

ANNOTATED AGENDA
CITY PLANNING COMMISSION
SEPTEMBER 27, 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: JOHNSTON, MACK, GUTHRIE, & COLEMAN

EXCUSED: BUGBEE, KENNEDY, & TRACY

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

MINUTES: Approval of the August 11, 1983 City Planning
Commission minutes.

ACTION: APPROVED
COLEMAN/UNANIMOUS

OLD BUSINESS:

1. Z-100-64(131) Request of HOPPE REALTY, INC. for a Plot Plan Review
(Abeyance Item to construct a commercial building on property
from 9/8/83) generally located on the southwest corner of 1st
Street and Bonneville Avenue, R-4 Zone (under Resolu-
tion of Intent to C-2).
PLOT PLAN
REVIEW

WITHDRAWN BY APPLICANT

2. Z-59-82 Request of TIME DEVELOPMENT for a Plot Plan Review
(Abeyance Item to construct a temporary doctor's office on property
from 9/8/83) generally located on the north side of West Oakey
Boulevard, between Arville Street and Marcus Drive,
R-1 Zone (under Resolution of Intent to P-R).
PLOT PLAN
REVIEW

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. The temporary office building shall be removed by March 8, 1984 or upon
completion of the new building, whichever is sooner.
3. Provision of fire hydrants and water flow as required by the Department
of Fire Services.

STAFF RECOMMENDATION: NO OBJECTION
THIS ACTION BY THE CITY PLANNING COMMISSION IS FINAL

NEW BUSINESS:

1. Z-84-83 Application of METROPOLITAN DEVELOPMENT CORPORATION
for reclassification of property generally located
on the east side of Rainbow Boulevard, between
Charleston Boulevard and Alta Drive, from R-1 to
R-CL.
ACTION: APPROVED Proposed Use: Medium Density Single Family
JOHNSTON/UNANIMOUS Residences (Detached)

1. Z-84-83 (Continued)

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide minimum 18' curb cuts and driveway widths to provide two parking spaces.
3. Minimum sized home shall be 1,150 square feet.
4. Install street improvements on Lorenzi Street and sidewalk on Rainbow Boulevard as required by the Department of Engineering Services.
5. Approval of the drainage through this property from the two culverts on Rainbow Boulevard as required by the Department of Engineering Services.
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 19, 1983

PROTESTS: 0

2. TENTATIVE MAP #2 Property generally located south of Alta Drive,
METROPOLITAN'S between Lorenzi Street and Rainbow Boulevard,
ALTA MEADOWS R-1 Zone (proposed R-CL).
Owner/Subdivider: Metropolitan Development
No. of Acres: 13.02 No. of Lots: 102

ACTION: 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. Approval of zoning request Z-84-83.
3. Conformance to the conditions of approval for Z-84-83.
4. No vehicular access to Rainbow Boulevard from the abutting lots.
5. 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.
6. A waiver be permitted for the length of the cul-de-sac streets, Pasco Circle and Chehalis Circle.
7. Provide a minimum 16' front yard setback.
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 19, 1983

3. FINAL MAP Property generally located south of Alta Drive,
 between Lorenzi Street and Rainbow Boulevard,
METROPOLITAN'S R-1 Zone (proposed R-CL).
ALTA MEADOWS #1 Owner/Subdivider: Metropolitan Development
 No. of Acres: 9.7 No. of Lots: 78
ACTION: APPROVED
 JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

4. FINAL MAP Property generally located on the northeast corner
 of Lamb Boulevard and Monroe Avenue, R-E and R-MHP
BREEZEWOOD #2 Zones (under Resolution of Intent to R-CL).
 Owner: Nevada Escrow Service, Inc.
ACTION: APPROVED Subdivider: Nova Properties, Inc.
 JOHNSTON/UNANIMOUS No. of Acres: 6.03 No. of Lots: 47

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

5. FINAL MAP Property generally located on the north side of
 Vegas Drive, between Tonopah Drive on the west
SAN TROPEZ and Comstock Drive on the east, R-E Zone (under
COUNTRY CLUB Resolution of Intent to R-PD8).
PHASE 1 Owner/Subdivider: San Tropez, Inc.
 No. of Acres: 48 No. of Lots: 184
ACTION: APPROVED
 JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

6. FINAL MAP Property generally located on the west side of
 Paseo Del Prado, north of Sahara Avenue, R-1 and
THE PLAZAS C-1 Zones (under Resolution of Intent to C-1).
OFFICE PARK Owner/Subdivider: Rancho Bonito Assoc.
PHASE 1 (REVISED) No. of Acres: 2.1 No. of Units: 144
ACTION: APPROVED
 COLEMAN/UNANIMOUS

CONDITION:

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

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

7. VAC-12-83

Petition of Vacation submitted by CITY OF LAS VEGAS to vacate the grade crossing easement generally located at the intersection of Owens Avenue with the Union Pacific Railroad right-of-way.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. 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: OCTOBER 5, 1983 TO SET DATE FOR PUBLIC HEARING

8. VAC-14-83

Petition of Vacation submitted by NEVADA SAVINGS AND LOAN ASSOCIATION to vacate a 10' wide drainage easement generally located between Aspencrest Drive and Torrey Pines Drive.

ACTION: APPROVED
JOHNSTON/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.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983 TO SET DATE FOR PUBLIC HEARING

9. VAC-15-83

Petition of Vacation submitted by DOROTHY BOLOGUESE, ET AL to vacate a portion of a 73' radius corner generally located on the northwest corner of West Sahara Avenue and Valley View Boulevard.

ACTION: APPROVED
JOHNSTON/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.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: OCTOBER 5, 1983 TO SET DATE FOR PUBLIC HEARING

10. A-11-83(A) Petition of Annexation submitted by JOHN J. PAVELL, ET AL to annex property generally located on the west side of Decatur Boulevard, approximately 573' south of Lake Mead Boulevard, containing approximately 4 acres.
ACTION: APPROVED
 JOHNSTON/UNANIMOUS

11. VAC-13-83 Petition of Vacation submitted by B.P.O.E. (ELKS) #1468 to vacate the 20' wide alley generally located north of Bonanza Road, between Las Vegas Boulevard North and 9th Street.
ACTION: APPROVED
 JOHNSTON/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. That an access easement be provided for the Clark County School District on the easterly portion of the alley.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to code requirements and design standards of all City departments.
5. 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: OCTOBER 5, 1983 TO SET DATE FOR PUBLIC HEARING

12. Z-76-83 Application of B.P.O.E. (ELKS) #1468 for reclassification of property generally located on the north side of Bonanza Road, between Las Vegas Boulevard and 9th Street, from C-1 and C-2 to C-2.
ACTION: APPROVED
 GUTHRIE/UNANIMOUS Proposed Use: 150-Unit Motel

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended as follows:
 - a. Provision of two-way access on the easterly driveways to Bonanza Road as required by the Traffic Engineer.
 - b. Construction of a 6' block wall along the north property line and no access to Encanto Drive shall be allowed.
3. Approval of and the recording of the Order of Vacation of the alley easement and right-of-way under VAC-13-83.
4. Dedication of 10' of right-of-way for Bonanza Road as required by the Department of Engineering Services.
5. Install street improvements as required by the Department of Engineering Services.
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.

12. Z-76-83 (Continued)

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

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

13. Z-77-83

Application of CAVA, INC. for reclassification of property generally located on the northwest corner of 8th Street and Charleston Boulevard (721 E. Charleston Boulevard), from R-4 to C-1.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

Proposed Use: Commercial Shopping Complex

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to provide landscaping along the street frontages in the various areas as required by the Department of Community Planning and Development.
3. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

14. Z-78-83

Application of WALLACE S. WALTERS for reclassification of property located at 614 Willow Trail, from C-2 to R-3.

ACTION: DENIED
GUTHRIE/UNANIMOUS

Proposed Use: Medium High Density Residential
(Five-Unit Apartment Building)

STAFF RECOMMENDATION: ABEYANCE UNTIL COMPLETION OF GENERAL PLAN UPDATE PROTESTS: 16
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

15. Z-79-83

Application of WENDY'S OF LAS VEGAS, INC. for reclassification of property generally located 155' west of Arville Street on the north side of Sahara Avenue, from R-1 to C-1.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

Proposed Use: Parking Lot Expansion

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Install sidewalk on Sahara Avenue as required by the Department of Engineering Services.
3. Construct a 6' block wall along the north property line.
4. Conformance to the plot plan and elevations.

15. Z-79-83 (Continued)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

PROTESTS: 0

16. Z-80-83

Application of SOL AND SARAH SHAPIRO for reclassification of property generally located on the northwest corner of Eastern Avenue and St. Louis Avenue, from R-1 to P-R.

ACTION: APPROVED
COLEMAN/UNANIMOUS Proposed Use: Office

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended as follows:
 - a. Provide a 20' building setback from St. Louis Avenue.
 - b. Reduce the 6' wall height on the west side to 4' with the top 2' fifty percent (50%) open on the south 20'.
 - c. Relocate the north parking spaces westerly to eliminate any automobiles backing onto Eastern Avenue.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

PROTESTS: 0

17. Z-81-83

Application of WALLACE D. AND MAGDALIN R. EKANGER
for reclassification of property generally located
on the east side of Tonopah Drive, between Bonanza
Road and Washington Avenue, from R-E to R-PD3.

ACTION: APPROVED
COLEMAN/UNANIMOUS

Proposed Use: Low Density Detached Single Family
Residential (Planned Unit Development)

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Waiver of the five acre minimum site requirements.
3. Recording of a parcel map and Conditions, Covenants and Restrictions.
4. Removal of the fencing transcending the property lines.
5. Establish building setback lines on the parcel map.
6. Building elevations shall be approved by the Department of Community Planning and Development.
7. Install street improvements on Tonopah Drive as required by the Department of Engineering Services.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

PROTESTS: 0

18. Z-82-83

Application of BETH JOHNSON AND MARCELLA ANN LANE
for reclassification of property located at 1904

ACTION: APPROVED
JOHNSTON/UNANIMOUS

S. Maryland Parkway, from R-1 to P-R
Proposed Use: Office

CONDITIONS:

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

18. Z-82-83 (Continued)

10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

19. Z-83-83

Application of KATHLEEN HARDWICK, ET AL for reclassification of property generally located on the north side of Johnson Avenue, between Pecos Road and Pearl Street, from R-1 to R-3.

ACTION: DENIED

COLEMAN/UNANIMOUS

Proposed Use: Medium High Density Residential (Apartments)

STAFF RECOMMENDATION: DENIAL

PROTESTS: 69

TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

20. Z-83-77

Request of IRVIN R. REEVES for a Plot Plan Review to allow a storage room addition to the side (west) property line on property located at 621 North Eastern Avenue, C-1 Zone.

PLOT PLAN
REVIEW

ACTION: APPROVED

JOHNSTON/UNANIMOUS

CONDITION:

1. Conformance to the revised plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

THIS ACTION BY THE CITY PLANNING COMMISSION IS FINAL

21. Z-39-82

Request of A.W. HAM, JR., ET AL for a Review of Condition to allow access to the property from Sixth Street (entrance only) on property generally located on the southwest corner of Sixth Street and E. Charleston Boulevard, R-1 Zone (under Resolution of Intent to P-R).

REVIEW OF
CONDITION

ACTION: ABEYANCE

JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE

PROTESTS: 0

TO BE HEARD AGAIN BY PLANNING COMMISSION: OCTOBER 13, 1983

22. Z-76-79

Request of BEDFORD CONSTRUCTION CO. for an Extension of Time on property generally located on the southwest corner of Decatur Boulevard and Doe Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-1).

EXTENSION
OF TIME

ACTION: APPROVED

JOHNSTON/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire October 19, 1984.

2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

23. Z-10-80 Request of SAN TROPEZ, INC. for an Extension of
Time on property generally located on the north
side of Owens Avenue, between Comstock Drive and
Tonopah Drive, R-E Zone (under Resolution of
Intent to R-PD8).
ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire November 7, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

SUPPLEMENTAL AGENDA: Request of NORMAN KAYE REAL ESTATE CO. for a Rein-
statement and Extension of Time on property located
at 2393 Potosi Street, R-E Zone (under Resolution
of Intent to P-R).
1. ZC-92-80
REINSTATEMENT
AND EXTENSION
OF TIME
ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire October 19, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

2. Z-38-82 Request of JERRY P. GUMFORY for an Extension of Time
on property generally located on the northeast
corner of Cheyenne Avenue and Bronco Road, N-U Zone
(under Resolution of Intent to C-1 and P-R).
EXTENSION
OF TIME
ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire October 6, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

3. PK-2-83 Request of GARY GUY WILSON ON BEHALF OF ROBERT
LEMMON for a Parking Review on property located at
119 North Maryland Parkway, C-2 Zone.
PARKING
REVIEW
ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

4. Z-29-82 Request of PANDELIS CONSTRUCTION CO., INC. for a Reinstatement and Extension of Time on property located at 820 Shadow Lane, R-E Zone (under Resolution of Intent to P-R).
- REINSTATEMENT
AND EXTENSION
OF TIME

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire October 19, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: OCTOBER 19, 1983

5. Z-100-64(132) Request of JOHN T. MORAN, JR. for a Plot Plan Review on property generally located on the northwest corner of 4th Street and Garces Avenue, R-4 Zone (under Resolution of Intent to C-2).
- PLOT PLAN
REVIEW

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations amended to move the building 10' westerly.
2. A minimum of nineteen (19) parking spaces shall be provided as required by Code prior to construction.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

ANNOTATED AGENDA
CITY PLANNING COMMISSION
SEPTEMBER 27, 1983

MINUTES:

August 11, 1983

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

OLD BUSINESS:

1. Z-100-64(131) (WITHDRAWN BY APPLICANT)
PLOT PLAN REVIEW

2. Z-59-82 APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
PLOT PLAN REVIEW

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
 2. This use shall cease March 8, 1984 and the temporary office shall be removed or upon completion of site.
 3. Standard condition No. 8.

