single-Family Residence).

Proposed Uses: Commercial and a Medium-Low Density Detached Single-Family Residence

MR. FOSTER stated they are requesting the frontage parcel on Highland Avenue for C-1 and the easterly piece for R-1. There is some commercial zoning along the east side of Highland Avenue. There is a geodesic domed-type structure on the C-1 site at the present time. They propose a 10-foot setback for the residence and a 9-foot setback from the proposed commercial structure to the property line. Staff feels it would be better to adjust the line to come within 5 feet of the commercial structure because there is no setback required in the proposed commercial zoning and it would expand the rear yard area to another 4 feet for the residence. There is commercial zoning to the north and south and staff feels that should be relegated to the areas where they are closer to the major street intersections and a P-R pattern would be more appropriate for the balance of the strip along the east side of Highland Drive and the rear setback line adjusted. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to provide a 14-foot rear yard for the single-family residence, 2) Approval of the Variance for the R-1 lot area and rear yard setback, 3) The west 120 feet of the site amended to P-R and the east 108.11 feet shall be R-1, 4) Recording of a Land Division Map, 5) Standard conditions 2 through 8 shall apply to the P-R portion, 6) Construction of a 6-foot block wall between the P-R and the R-1 portions, 7) Dedication of the required radius at Highland Avenue and Madison Avenue and Madison Avenue and "N" Street as required by the Department of Engineering Services, 8) Install sidewalks and street lights on Madison Avenue and "N" Street as required by the Department of Engineering Services, and 9) Provide separate sewer connections to the R-1 and the P-R sites as required by the Department of Building and Safety. Staff does not have any protests on record.

JEROME MOSLEY, 1200 North Highland Avenue, appeared for the application. He is requesting C-1 zoning on a portion of this property so he may have a hair salon or a real estate office.

MR. GUTHRIE made a Motion for APPROVAL of Z-74-83 for C-1 and R-1 zoning.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on October 5, 1983 at 2:00 P.M.

10. Z-75-83

APPROVED

Application of DWIGHT E. GOULD for reclassification of property located at 845 North Eastern Avenue, from P-R (Professional Offices and Parking) to C-1 (Limited Commercial).

Proposed Use: Art and Antique Gallery

MR. FOSTER stated staff feels this would constitute spot zoning, since P-R is compatible with the adjoining R-1 areas and C-1 may not be compatible. Staff would recommend denial and do not have any protests on record.

DWIGHT E. GOULD, 3301 Monteceto Drive, appeared for the application. He felt that since there are businesses along Eastern Avenue, this would be compatible to the area.

MRS. COLEMAN suggested that C-1 zoning could be granted but with restrictions such as the type of signs and the hours of operation.

MR. FOSTER commented that this application could be amended to C-D. The City Council is able to control the types of uses in a C-D zone.

MRS. COLEMAN made a Motion for APPROVAL of Z-75-83 with the application amended to C-D.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, 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 October 5, 1983 at 2:00 P.M.

11. Z-1-82

REVIEW OF
CONDITION

PUBLIC HEARING

APPROVED

Request of MR. GOVERNOR JOHNSON for a Review of Condition which limited the use of his commercial building to the repair of transmissions only, to also allow emission control testing and minor auto repairs to be conducted within the enclosed building on property generally located on the south side of Hart Avenue, 160 feet west of "H" Street, C-M Zone (Commercial Industrial).

MR. FOSTER stated this is in the Vegas Heights Subdivision. There is a small shopping center to the east. Most of the subdivision in Vegas Heights is zoned R-2 and developed with single-family homes with a few duplexes. The applicant is requesting emission control testing and minor auto repairs as a result of the emission control test. Staff has noted there is a sign on the property advertising window tinting is done on the premises which was never approved. Staff recommends denial as they feel these additional services would be a detriment to the surrounding properties.

GOVERNOR JOHNSON, 875 Balzar Avenue, appeared for the application. He has been unable to make a living just repairing transmissions so he would like to be able to offer additional services.

MR. FOSTER stated staff has one protest on record.

MR. MACK made a Motion for APPROVAL of Z-1-82, Review of Condition, subject to emission control testing and repairing to meet the emission standards only.

11. Z-1-82

(Continued)

"AYES" Chairman Bugbee, Mrs. Tracy, 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 October 5, 1983 at 2:00 P.M.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

MONROE MANOR II

APPROVED

Property generally located on the southeast corner of Monroe Avenue and "N" Street, R-1 Zone (under Resolution of Intent to R-PD10).

Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 1.04 No. of Lots: 14

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

JAMES MARTIN, Dalton Properties, 3525 South Procyon Avenue, appeared for the application.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Monroe Manor II, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. A-10-83

APPROVED

Petition of Annexation submitted by THOMAS BEAM, ET AL, on property generally located west of Lorenzi Boulevard between Westcliff Drive and Washington Avenue, containing approximately 922 acres.

MR. NULL stated the annexation area is basically the south half of Sections 27 and 28 and the east half of Section 29. The property has County R-E zoning, except for the southeast one-fourth of Section 29, which has a Resolution of Intent to P-F. The City equivalent would be N-U with a Resolution of Intent to C-V. Staff would recommend approval.

MR. KENNEDY made a Motion for APPROVAL of A-10-83.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. ZC-184-83

COUNTY REFERRAL
ZONE CHANGE

DENIED

Request of ROBERT AND PATRICIA SCHNIDER for a Zone Change from R-E (Rural Estates Residential) to R-D (Suburban Estates Residential) to construct and maintain a single-family residential subdivision consisting of fourteen (14) 10,000 square foot minimum lots on property generally located on the south side of Peak Drive and the west side of Jones Boulevard.

MR. FOSTER stated staff feels that because the predominant pattern in this area is R-E, they would recommend denial as this would constitute spot zoning. Since this is merely a recommendation to the County, the applicants have not been notified this item would be on the agenda.

MRS. COLEMAN made a Motion for DENIAL OF ZC-184-83, County Referral, Zone Change.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

4. Z-100-64(131)

PLOT PLAN REVIEW
ABEYANCE

Request of HOPPE REALTY, INC. for a Plot Plan Review to construct a commercial building on property generally located on the southwest corner of 1st Street and Bonneville Avenue, R-4 Zone (under Resolution of Intent to C-2).

No one appeared to represent the application.

MR. MACK made a Motion for ABEYANCE of Z-100-64(131), Plot Plan Review, so the applicant or representative may be present for the hearing.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

5. Z-59-82

PLOT PLAN REVIEW
ABEYANCE

Request of TIME DEVELOPMENT for a Plot Plan Review to construct a temporary doctor's office on property generally located on the north side of West Oakley Boulevard, between Arville Street and Marcus Drive, R-1 Zone (under Resolution of Intent to P-R).

No one appeared to represent the application.

MR. MACK made a Motion for ABEYANCE of Z-59-82, Plot Plan Review, so the applicant or representative may be present for the hearing.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

6. Z-44-59

PLOT PLAN REVIEW

APPROVED

Request of JOSEPH AND DOROTHY BOLOGNESE for a Plot Plan Review on property located at 3800 West Sahara Avenue, C-C Zone.

MR. FOSTER stated this is located on the northwest corner of Valley View Blvd. and Sahara Ave. There have been various types of uses on this property: sheepskin sales, window tinting, etc. The applicant is proposing to move the building to the easterly portion of the property, which is a former service station building. They propose to remove a canopy from one building and install it on another building. The C-C zoning on this site limits the amount of building coverage. The buildings they are proposing will slightly exceed the 25% requirement. They are in the process of trying to vacate the corner, which is unneeded public right-of-way and at that time they would have the necessary square footage. However, if the Vacation is not approved, the applicant would have to cut back some of the building area. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Recording of the Order of Vacation for the 73-foot radius corner or provision of an agreement to the City to the effect that 179 square feet will be removed from one of the three buildings if the radius is not vacated prior to occupancy of the new building, 3) Standard conditions 4, 6 and 7 shall apply to the new building only, 4) Provision of landscaping along Valley View Boulevard as required by the Department of Community Planning and Development, 5) Standard Condition No. 8, 6) Approval of the finished elevations by the Department of Community Planning and Development with emphasis on the proper balance of wall sign area and placement on the proposed building.

JOSEPH BOLOGNESE, 7040 Palmyra Avenue, appeared for the application. He is attempting to upgrade the corner.