NEW BUSINESS:

1. Z-84-83 APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan and elevations amended to provide minimum 18' curb cuts and driveway widths to provide two parking spaces on each site.
 3. Standard conditions 6 thru 8.
 4. Install street improvements on Lorenzi St. and sidewalk on Rainbow Blvd. as required by the Dept. of Engineering Services.
 5. Approval of the drainage from the two culverts through this property by Engineering Serv.

PROTESTS: 0

2. TENTATIVE MAP #2 APPROVED - GUTHRIE/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
METROPOLITAN'S
ALTA MEADOWS

- SPECIAL CONDITIONS:
1. Approval of Z-84-83.
 2. Conformance to the conditions of approval for Z-84-83.
 3. No vehicular access to Rainbow Blvd. from the abutting lots.
 4. Wall statement.
 5. A waiver be permitted for the length of the cul-de-sac streets, Pasco Circle and Chehalis Circle.
 6. Provide a minimum 16' front yard setback.
 7. Conditions 1 thru 3.

3. FINAL MAP APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
METROPOLITAN'S
ALTA MEADOWS #1

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

4. FINAL MAP APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
BREEZEWOOD #2

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

5. FINAL MAP APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
SAN TROPEZ
COUNTRY CLUB
PHASE I

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

6. FINAL MAP APPROVED - COLEMAN/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None

THE PLAZAS
OFFICE PARK
PHASE I
(REVISED)

SPECIAL CONDITION: 1. Conformance to the conditions of approval for the tentative map.

7. VAC-12-83 APPROVED - GUTHRIE/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None.

PROTESTS: 0

8. VAC-14-83 APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None

SPECIAL CONDITION: 1. One year to record statement.

PROTESTS: 0

9. VAC-15-83 APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None

SPECIAL CONDITION: 1. One year to record statement.

PROTESTS: 0

10. A-11-83(A) APPROVED - COLEMAN/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None

11. VAC-13-83 APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None

PROTESTS: 0

12. Z-76-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan and elevations amended in the following manner:
 - a. Provision of two-way access from the most easterly curb cut permitted by the Traffic Engineer.
 - b. Provision of a 6' block wall along Encanto Drive to restrict access.
 3. Approval of and the recording of the Order of Vacation of the alley easement and right-of-way under VAC-13-83.
 4. Standard conditions 2-8
 5. Dedication of 10' of right-of-way for Bonanza Road as required by the Dept. of Engineering Services.
 6. Install street improvements as required by the Dept. of Engineering Services.

PROTESTS: 0

APPROVALS: 3

13. Z-77-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan amended to provide landscaping along the street frontages in the waste spaces.
 3. Standard condition No. 8.

PROTESTS: 1

14. Z-78-83

DENIED - GUTHRIE/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None

APPROVALS: 1

PROTESTS: 6 persons in audience
Victor Harlan, 617 Willow Trail
Mary Dixon, 618 Willow Trail
10 on record with staff

15. Z-79-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 1 - 8.
 3. Install sidewalk on Sahara Ave. as required by the Dept. of Engineering Services.
 4. Construct a 6' block wall along the north property line.

PROTESTS: 0

16. Z-80-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan and elevations as follows:
 - a. Provide a 20' setback from St. Louis Ave.
 - b. Reduce the 6' wall height on the west side to 4' with the top 2' 50% open in the south 20'.
 - c. Shift the north parking spaces westerly to eliminate the space backing on to Eastern Avenue.

PROTESTS: 0

17. Z-81-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Standard conditions 5 - 8.
 3. Recording of a parcel map and CC&R's.
 4. Removal of the chicken yard (Please see page 6)

17. Z-81-83

- fencing transcending the property lines.
- 5. Establish building setback lines on the parcel map.
- 6. Building elevations shall be approved by the Dept. of Community Planning and Development.
- 7. Install street improvements on Tonopah Drive as required by the Dept. of Engineering Services.

PROTESTS: 0

18. Z-82-83

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

- SPECIAL CONDITIONS:
- 1. Resolution of Intent with a twelve month time limit.
 - 2. Standard conditions 1 - 8.
 - 3. Provision of 5 parking spaces.

PROTESTS: 0

19. Z-83-83

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

- SPECIAL CONDITIONS:
- 1. Resolution of Intent with a twelve month time limit.
 - 2. Standard conditions 1 - 8.
 - 3. Dedicate 30' of right-of-way for Pearl St. and Johnson Ave. and a 15' radius corner at the intersection of Johnson Ave. and Pecos Dr. as required by the Dept. of Engineering Services.
 - 4. Install street improvements on Johnson Avenue, Pecos Dr. and Pearl St. as required by the Dept. of Engineering Services.
 - 5. Provide paved access to Pearl Street from either Johnson Ave. or Sunrise Ave. as required by the Dept. of Engineering Services.

APPROVAL: Leonard Love, 5040 Sandra Rd.

PROTESTS: 67 signatures on petition

David Phillips, 100 N. Pecos St.

Jim Banner, 2223 Poplar

Robert Dietz, 170 Pecos Dr.

20. Z-83-77
PLOT PLAN REVIEW
APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
SPECIAL CONDITIONS: 1. Conformance to the revised plot plan and elevations.
APPROVAL: 1
21. Z-39-82
REVIEW OF
CONDITION
ABEYANCE - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
10/13/83 Planning Commission Meeting
PROTESTS: 0
22. Z-76-79
EXTENSION OF
TIME
APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
SPECIAL CONDITIONS: 1. Resolution of Intent be extended to 10/19/84.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.
23. Z-10-80
EXTENSION OF
TIME
APPROVED - GUTHRIE/AYES: Johnston, Mack, Guthrie, Coleman
NOES: None
SPECIAL CONDITIONS: 1. Resolution of Intent shall be extended to 11/7/84.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

SUPPLEMENTAL AGENDA:

1. ZC-92-80 APPROVED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
REINSTATEMENT AND NOES: None
EXTENSION OF TIME SPECIAL CONDITIONS: 1. Resolution of Intent shall
be extended to 10/19/84.
2. Conformance to all ordinance
amendments enacted subsequent
to the original approval.
2. Z-38-82 APPROVED - GUTHRIE/AYES: Johnston, Mack, Guthrie, Coleman
EXTENSION OF TIME NOES: None
SPECIAL CONDITIONS: 1. Resolution of Intent shall
expire 10/6/84.
2. Conformance to all ordinance
amendments enacted subsequent
to the original approval.

3. PK-2-83

PARKING REVIEW

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

SPECIAL CONDITION: 1. Conformance to all ordinance amendments enacted subsequent to the original approval.

4. Z-29-82

REINSTATEMENT
AND EXTENSION
OF TIME

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

SPECIAL CONDITIONS: 1. Resolution of Intent shall expire 10/19/84.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

5. Z-100-64(132)

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan and elevations amended to shift the building 10' westerly.
2. Nineteen parking spaces shall be provided as required by Code prior to construction.
3. Standard conditions 2-8.

hinda

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 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-76-83

B.P.O.E. #1468 FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTH SIDE OF BONANZA
ROAD BETWEEN LAS VEGAS BOULEVARD AND 9TH STREET.

FROM: C-1 (LIMITED COMMERCIAL) AND
C-2 (GENERAL COMMERCIAL)

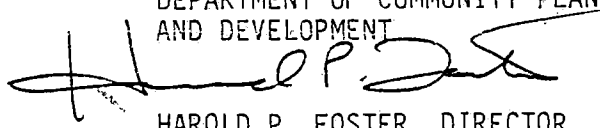
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: 150-UNIT MOTEL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

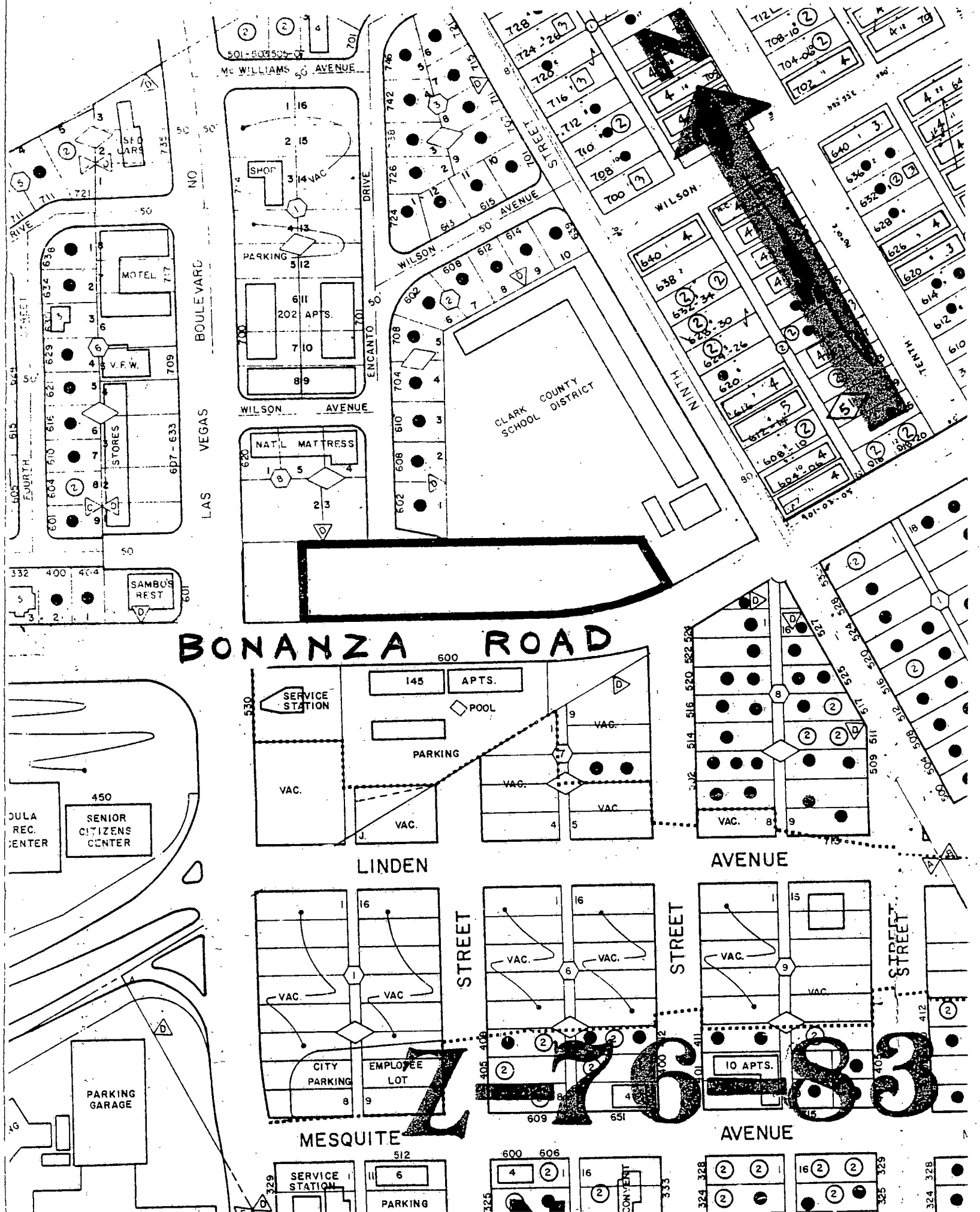
(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)

CITY CLERK

SEP 16 10 36 AM '83

RECEIVED



NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

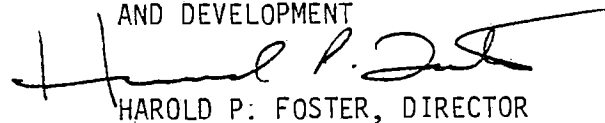
Notice is hereby given that on September 27, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-77-83 CAVA, INC. FOR RECLASSIFICATION OF PROPERTY
 GENERALLY LOCATED ON THE NORTHWEST CORNER
 OF 8TH STREET AND CHARLESTON BOULEVARD
 (721 EAST CHARLESTON BOULEVARD).
 FROM: R-4 (APARTMENT RESIDENCE)
 TO: C-1 (LIMITED COMMERCIAL)
 PROPOSED USE: COMMERCIAL SHOPPING COMPLEX

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 22 THROUGH 29, BLOCK 34, SOUTH ADDITION,
TOGETHER WITH A PORTION OF BLOCK B OF THE
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

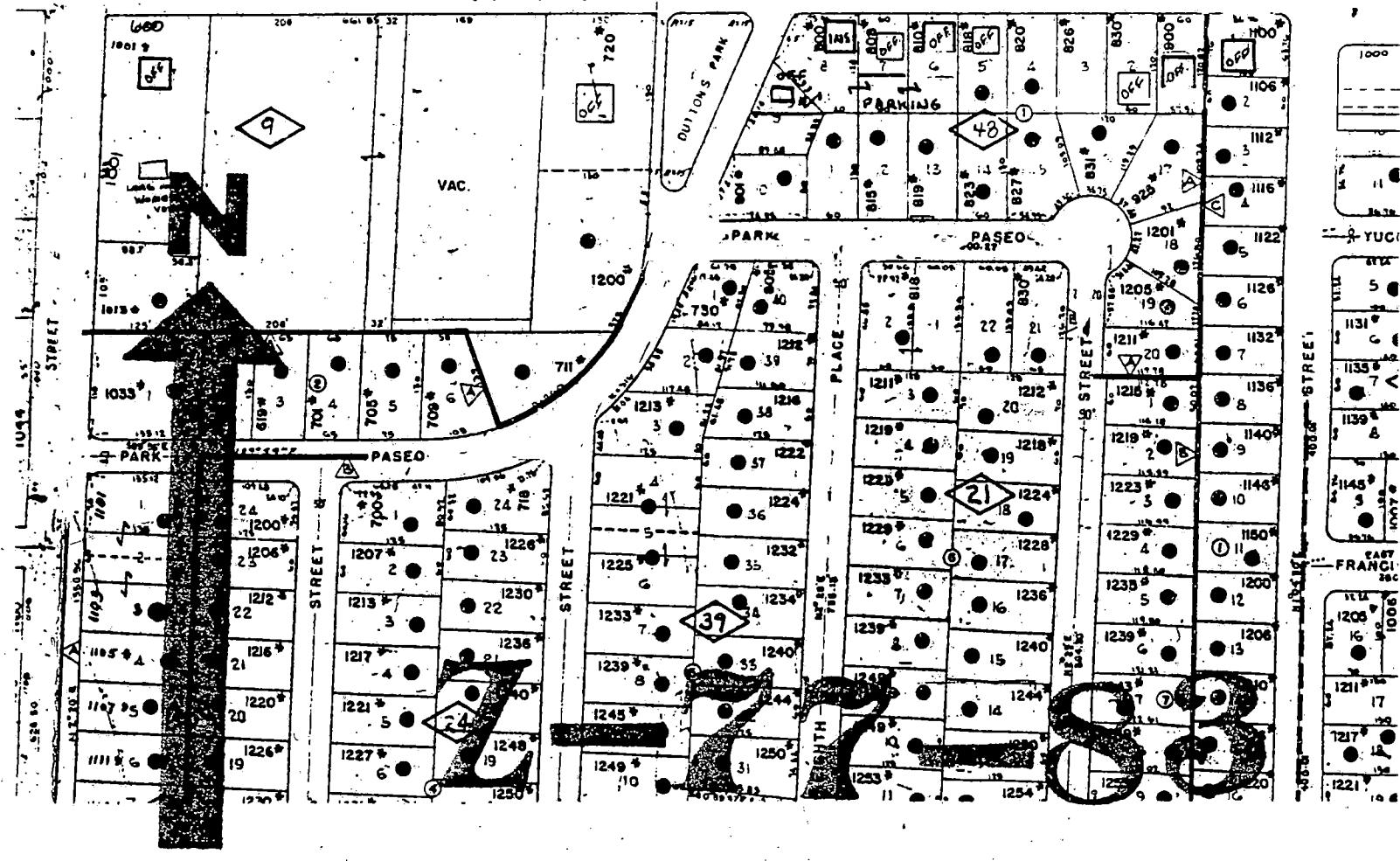
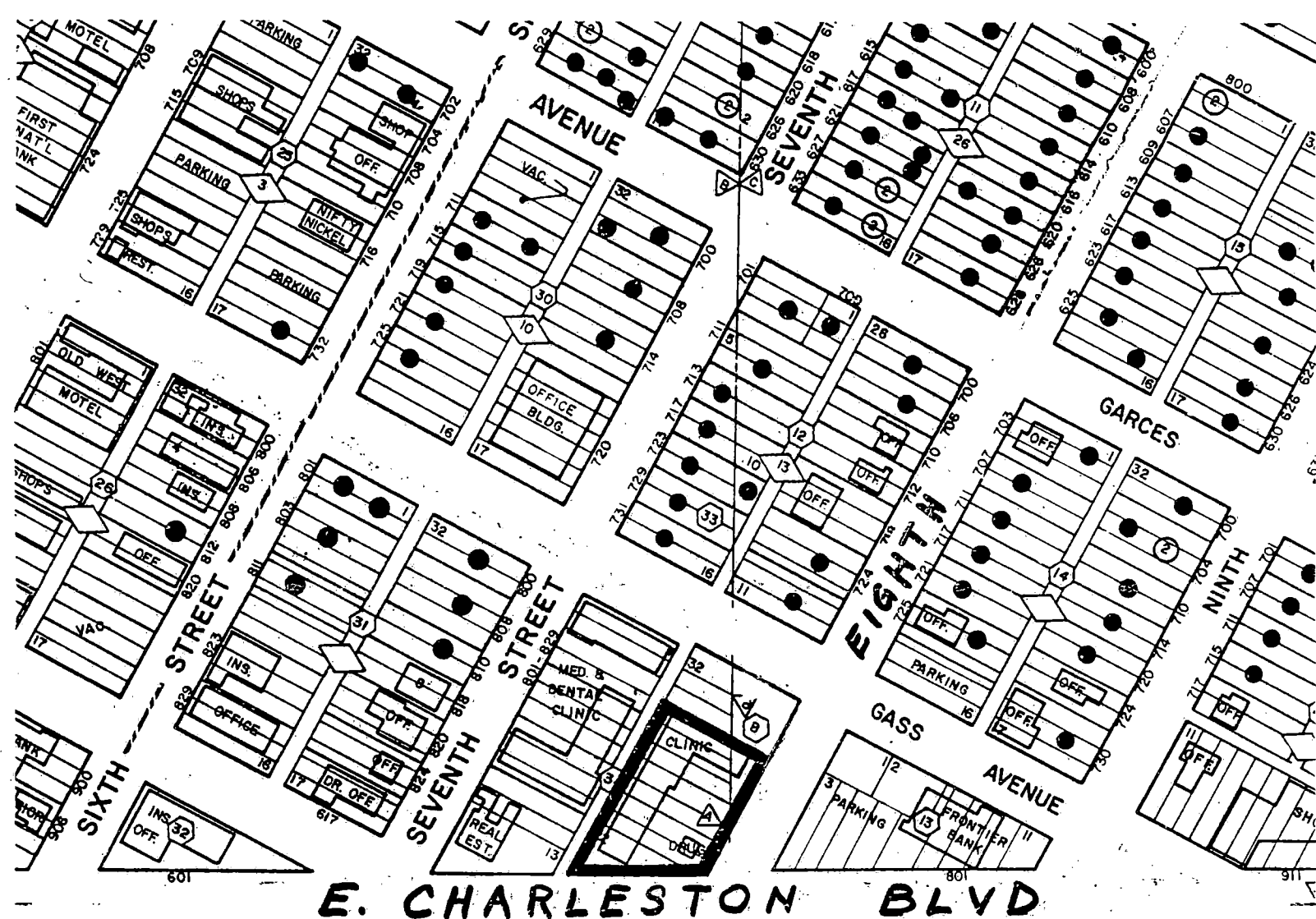


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 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-78-83

WALLACE S. WALTERS FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 614 WILLOW TRAIL.

FROM: C-2 (GENERAL COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(FIVE-UNIT APARTMENT BUILDING)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

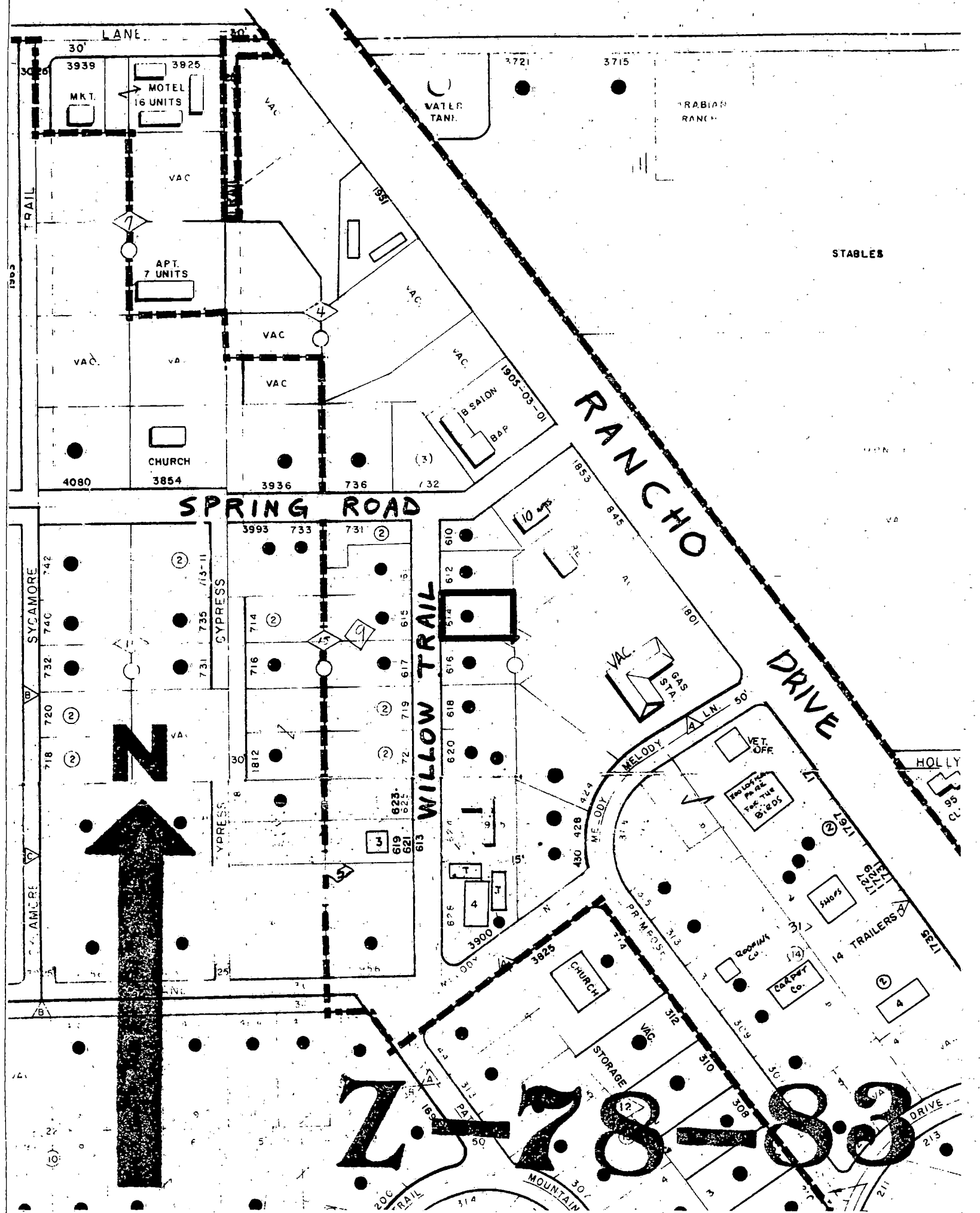


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 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-79-83

WENDY'S OF LAS VEGAS, INC. FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED 155' WEST OF
ARVILLE STREET ON THE NORTH SIDE OF SAHARA AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

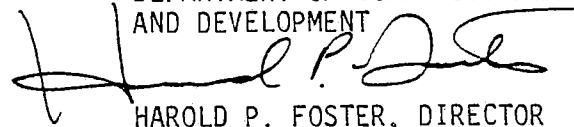
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: PARKING LOT EXPANSION

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61
EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

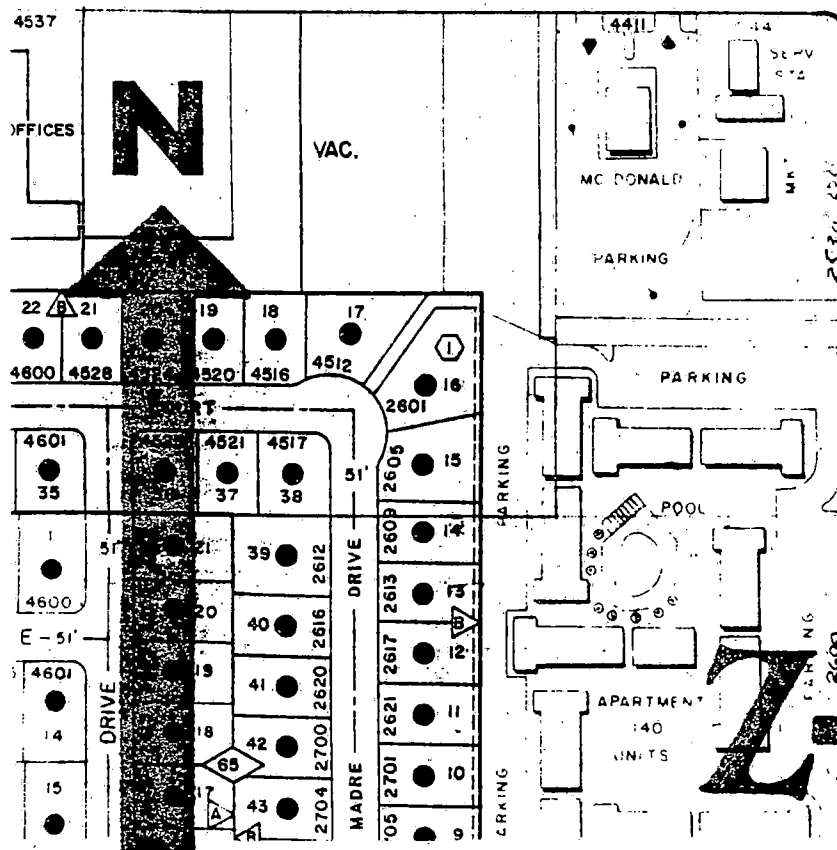


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 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-80-83