MR. MACK made a Motion for APPROVAL of Z-44-59, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

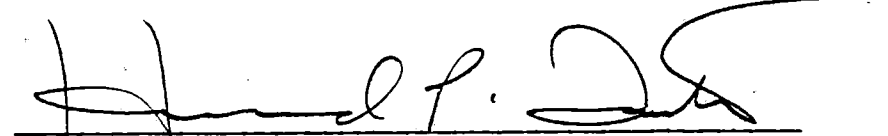
"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Mack,
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:55 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

NAME

P.C. 9-8-83

ADDRESS

from Mark

James L. Russell

Charles Johnson

Guy Shiger

Nelson W. Turner

Kurt Presser

Barry Stubbs

Gerald Connor

LEE MOTT

KENNETH B CAMPBELL

Lamy O'Hara

Jerome McStay

Dwight Gould

Gordon John

Joe & Belzore

3525 S. Puy

1100 E. Sahara Ave.

2900 W. Schena Ave.

2765 So. Highland

Cal Hotel & Casino

Son. Nev. Mem. Hosp

420 S 3R LV

392 E. Carson #703, LV

4851 ARIZONA

1500 MANZANITA

1400 Manzanita

1200 N. Highland

3301 Montecito Dr

975 BALZAR

70410 Palmyra

INTER-OFFICE MEMORANDUM

September 6, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING
OF SEPTEMBER 8, 1983

COPIES TO:

CITY CLERK'S OFFICE
CITY ATTORNEY
CINDY
RICKNEW BUSINESS:

6. Z-71-83

These are four lots on which the Land Use Plan shows several dwellings existing. They are part of the expansion area for S.N.M.H. on the precise plan of this special activity area. There have been numerous past actions for parking lot use similar to this proposal to C-V. Engineering Services requirements too broad and revised - Rose not connected.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Dedication of the radius corner at the intersection of Tonopah Drive and Hastings Avenue as required by the Dept. of Engineering Services.
3. Standard condition ^{2, 3, 4, 7} #7.
4. Install street lighting as required by the Dept. of Engineering Services.

PROTESTS: 0 APPROVAL: 1
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 5, 1983.

7. Z-72-83

This is a 13,000 sq. ft. two story Law Office and Title Company building with first level parking within the building. 33 spaces are required and 35 are provided. The entry area is nicely landscaped and the building is attractive. There is excess right-of-way which should be landscaped, but is not shown. There is C-2 zoning immediately north and west of this site, as well as, a C-2 pattern evolving on 8th Street. The high school is to the south.

Z-72-83(continued)

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to extend the landscaping in front of the building. *2022/31*
2. Standard conditions 2-8.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 5, 1983.

8. Z-73-83

There is a single family land use pattern east and southeast, C-1 to the north, R-4 to the west and R-3 south. A fourplex is under construction on this site and it appears that it was situated to accommodate this expansion. Staff does not feel that it is justified to change the existing zoning pattern as it would set a precedent to continue the R-4 in the balance of the block which would place too high a density adjacent to the existing R-1.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations amended to provide only two back out spaces to 14th Street.
2. Standard conditions 2-8.
3. Dedicate the radius corner at the intersection of 14th Street and Carson Avenue as required by the Dept. of Engineering Services.
4. Enter an Assessment District Agreement for the installation of street lights on 14th Street and Carson Avenue.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 5, 1983.

9. Z-74-83

They are requesting a Variance to allow a 5,700 sq. ft. R-1 lot and for the 10' rear yard setback. (101' minimum depth). The commercial portion can have a building setback of less than 9'. They can get as close as 5' with one hour construction and a protected opening which would give the rear yard behind the single family 14' and the R-1 lot area (108.11' x 56.44' or 6,100 sq. ft.). This would leave the west 120' for C-1 only.

This proposal is in the middle of a 600' strip that is still residential between Washington and Owens Avenue. The granting of C-1 here will definitely lead to shallow depth strip commercial along Highland. Staff would tend to try to contain the neighborhood Commercial at Washington and Owens in two centers rather than strip zone the entire frontage, but would not be opposed to P-R.