SOL AND SARAH SHAPIRO FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
NORTHWEST CORNER OF EASTERN AVENUE AND
ST. LOUIS AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 144, BLOCK 5, CHARLESTON PARK, 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

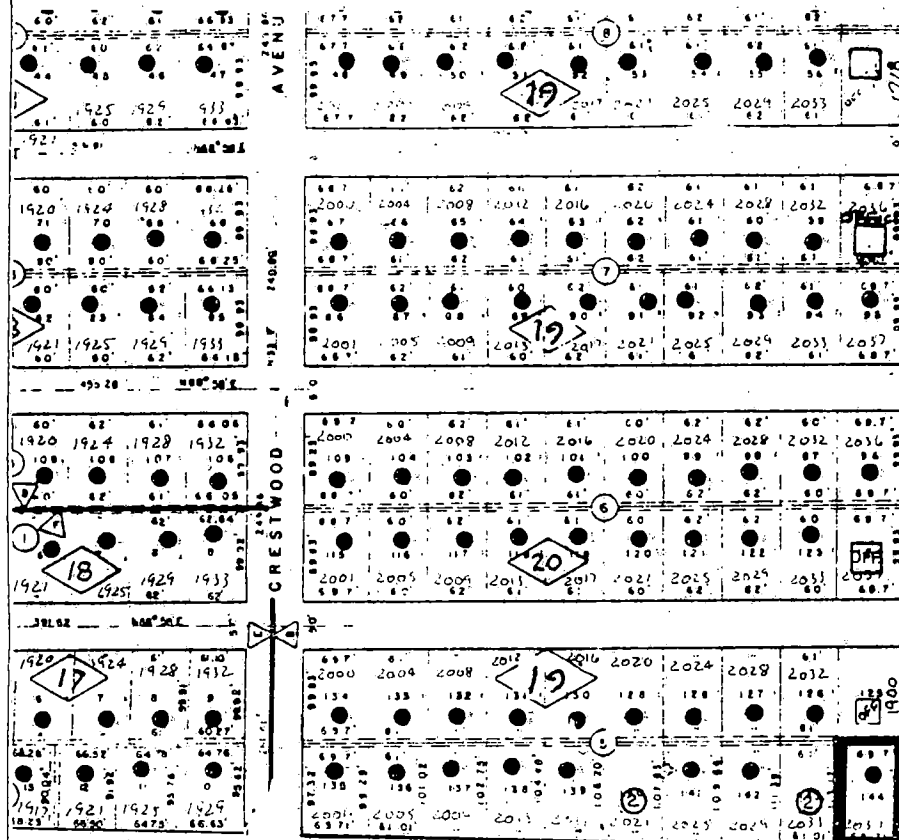


HAROLD P. FOSTER, DIRECTOR

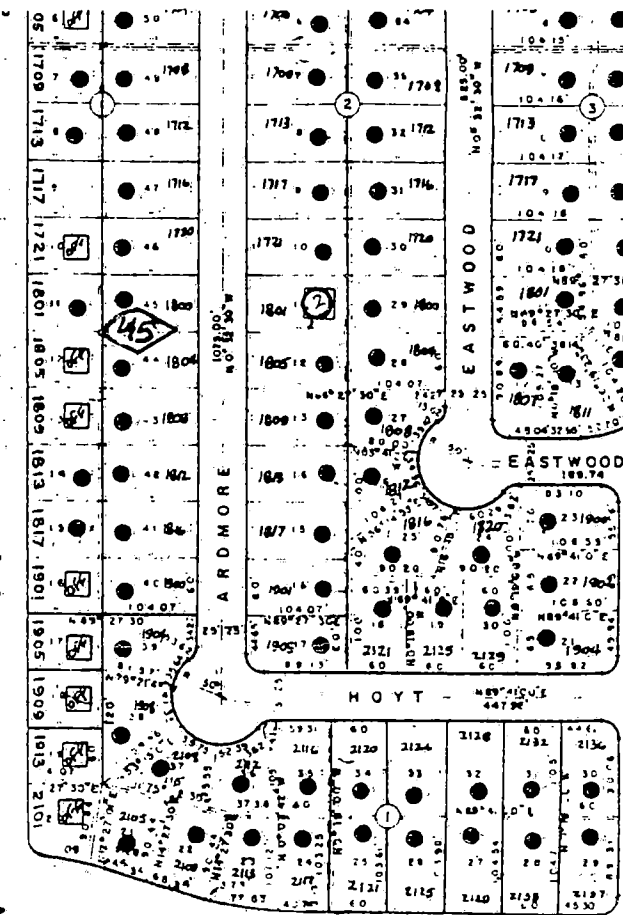
HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



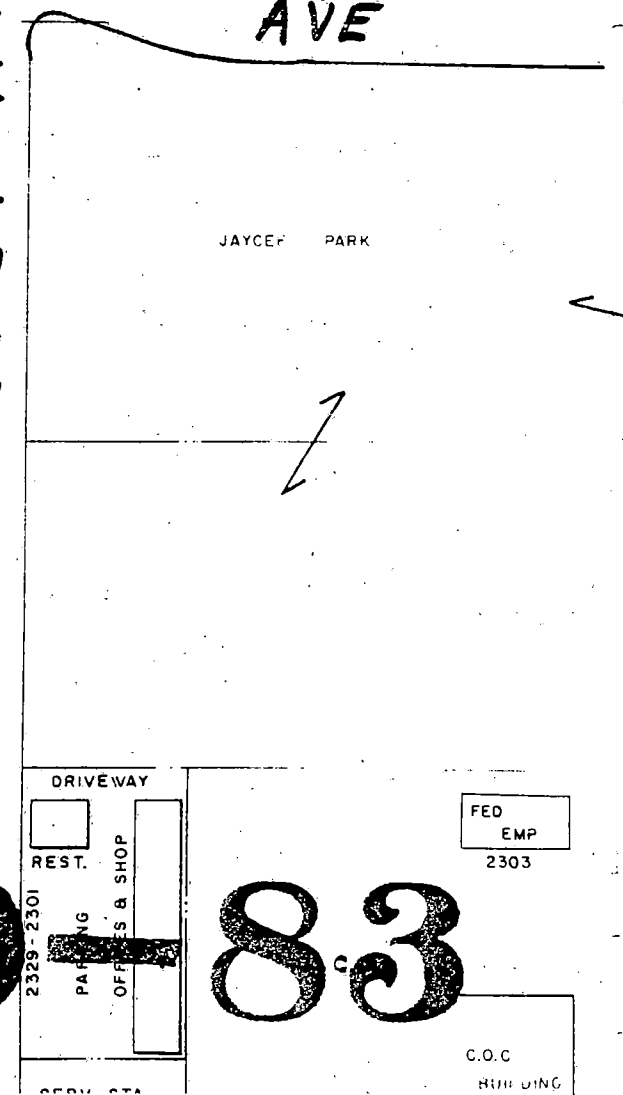
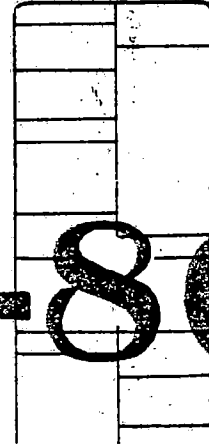
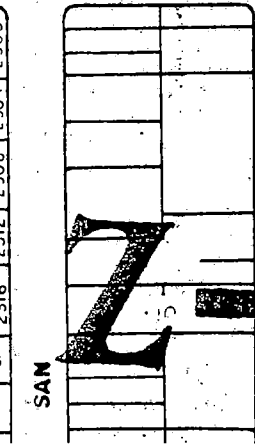
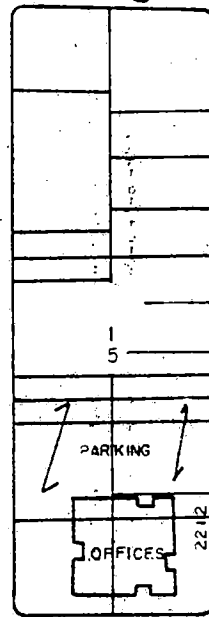
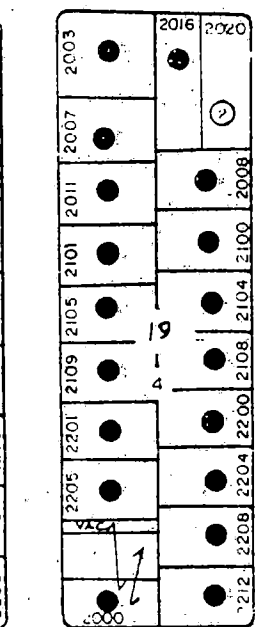
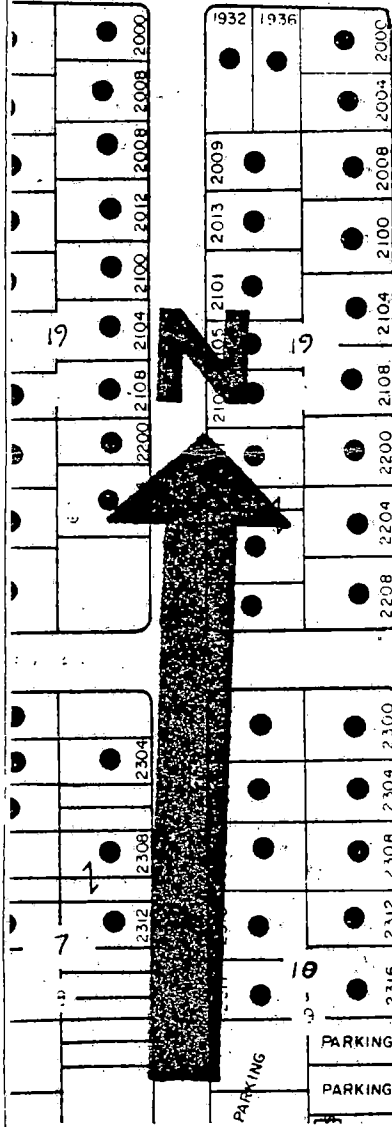
AVE



ST LOUIS

EASTERN

AVE



2-80

83

DRIVEWAY

REST.

PARKING

OFFICES & SHOP

FED EMP 2303

C.O.C. BUILDING

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 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-81-83 WALLACE D. AND MAGDALIN R. EKANGER FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE EAST SIDE OF TONOPAH DRIVE
BETWEEN BONANZA ROAD AND WASHINGTON AVENUE.
FROM: R-E (RESIDENCE ESTATES)
TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: LOW DENSITY DETACHED SINGLE FAMILY
RESIDENTIAL (PLANNED UNIT DEVELOPMENT)

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

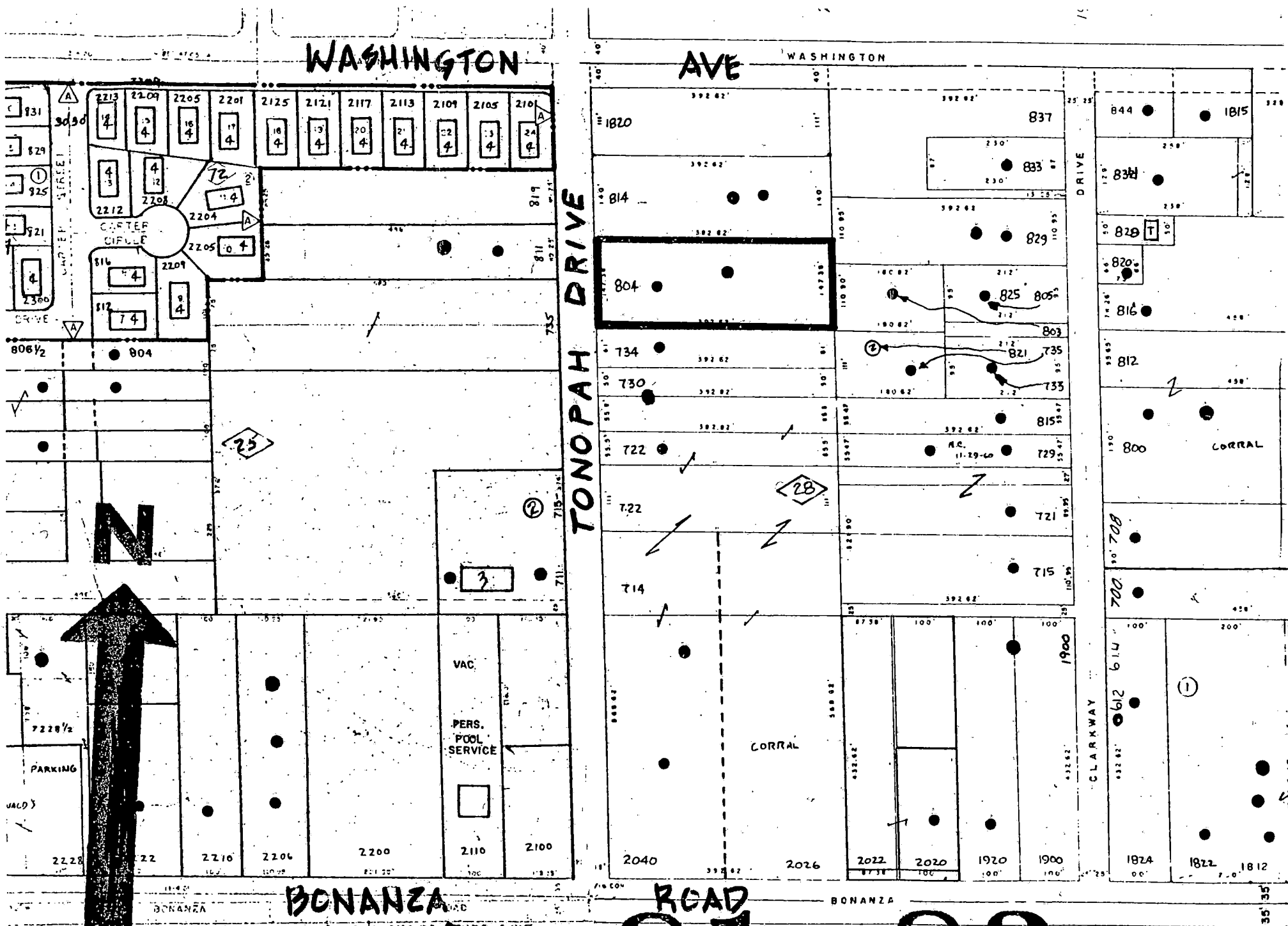
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



BONANZA

ROAD

N 1/2 SE 1/4 SEC 25 T2S R1E
CITY OF LAS VEGAS, NV.
PLANNING DEPT.
DISTRICT 1 PLAN SHEET NO 38

81-83

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

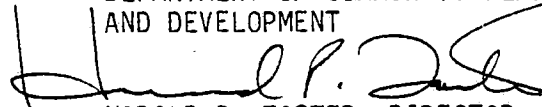
Notice is hereby given that on September 27, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-82-83 BETH JOHNSON AND MARCELLA ANN LANE FOR
RECLASSIFICATION OF PROPERTY LOCATED AT
1904 SOUTH MARYLAND PARKWAY.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING)
PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE SOUTH 38' OF LOT TWO AND THE NORTH 22'
OF LOT THREE IN BLOCK ONE OF SOUTHRIDGE
TRACT NO. 6.

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 legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

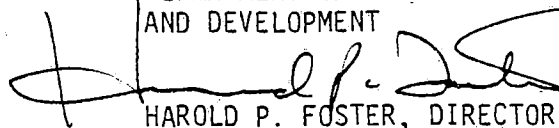
Notice is hereby given that on September 27, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-83-83 KATHLEEN HARDWICK, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE
OF JOHNSON AVENUE BETWEEN PECOS ROAD AND PEARL
STREET.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



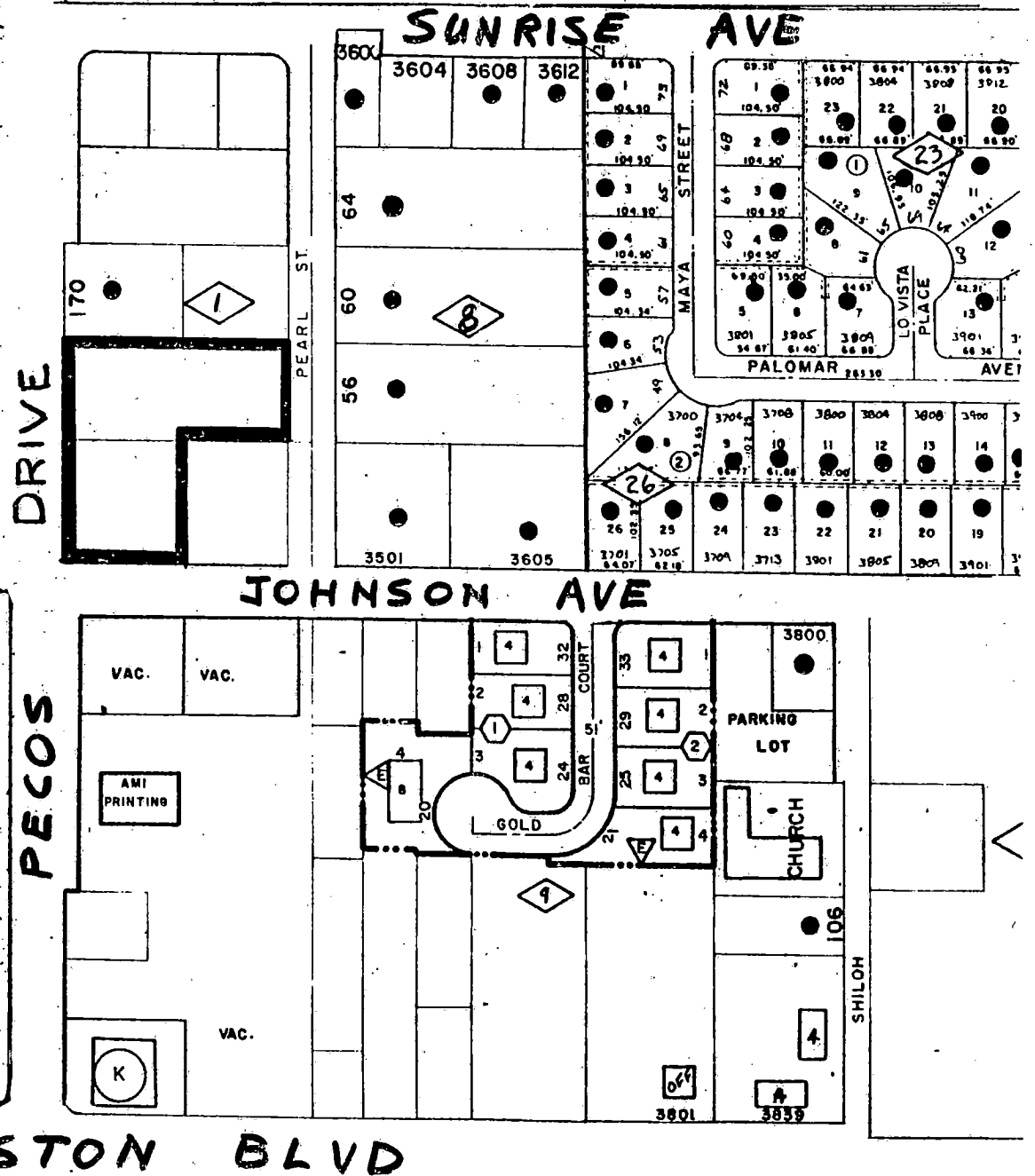
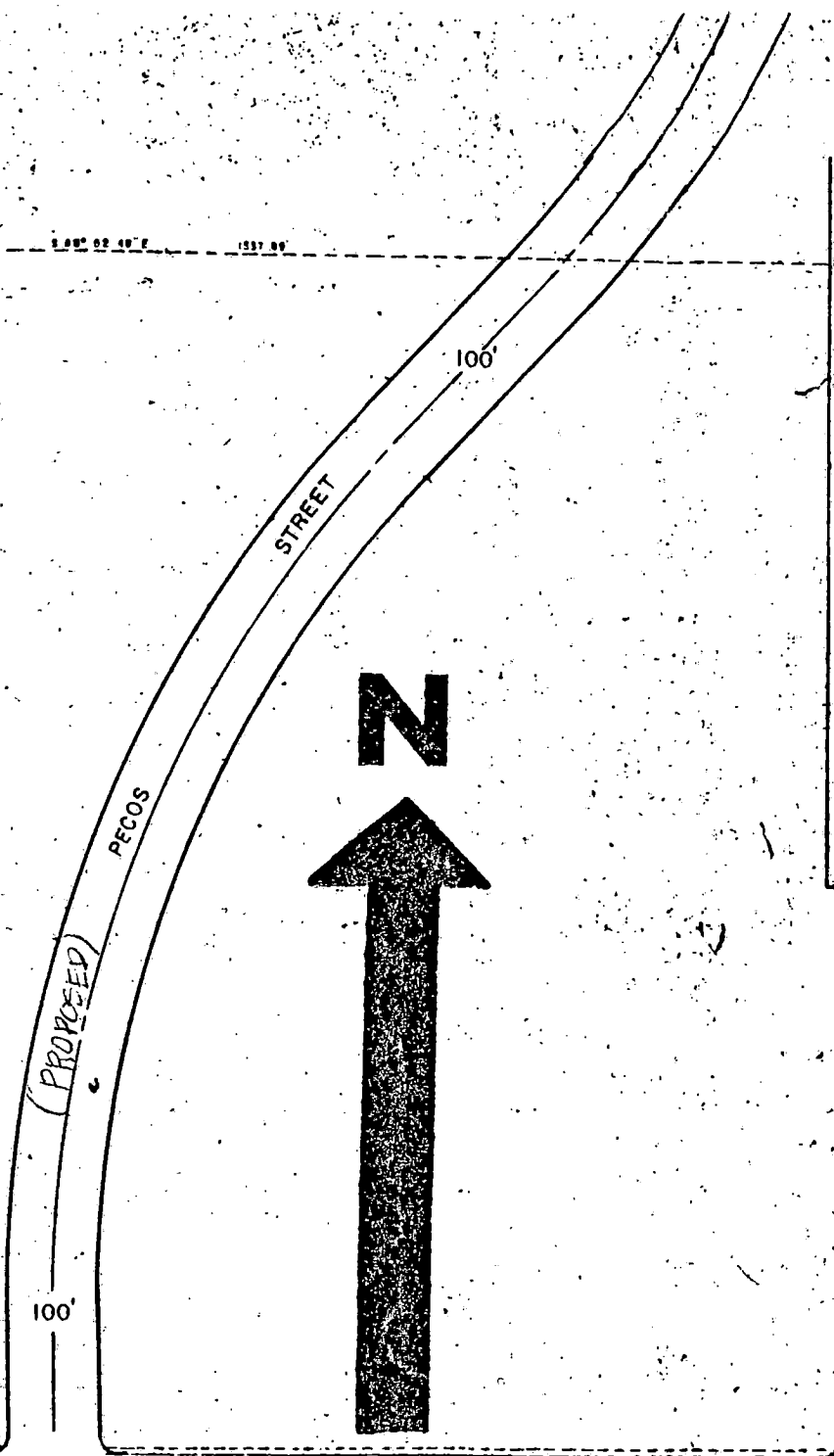
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

Z-83-83



NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 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-84-83

METROPOLITAN DEVELOPMENT CORPORATION FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE EAST SIDE OF RAINBOW
BOULEVARD BETWEEN CHARLESTON BOULEVARD
AND ALTA DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY SINGLE FAMILY RESIDENCES
(DETACHED)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE EAST HALF (E½) OF THE
SOUTHEAST QUARTER (SE¼) OF SECTION 34,
TOWNSHIP 20 SOUTH, RANGE 60 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

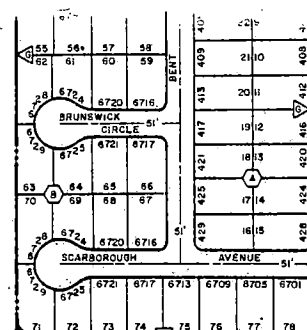
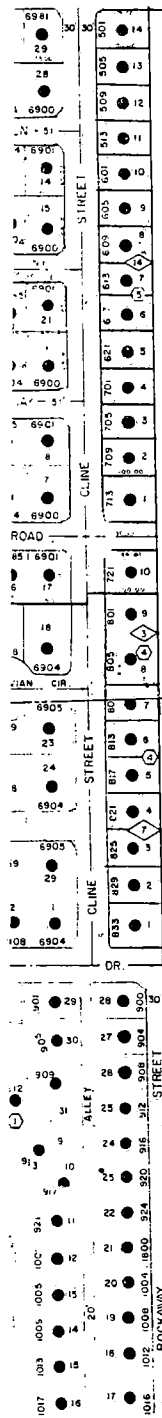


HAROLD P. FOSTER, DIRECTOR

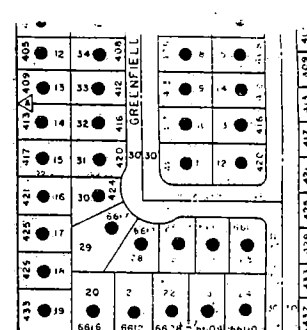
HPF:cme

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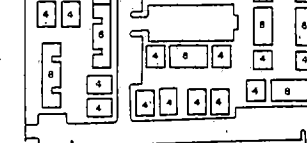
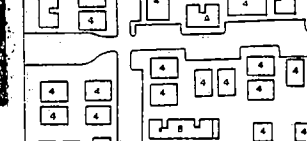
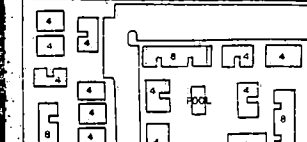
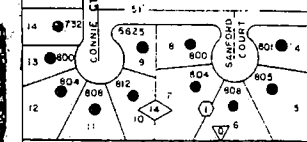
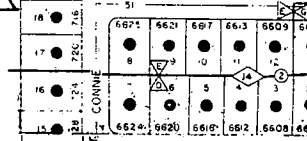
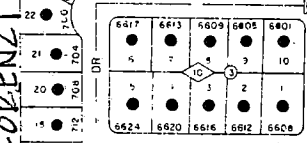
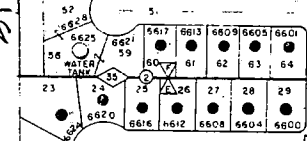
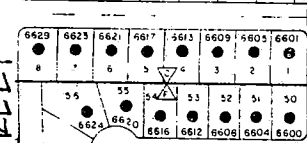
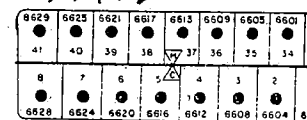
(SEE LOCATION MAP ON REVERSE SIDE.)



ALTA



DRIVE



CHARLESTON

BLVD.