Z-74-83

Staff recommends APPROVAL of P-R subject to:

- ~~1.~~ Conformance to the plot plan and elevations amended to provide a 14' rear yard for the single family residence.
- ~~2.~~ Approval of the Variance for the R-1 lot area and rear yard setback.
- ~~3.~~ The west 120' of the site shall be P-R and the east 108.11' shall be R-1.
- ~~4.~~ Recording of the Land Division Map.
- ~~5.~~ Standard conditions 2-8 shall apply to the P-R portion.
- ~~6.~~ Construction of a 6' block wall between the P-R and R-1 portions.
- ~~7.~~ Dedication of the required radii at Highland Drive and Madison Avenue and "N" Street as required by the Dept. of Engineering Services.
- ~~8.~~ Install sidewalks and street lights on Madison Avenue and "N" street as required by the Dept. of Engineering Services.
- ~~9.~~ Provide separate sewer connections to the R-1 and P-R sites as required by the Dept. of Building Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 5, 1983.

10. Z-75-83

This request is in an area that has been determined to be P-R. The applicant indicates in a letter that the property is a "few blocks" from 28 listed businesses many of which are over one-half mile away. The closest C-1 to the south is 700' and to the north 1700'. He also mentioned in a letter that his property was rezoned April 7, 1980, but City Council did not act on it till May 7, 1980 and it was finalled September 2, 1980.

An art and antique gallery where exhibits are displayed for viewing is a public assembly use which has a higher parking demand than retail facilities. In this case, it is a retail function being called a "gallery." They have four spaces where three are required.

Z-75-83(continued)

Staff feels that this would be "spot" zoning and is strongly opposed. Single family residences on primary streets are allowed P-R zoning often which is designed to be compatible with the surrounding single family residences and if it becomes a stepping stone to C-1 it will be resisted by the adjacent property owners. Further, C-1 in this case is a high value article store, but it is a smaller step to have the use changed to a bar if and when this shop goes out.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 5, 1983.

11. Z-1-82

This has been advertised for Public Hearing. The original condition allowed that only transmission repair would be permitted and that all work shall be in an enclosed building. There is a sign on the property advertising window tinting which is contrary to the approval. There is R-2 zoning north, south and west of this site and C-1 to the east. Staff recommended DENIAL of the original transmission only proposal so it would follow that these expansions toward a full garage operation would be opposed. The expansion will be for emission testing, window tinting and minor auto repairs.

There are many cars parked around this site at present. The amendment of this original condition must be approved by the City Council.

Staff recommends DENIAL. If approved subject to:

1. Condition #5 of the original conditions be amended to "This use shall be limited to repair of transmissions, window tinting and minor auto repairs as defined by Planning Commission Resolution and all work shall be conducted within an enclosed building.

PROTESTS: 1

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 5, 1983.

SUPPLEMENTAL:

3. ZC-184-83

The County notice shows 14 lots, but the plan shows 15. The lots are shallow and wide. There is R-E siding to the east and R-E size lots to the west. Staff feels the creation of these lots off a major secondary with frontage on a private drive would be an appropriate use.

Staff recommends APPROVAL of [unclear]

1. [unclear]

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 5, 1983.

4. Z-100-64(131)

This is a proposed two story office building with ground floor used for parking, lobby and storage. The second floor office area is only 3,400 sq. ft. and the first floor is 600 sq. ft. which requires 10 spaces. They are providing 12 individually accessible spaces and four locked in tandem. The aesthetics are very good.

Staff recommends APPROVAL subject to:

1. Standard conditions 1 - 8.

PROTESTS: N/A

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

5. Z-59-82

This proposal is to allow a temporary medical office on the lot immediately east of the office development approved approximately one month ago. When the temporary office is removed the balance of the lot will be incorporated into the office development as parking area. The reason for this is that the major building will not be completed in time for one of the tenants who has to partially vacate an existing location. All of the parking behind will be developed prior to occupancy of the temporary building.

The temporary building elevations are not of a quality we would accept for a long duration, but due to the very temporary nature we would not oppose it. The landscaping will be installed in the Oakey planter prior to occupancy. Additional parking is positive (42 spaces).