Z-84-83

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 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-39-82

REVIEW OF
CONDITION

REQUEST OF A. W. HAM, JR., ET AL
FOR A REVIEW OF CONDITION TO ALLOW
ACCESS TO THE PROPERTY FROM SIXTH
STREET (ENTRANCE ONLY) ON PROPERTY
GENERALLY LOCATED ON THE SOUTHWEST
CORNER OF SOUTH SIXTH STREET AND
EAST CHARLESTON BOULEVARD, R-1
ZONE (SINGLE FAMILY RESIDENCE)
(UNDER RESOLUTION OF INTENT TO
P-R - PROFESSIONAL OFFICES & PARKING).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT A, PARK PLACE 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 review of condition; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

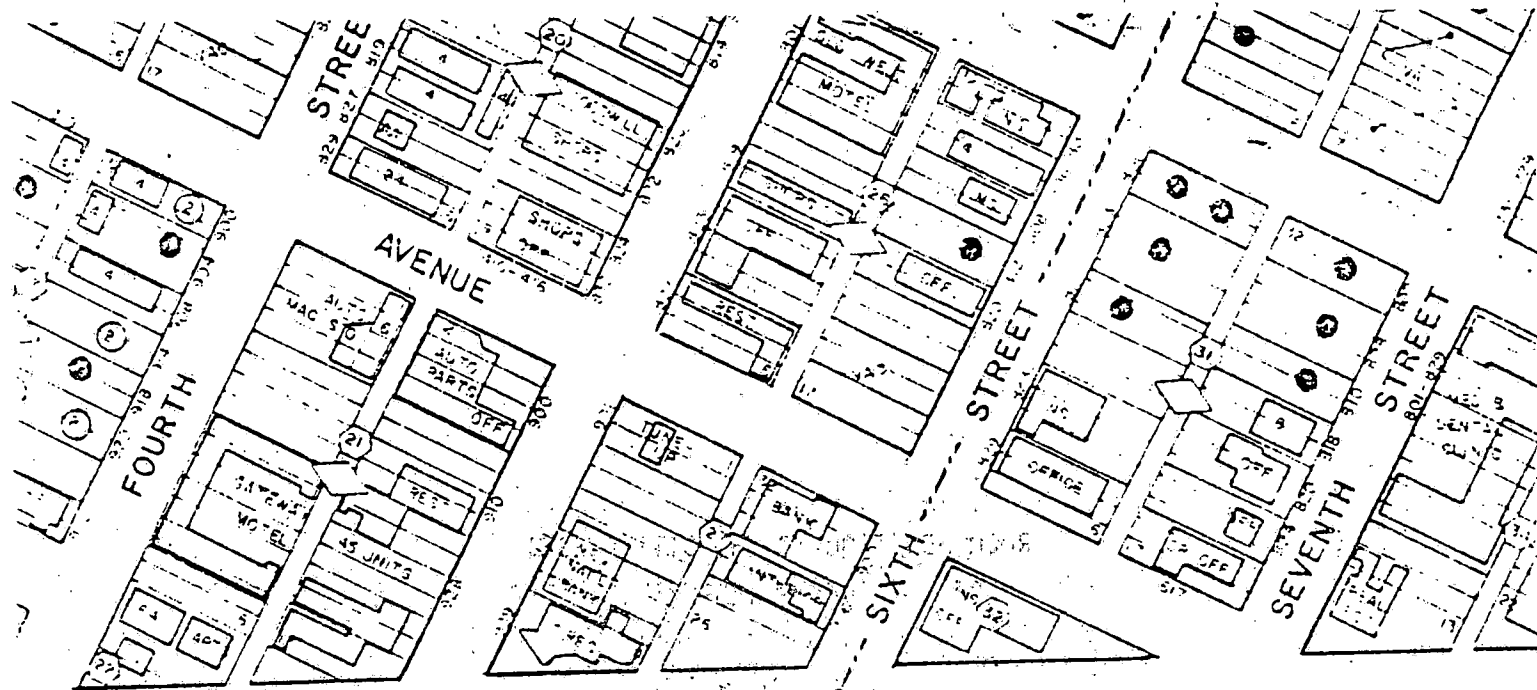
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

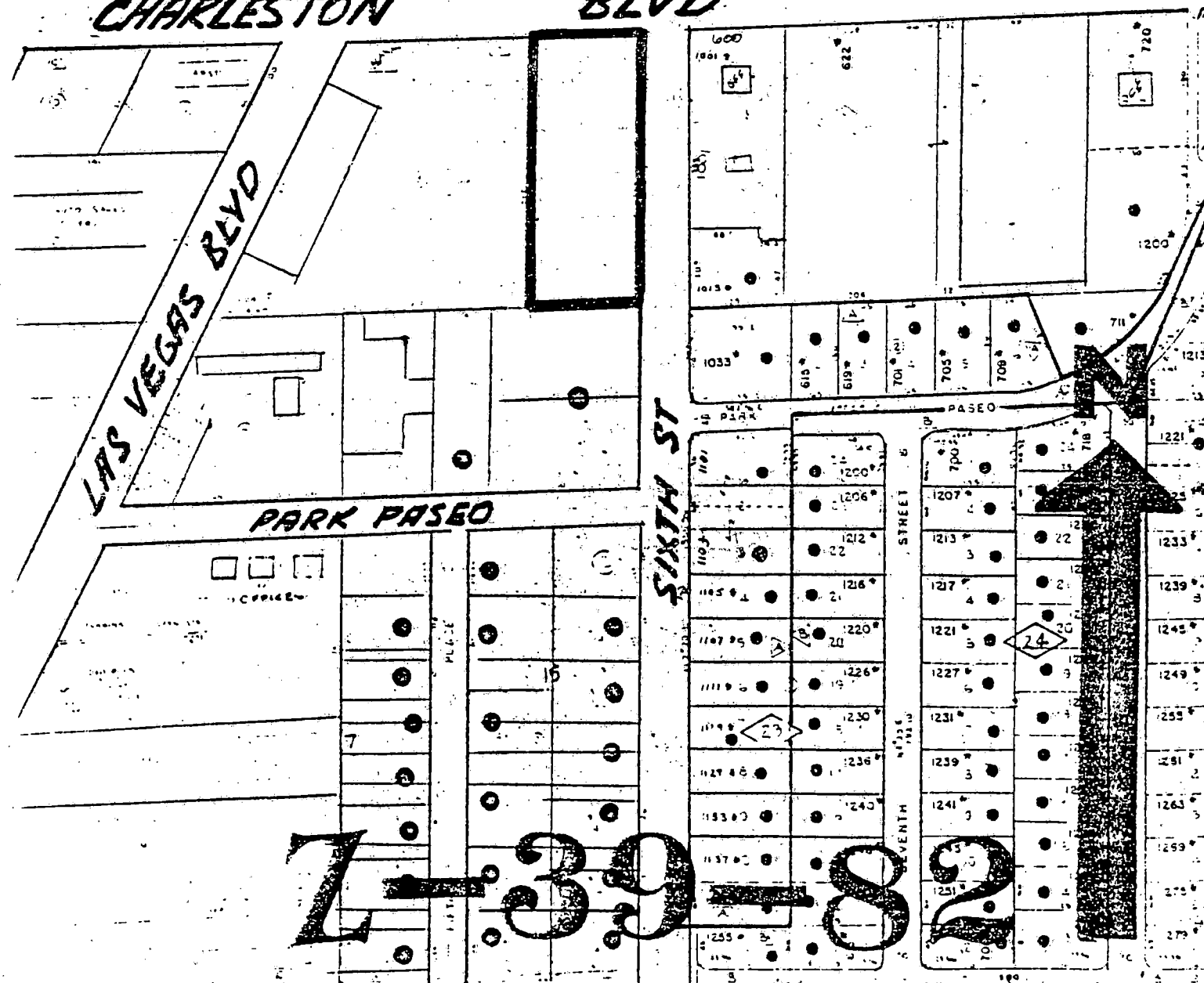
HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



CHARLESTON BLVD



7-39-82

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 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-83-77

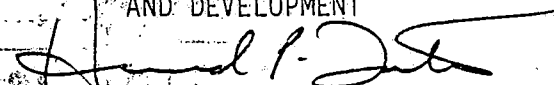
PLOT PLAN
REVIEW

REQUEST OF IRVIN R. REEVES FOR A
PLOT PLAN REVIEW TO ALLOW A STORAGE
ROOM ADDITION TO THE SIDE (WEST)
PROPERTY LINE ON PROPERTY LOCATED
AT 621 NORTH EASTERN AVENUE, C-1
ZONE (LIMITED COMMERCIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT 1, BLOCK 5, OF GREATER LAS VEGAS
ADDITION TRACT NO. 1.

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

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

(SEE LOCATION MAP ON REVERSE SIDE.)

City Clerk

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-12-83

PETITION OF VACATION SUBMITTED BY
THE CITY OF LAS VEGAS TO VACATE THE
GRADE CROSSING EASEMENT GENERALLY
LOCATED AT THE INTERSECTION OF OWENS
AVENUE WITH THE UNION PACIFIC RAILROAD
RIGHT-OF-WAY.

THE ABOVE PROPERTY IS LEGALLY
DESCRIBED AS A 50' x 100' EASEMENT
SITUATED IN THE NORTHEAST QUARTER
(NE $\frac{1}{4}$) OF SECTION 27, 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 vacation or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

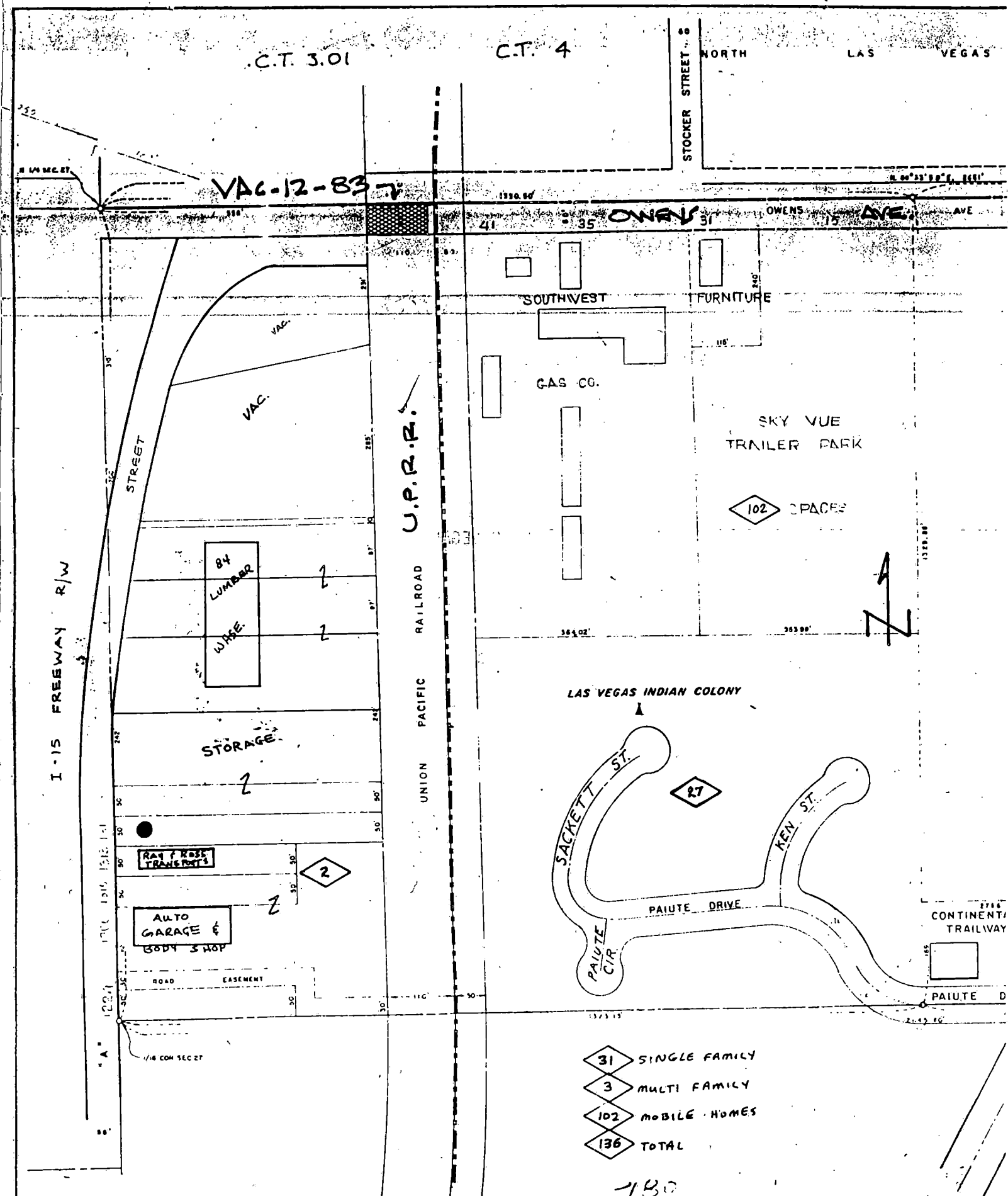
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:Cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

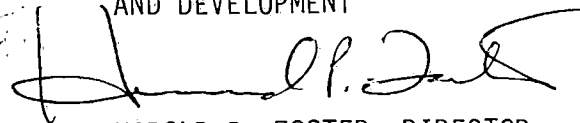
VAC-13-83

PETITION OF VACATION SUBMITTED BY
B.P.O.E. #1468 TO VACATE THE 20'
WIDE ALLEY GENERALLY LOCATED NORTH
OF BONANZA ROAD BETWEEN LAS VEGAS
BOULEVARD NORTH AND 9TH STREET.

THE ABOVE PROPERTY IS LEGALLY
DESCRIBED AS A PORTION OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 27, 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 vacation or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-14-83

PETITION OF VACATION SUBMITTED BY NEVADA
SAVINGS AND LOAN ASSOCIATION TO VACATE A
10' WIDE DRAINAGE EASEMENT GENERALLY
LOCATED BETWEEN ASPENCREST DRIVE AND TORREY
PINES DRIVE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE SOUTH TEN FEET (10') OF LOT 12, AND THE
SOUTH TEN FEET (10') OF THE EAST SIXTY FEET
(60') OF LOT 33, BLOCK 1 OF WOODCREST UNIT
NUMBER 1.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

SEPTEMBER 27, 1983

Notice is hereby given that on September 27, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

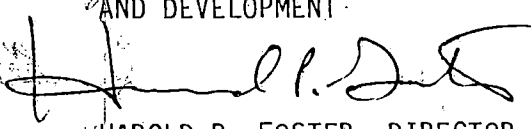
VAC-15-83

PETITION OF VACATION SUBMITTED BY DOROTHY BOLOGUESE, ET AL TO VACATE A PORTION OF A 73' RADIUS CORNER GENERALLY LOCATED ON THE NORTHWEST CORNER OF WEST SAHARA AVENUE AND VALLEY VIEW BOULEVARD.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 6, TOWNSHIP 21 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 vacation or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

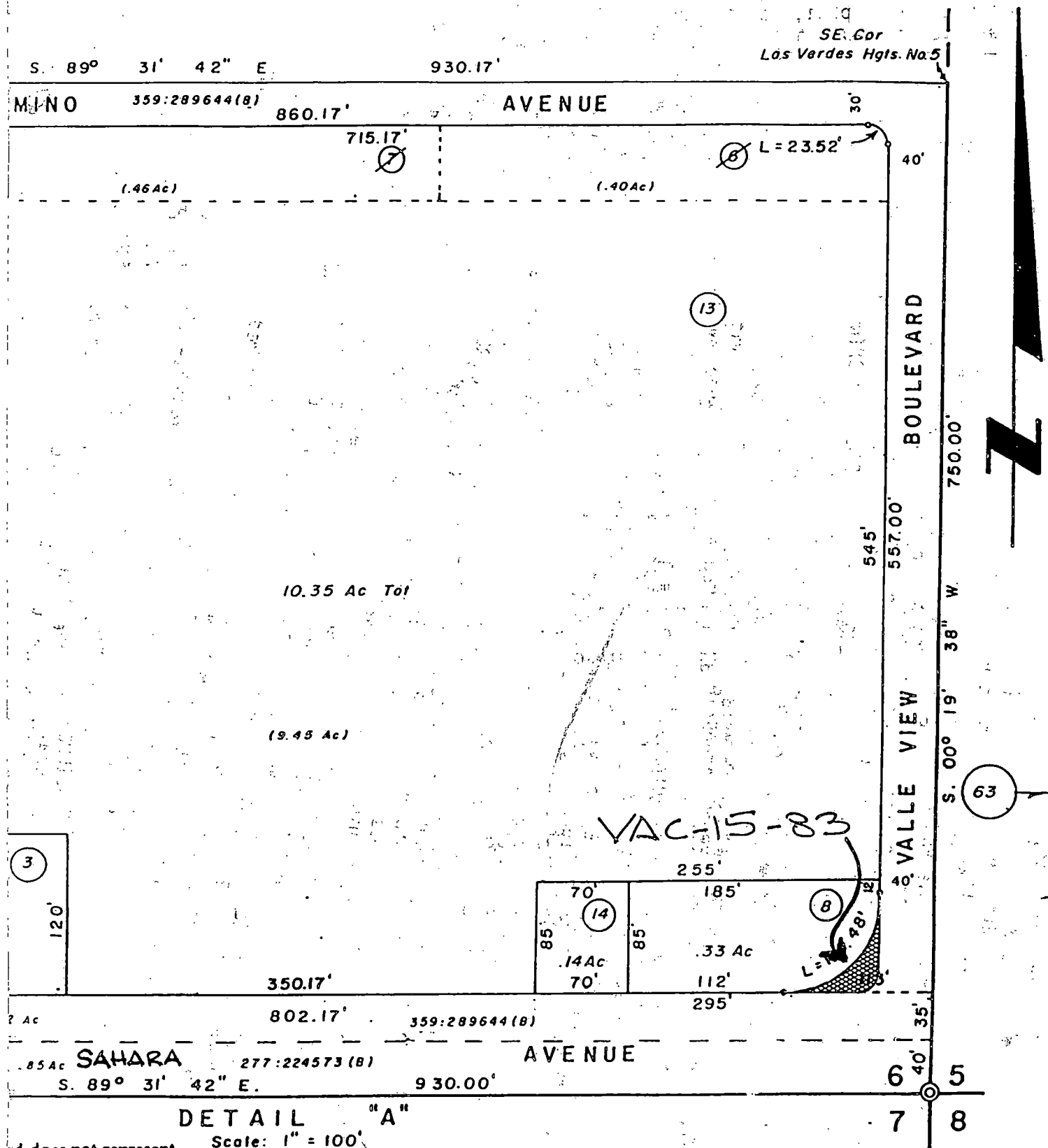

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

SEC. 0 1. 413. R. 01 E



and does not represent

accuracy.

MINUTES

CITY PLANNING COMMISSION

SEPTEMBER 27, 1983

CALL TO ORDER:

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

PRESENT:

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

EXCUSED:

Chairman Bugbee
Mrs. Tracy
Mr. Kennedy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
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 August 11, 1983 with the following correction: Page 5, Item 6, VAC-9-83, Line 9 should read "approved" instead of "improved." Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-100-64(131)

(Abeyance Item
from 9/8/83)

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).

PLOT PLAN REVIEW

This item was withdrawn by the applicant.

WITHDRAWN

2. Z-59-82

(Abeyance Item
from 9/8/83)

PLOT PLAN REVIEW

APPROVED

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).

MR. FOSTER stated this item was held in abeyance from the previous meeting because the applicant was not present. This proposal involves a request for a temporary office facility which will be two mobile homes put together to be used for a doctor's office while the medical facility is being constructed on the westerly portion of the property. When the temporary office is removed, the balance of the lot will be used for parking. The applicant is requesting a six-month time period. Staff would not accept the temporary facility if it was for a long duration, but since it will only be in existence for six months, it would not oppose it. Therefore, staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) This use shall cease March 8, 1984 and the temporary office shall be removed, and 3) Standard Condition No. 8.

DR. LARRY FOREMAN, 5701 West Charleston Boulevard, appeared for the application on behalf of the Clark County Physicians. They are in the process of constructing a 19,000 square foot professional plaza building on this site. Due to the termination of their lease at the Red Rock Medical Center, they are in need of a facility until the professional plaza building is completed. The building should be ready in 3 months.

GORDON ROBERTS, 1013 Ron Evans, appeared to represent Time Development. They have made arrangements for their long-term financing.

MR. FOSTER stated Condition No. 2 should be amended to read: "or completion of the new building, whichever is sooner."

MR. JOHNSTON made a Motion for APPROVAL of Z-59-82, Plot Plan Review, subject to staff's conditions with the amendment to Condition No. 2.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. Z-84-83

APPROVED

Application of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located on the east side of Rainbow Blvd. between Charleston Blvd. and Alta Dr., from R-1 (Single-Family Residence) to R-CL (Single-Family Compact Lot).
Proposed Use: Medium Density Single-Family Residences
(Detached)

Mr. Foster stated this parcel is the south end of the Metropolitan parcel. They own property up to Alta on the north, Rainbow on the west, and Lorenzi on the east. The parcel to the north was approved for R-CL zoning recently. At the time that parcel was approved, they indicated that on this parcel they would request a higher density, but have changed their minds and submitted this application for R-CL. They are proposing 102 lots. All the access will be on Lorenzi for

1. Z-84-83

(Continued)

this application. When the zoning request for the parcel to the north was heard before the City Council, the smaller home containing 922 square feet was deleted and the next larger size home became the minimum size with about 1,150 square feet. Staff feels this requirement should be applied to this remaining parcel. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to provide for minimum 18 foot curb cuts and driveway widths to provide two parking spaces on each site, 3) Standard conditions 6 through 8, 4) Install street improvements on Lorenzi Blvd. and sidewalk on Rainbow Blvd. as required by Engineering Services, 5) Approval of the drainage from the two culverts through this property as required by the Department of Engineering Services. Staff does not have any protests on record.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared to represent the applicant. They are in accord with staff's recommendations. The setbacks and elevations of the homes will be attractive so the homes will be readily marketable.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-84-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

2. TENTATIVE MAP #2

METROPOLITAN'S
ALTA MEADOWS

APPROVED

Property generally located south of Alta Drive, between Lorenzi Boulevard and Rainbow Boulevard, R-1 Zone (proposed R-CL).

Owner/Subdivider: Metropolitan Development
No. of Acres: 13.02 No. of Lots: 102

MR. NULL stated this is the tentative map for zoning case Z-84-83. Staff would recommend the following conditions: 1) Approval of Z-84-83, 2) Conformance to the conditions of approval for Z-84-83, 3) No vehicular access to Rainbow Boulevard from the abutting lots, 4) Wall statement, and 5) Provide a minimum 16 foot front yard setback. With these conditions and the normal conditions, staff would recommend approval. Also, a waiver will be necessary for the length of the cul-de-sac streets, Pasco Circle and Chehalis Circle. Staff would recommend approval of the waiver.

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

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map #2 for Metropolitan's Alta Meadows, subject to staff's recommendations.

Voting was as follows:

2. TENTATIVE MAP #2
(Continued)

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

3. FINAL MAP
METROPOLITAN'S
ALTA MEADOWS #1
APPROVED

Property generally located south of Alta Drive between Lorenzi Boulevard and Rainbow Boulevard, R-1 Zone (proposed R-CL).

Owner/Subdivider: Metropolitan Development
No. of Acres: 9.7 No. of Lots: 78

MR. NULL stated this final map is in substantial conformity with the tentative map. The tentative map was originally called Rainbow/Alta. Staff would recommend approval, subject to: 1) Conformance with the tentative map, and 2) Conformance to the conditions of approval for the tentative map.

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

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. FINAL MAP
BREEZEWOOD #2
APPROVED

Property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-E and R-MHP Zones (under Resolution of Intent to R-CL).

Owner: Nevada Escrow Service, Inc.
Subdivider: Nova Properties, Inc.
No. of Acres: 6.03 No. of Lots: 47

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

FRANK WYATT, 1405 Arville Street, appeared for the application. They are in agreement with staff's recommendations.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP

SAN TROPEZ
COUNTRY CLUB
PHASE I

APPROVED

Property generally located on the north side of Vegas Drive between Tonopah Drive on the west and Comstock Drive on the east, R-E Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: San Tropez, Inc.

No. of Acres: 48 No. of Lots: 150

MR. NULL stated Comstock Drive is to the east, Vegas Drive to the south, and Tonopah Drive to the west. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Conformance with the tentative map, and 2) Conformance to the conditions of approval for the tentative map.

CLYDE SPITZE, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicant. They are in accord with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for San Tropez Country Club, Phase I, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

(Item No. 23, Z-10-80, Extension of Time, on the Supplemental Agenda was heard at this time.)

6. FINAL MAP

THE PLAZAS
OFFICE PARK
PHASE I
(REVISED)

APPROVED

Property generally located on the west side of Paseo Del Prado, north of Sahara Avenue, R-1 and C-1 Zones (under Resolution of Intent to C-1).

Owner/Subdivider: Rancho Bonito Associates

No. of Acres: 2.1 No. of Units: 144

MR. NULL stated this is a review of Phase I. The building positions will remain the same. However, they plan to move the phase line, which changes the parking spaces for an additional four spaces. Staff would recommend approval, subject to: 1) Conformance to the conditions of approval for the tentative map.

CLYDE SPITZE, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicant. They are in agreement with staff's presentation.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for The Plazas Office Park, Phase I (Revised), subject to staff's condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

7. VAC-12-83

APPROVED

Petition of Vacation submitted by THE CITY OF LAS VEGAS to vacate the grade crossing easement generally located at the intersection of Owens Avenue with the Union Pacific Railroad Right-of-Way.

MR. NULL stated the Union Pacific Railroad has offered the City a new below-grade crossing easement, which the City has accepted. Staff recommends approval with the standard conditions.

No one appeared in opposition.

MR. GUTHRIE made a Motion for APPROVAL of VAC-12-83.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced a date will be set for a public hearing on this item at the October 5, 1983 City Council meeting.

8. VAC-14-83

APPROVED

Petition of Vacation submitted by NEVADA SAVINGS AND LOAN ASSOCIATION to vacate a 10 foot wide drainage easement generally located between Aspencrest Drive and Torrey Pines Drive.

MR. NULL stated the old drainage easement runs south of Lots 33 and 12. The new drainage easement runs along the west side of the block and along the south side of Lot 13. The final map is being recorded. 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.

PAUL VALENTINE, Engineering Surveyors, Inc., 7022 West Charleston Boulevard, appeared to represent the applicant. They are in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of VAC-14-83, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced a date will be set for a public hearing on this item at the October 5, 1983 City Council meeting.

9. VAC-15-83

APPROVED

Petition of Vacation submitted by DOROTHY BOLOGNESE, ET AL to vacate a portion of a 73 foot radius corner generally located on the northwest corner of West Sahara Avenue and Valley View Boulevard.