Staff has no objection. If approved subject to:

1. Conformance to the plot plan and elevations.

2. This use shall cease February 8, 1984 and the temporary office shall be removed.

3. Standard condition #8.

PROTESTS: 0

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

The existing buildings on this site total 2,256 sq. ft. and this additional building contains 1,568 sq. ft. for a total of 3,824 sq. ft. will exceed the maximum building coverage allowed for the 14,582 sq. ft. lot which is 25% or 3,645 sq. ft. maximum. The buildings proposed will be 179 sq. ft. over maximum. However, there is a radius spandrel (1,009 sq. ft.) vacation from 73' radius to 25' radius which has been filed and Jackie McDonald and the State have agreed is excess right-of-way which if approved will make the proposed buildings legal. This will enlarge the site to 15,591 sq. ft. The applicant has an urgency to move the building within three weeks from its current site to this site. The proposed building is attractive. They will relocate the canopy in front of the western building. The eight required parking spaces can be accomplished without the vacation, but can be better designed if the vacation is accomplished. (14 possible without vacation). The chain link fence will have to be removed if the vacation is disallowed to work out the parking.

In order to issue the permit within three weeks knowing the Vacation Order cannot be recorded in that time, the owner has agreed to sign an agreement to remove 179 sq. ft. from the buildings if the Vacation is not approved. The lot is the last vestige of C-C zoning and C-1 is appropriate which does not limit building coverage.

1. Conformance to the plot plan.
2. Recording of the Order of Vacation for the 73' radius corner or provision of an agreement to the City to the effect that 179 sq. ft. will be removed from one of the three buildings if the radius is not vacated prior to occupancy of the new building.
3. Standard conditions 4, 6, and 7 shall apply to the new building only.
4. Provision of landscaping along Valley View Boulevard as required by the Department of Community Planning and Development.
5. Standard condition #8.

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

[illegible]

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

September 7, 1983

TO:

FOSTER

FROM:

MULL

SUBJECT:

CITY PLANNING COMMISSION MEETING
SEPTEMBER 8, 1983
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
CINDY EAD
✓ LINDA OWENS

NEW BUSINESS:

1. Tentative Map - Monroe Manor II

- ✓ Conformance to the conditions of approval for Z-112-80.
- ✓ A 6' block wall to be provided along the rear of the lots abutting Hand Place.
- ✓ Wall statement.
- Normal conditions 1-3

2. Tentative Map #2 - Lewis Homes Rainbow Vista

- ✓ Conformance to the conditions of approval for Z-49-83.
- ✓ No vehicular access to Torrey Pines Drive, Vegas Drive and Washington Avenue from the abutting lots.
- ✓ Wall statement.
- ✓ R-CL zoned lots to have a 16' minimum front yard setback.
- ✓ A waiver be permitted for the length of the following cul-de-sac streets: Big Spring Circle; Canyon Creek Circle; Cerritos Circle; Holliston Circle; Marshfield Circle; Norwell Circle; and Windham Circle.
- Normal conditions 1-3

3. Tentative Map - New Country (Units 7-10)

- ✓ No vehicular access to Cheyenne Avenue from the abutting lots.
- ✓ Wall statement.
- ✓ A vacation order to be recorded for the existing right-of-way of Miramar Drive between Maynard and Cheyenne Avenues.
- ✓ A waiver be permitted for the length of Block 1.
- Normal conditions 1-3

4. A-9-83(A)

80 condominium units in a planned development; 5.15 acres. R-E (County zoning) R-PD15 (City equivalent). A zone change to R-3 and a use permit were approved by the Board of County Commissioners on June 15, 1983.

CP 2 / C. RPD15.

TO: FOSTER
RE: AGENDA ITEM CONDITIONS
SEPTEMBER 8, 1983
CITY PLANNING COMMISSION
PAGE TWO

5. VAC-11-83

A request by the California Hotel and Casino to vacate the north-south alley in the block bounded by Main Street, Ogden Avenue, First Street and Stewart Avenue. Staff recommends APPROVAL with the one year to record statement and the standard conditions 1-3.

SUPPLEMENTAL:

1. Final Map - Monroe Manor II

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

2. A-10-83

Approximately 922 acres. County zoning - R-E, except for the SE $\frac{1}{4}$ of Section 29, which has an ROI to P-S for Park and Flood Control project (Angel Park); City equivalent - N-U and C-V.

HAN:cme