MR. NULL stated staff would recommend approval, subject to 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.

JOSEPH BOLOGNESE, 7040 Palmyra, appeared for the application. They plan to discard a canopy that is currently on the premises. They are in accord with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of VAC-15-83, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced a date will be set for a public hearing on this item at the October 5, 1983 City Council meeting.

10. A-11-83(A)

APPROVED

Petition of Annexation submitted by JOHN J. PAVELL, ET AL to annex property generally located on the west side of Decatur Boulevard, approximately 573 feet south of Lake Mead Boulevard, containing approximately 4 acres.

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

ALLEN PAVELL, 4525 West Twain Avenue, appeared as one of the owners of the property. They are in accord with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of A-11-83(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

11. VAC-13-83

APPROVED

Petition of Vacation submitted by B.P.O.E. #1468 to vacate the 20 foot wide alley generally located north of Bonanza Road between Las Vegas Boulevard North and 9th Street.

MR. NULL stated the School District has used the north/south section of the alley to Bonanza Road for an emergency access to their property. Therefore, staff would suggest that an easement be retained over this section for vehicular access and that it be written into the Order of Vacation. Staff recommends approval with the one year to record statement and the standard conditions.

11. VAC-13-83
(Continued)

GAIL GIBSON, 1914 South Highland Avenue, appeared for the application. Originally, the Elks owned this property and deeded it to the City. Now, they are asking for their property back. They want to use the property for parking for their motel.

ISADORE VANNOZZI, 724 Encanto Road, appeared to obtain further information.

MR. JOHNSTON made a Motion for APPROVAL of VAC-13-83, and an easement be created for access to School District property.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced a date will be set for a public hearing on this item at the City Council meeting on October 5, 1983.

12. Z-76-83

APPROVED

Application of B.P.O.E. (ELKS) #1468 for reclassification of property generally located on the north side of Bonanza Road between Las Vegas Boulevard and 9th Street, from C-1 (Limited Commercial) and C-2 (General Commercial), to C-2 (General Commercial).
Proposed Use: 150-Unit Motel.

MR. FOSTER stated this is the parcel just south of the alley where the Vacation was approved in Item 11 on the north side of Bonanza. They are proposing a 150-unit motel on the parcel. On the corner at Las Vegas Boulevard and Bonanza they are proposing a 4,000 square foot casino, which is not part of this application. The motel will be four stories with off-street parking on the ground level. This parcel is all C-2, except for the center portion. The general zoning pattern in this area is C-2. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended in the following manner: a. Provision of two-way access from the most easterly curb cut permitted by the Traffic Engineer, and b. Provision of a 6 foot block wall along Encanto Drive to restrict access, 3) Approval of and the recording of the Order of Vacation of the alley easement and right-of-way under VAC-13-83, 4) Standard conditions 2 through 8, 5) Dedication of 10 feet of right-of-way for Bonanza Road as required by the Department of Engineering Services, and 6) Install street improvements as required by the Department of Engineering Services. Staff does not have any protests on record, but three approvals.

GAIL GIBSON, 1914 South Highland Avenue, appeared for the application. They are in accord with staff's recommendations.

ISADORE VANNOZZI, 724 Encanto Road, appeared to inquire about the parking situation at the motel.

MR. GUTHRIE made a Motion for APPROVAL of Z-76-83, subject to staff's conditions.

Voting was as follows:

12. Z-76-83
(Continued)

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

13. Z-77-83
APPROVED

Application of CAVA, INC. for reclassification of property generally located on the northwest corner of 8th Street and Charleston Boulevard (721 East Charleston Boulevard), from R-4 (Apartment Residence) to C-1 (Limited Commercial).
Proposed Use: Commercial Shopping Complex

MR. FOSTER stated this has been an office complex for a long time by means of a Use Permit. They want to rezone it to C-1 so they can have retail sales. There is C-1 and C-2 zoning in this area. They have 49 off-street parking spaces which meets the Code requirement. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan amended to provide landscaping along the street frontages in the waste spaces as required by the Department of Community Planning and Development, and 3) Standard Condition No. 8. Staff has one protest on record who is primarily concerned about the parking situation.

DR.E.F. CAVA, 3021 Alta Drive, appeared for the application. There will be small shops in the shopping complex with a sign in the front of the complex.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-77-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

14. Z-78-83
DENIED

Application of WALLACE S. WALTERS for reclassification of property located at 614 Willow Trail, from C-2 (General Commercial) to R-3 (Limited Multiple Residence).
Proposed Use: Medium-High Density Residential
(Five-Unit Apartment Building)

MR. FOSTER stated this property is located in an area the City inherited from the County containing C-2 zoning. It extends about 660 feet from the center of Rancho Drive and runs parallel to the highway and crosses property lines, which has caused problems in the area primarily because many of the properties have been developed with single-family homes. There is a single-family home on this site. However, at the south end of Willow Trail some of the property was rezoned to R-3 for apartments and on the

14. Z-78-83

(Continued)

west side of Willow Trail at the south end there is an R-2 pattern. Immediately south of this site there was a rezoning to R-1. Staff recommends abeyance until the General Plan Update is completed, which will determine the ultimate land use pattern for this area. Staff has 10 protests and 1 approval on record.

WALLACE S. WALTERS, 614 Willow Trail, appeared for the application. He prefers to proceed with the R-3 rezoning or build on the present C-2 zoning rather than hold this item in abeyance. He feels the proposed five-unit building will be more compatible with the area than the thirteen-unit building he would be allowed in the C-2 zoning.

STAN STEELE, S. E. Steele Designing, 40 Elena Avenue, Riverside, California, appeared on behalf of the applicant. They may have a problem with their financing if this item was held in abeyance until January.

VICTOR HARLAN, 617 Willow Trail, appeared in protest. There is a problem in the area with water pressure and with increased density there will be an even greater problem. Ned Barker of the Fire Department advised him there is not enough water pressure to take care of any additional density. The nearest fire hydrant is 600 feet and 300 feet is the minimum distance.

There were six persons in the audience in protest.

MR. FOSTER said the Fire Department indicated that fire hydrants would have to be installed in accordance with the current fire codes and water for fires would have to be determined when final construction plans are submitted.

MARY DIXON, 618 Willow Trail, appeared in protest. This building will create additional traffic for the area.

GLADYS COLLINS, Village Realty, 3900 West Charleston Blvd., appeared on behalf of the applicant because she sold this property to Mr. Walters several years ago. These units will be condominiums and not rentals.

STAN STEELE AND WALLACE S. WALTERS appeared in rebuttal. They had a letter from the Eastland Heights Water Association advising that the water service in the area is ample to supply this building as well as the entire area. They will have to comply with the water requirements or the City will not let them proceed with construction. They still prefer to proceed with this application and not hold it in abeyance.

MR. GUTHRIE made a Motion for DENIAL of Z-78-83.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

15. Z-79-83

APPROVED

Application of WENDY'S OF LAS VEGAS, INC. for reclassification of property generally located 155 feet west of Arville Street on the north side of Sahara Avenue, from R-1 (Single-Family Residence) to C-1 (Limited Commercial).
Proposed Use: Parking Lot Expansion

MR. FOSTER stated this request is west of the existing Wendy's facility on the property. They would like to expand their parking lot to provide for 26 additional spaces. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 8, 3) Install sidewalk on Sahara Avenue as required by the Department of Engineering Services, and 4) Construct a 6 foot block wall along the north property line. Staff does not have any protests on record.

LOU BONFANTE, 4039 Meadow Grove Avenue, appeared to represent the application. They are in accord with staff's recommendations.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-79-83.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

16. Z-80-83

APPROVED

Application of SOL AND SARAH SHAPIRO for reclassification of property generally located on the northwest corner of Eastern Avenue and St. Louis Avenue, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).
Proposed Use: Office

MR. FOSTER stated the applicant is proposing to construct a major addition to the existing residence. The zoning requirement would necessitate a 20-foot front setback which means there has to be a slight reduction in the addition along the St. Louis Avenue side of the property. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations as follows: a. Provide a 20 foot setback from St. Louis Avenue, b. Reduce the 6-foot wall height on the west side to 4 feet with the top 2 feet 50% open in the south 20 feet, c. Shift the north parking spaces westerly to eliminate the space backing on to Eastern Avenue, and 3) Standard conditions 2 through 8. Staff does not have any protests on record.

MICHAEL ASHE, 1638 East Charleston Boulevard, appeared to represent the applicants. They are in accord with staff's recommendations. This will be an insurance office. This property has an Eastern Avenue address.

No one appeared in opposition.

16. Z-80-83
(Continued)

MRS. COLEMAN made a Motion for APPROVAL of Z-80-83, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

17. Z-81-83
APPROVED

Application of WALLACE D. AND MAGDALIN R. EKANGER for reclassification of property generally located on the east side of Tonopah Drive between Bonanza Road and Washington Avenue, from R-E (Residence Estates) to R-PD3 (Residential Planned Development).

Proposed Use: Low Density Detached Single-Family
Residential (Planned Unit Development)

MR. FOSTER stated this property is across from a planned development which has been approved for 17 units per acre. North of that are two R-3 parcels: one is developed on the west side of Tonopah and the other one to the north is vacant. There is R-E to the north of this application and R-E to the east and south. Staff has some concern about the density in this neighborhood. The applicant is proposing to divide this parcel into four lots ranging from 13,000 to 17,000 square feet in size. There is an existing house on the front portion. The R-PD zoning requires a five-acre minimum site and they only have 1.3 acres. Staff feels the waiver is appropriate and would recommend approval of the application, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 5 through 8, 3) Recording of a parcel map and providing CC&R's on the planned development, 4) Removal of the miscellaneous yard fencing that transcends the property lines, 5) Establish building setback lines on the parcel map, 6) Building elevations shall be approved by the Department of Community Planning and Development, and 7) Install street improvements on Tonopah Drive as required by the Department of Engineering Services. Staff does not have any protests on record.

DAVID EKANGER, 804 North Tonopah Drive, appeared to represent the applicants. They are in accord with staff's conditions.

No one appeared in opposition.

MRS. COLEMAN made a Motion for APPROVAL of Z-81-83, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

18. Z-82-83

APPROVED

Application of BETH JOHNSON and MARCELLA ANN LANE for reclassification of property located at 1904 South Maryland Parkway, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).
Proposed Use: Office

MR. FOSTER stated this is a property on Maryland Parkway where office use is being requested. The three lots to the south have been approved for P-R zoning. There is a small storage building on the premises where they need to have an additional parking space and the applicants have agreed to remove the building. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 8, and 3) Provision of 5 parking spaces. Staff does not have any protests on record.

NANCY TUPPER, 5765 North Campbell Road, and NAN KING, 2020 Fontana, appeared for the applicants. They are in accord with staff's recommendations.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-82-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

19. Z-83-83

DENIED

Application of KATHLEEN HARDWICK, ET AL for reclassification of property generally located on the north side of Johnson Avenue between Pecos Road and Pearl Street, from R-1 (Single-Family Residence) to R-3 (Limited Multiple Residence).
Proposed Use: Medium-High Density Residential
(Apartments)

MR. FOSTER stated there is R-1 to the north and east of this property. There is R-1 and C-1 to the south. To the south-east is multi-family and east of that is R-3 that is developed. To the west is a large parcel of C-1 that is vacant. This request is for 7 two-story fourplexes. All the units will be two bedrooms for a total of 28 units. Staff feels that multi-family should be allowed on the south side of Johnson Avenue and the north side of Johnson Avenue should be R-1. Therefore, staff would recommend denial and has 67 signatures in protest.

JIM KEITH, 1454 San Felipe Drive, appeared for the applicant. Due to the scattered development in the area, they felt this would be the best use of this land to provide moderate income housing.

BOB SCHOFIELD, 154 Greenbriar, appeared to represent the developer as a partner in the development.

DAVID PHILLIPS, 100 North Pecos Street, appeared in protest. This project will devalue the homes in the area. They feel Johnson Avenue should be the dividing line between commercial and residential zoning.

19. Z-83-83

(Continued)

JAMES BANNER, 2223 Poplar, appeared in protest. They do not want any more changes in the area, nor more density.

ROBERT DIETZ, 170 Pecos Drive, appeared in protest. He feels Johnson Avenue should be the dividing line between the residential and commercial properties.

LEONARD LEAVITT, co-owner of the property, appeared stating he has owned this property for five years and has not seen any type of development in the area in that length of time. Tenants prefer to be located on a secondary street such as this property rather than on a main thoroughfare. This will upgrade the area.

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

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

20. Z-83-77

PLOT PLAN REVIEW

APPROVED

Request of IRVIN R. REEVES for a Plot Plan Review to allow a storage room addition to the side (west) property line on property located at 621 North Eastern Avenue, C-1 Zone.

MR. FOSTER stated this is a minor addition to an existing commercial building. There is R-1 to the west and the adjoining property owner to the west does not object. There is C-1 to the south. Staff would recommend approval, subject to: 1. Conformance to the revised plot plan and elevations. Staff has one letter of approval.

DENNIS RUSK, architect, 1208 South Eastern Avenue, appeared to represent the applicant. They agree with staff's recommendation.

MR. JOHNSTON made a Motion for APPROVAL of Z-83-77, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this is final action.

21. Z-39-82

REVIEW OF
CONDITION

ABEYANCE

Request of A. W. HAM, JR., ET AL for a Review of Condition to allow access to the property from Sixth Street (entrance only) on property generally located on the southwest corner of Sixth Street and East Charleston Boulevard, R-1 Zone (under Resolution of Intent to P-R).

VICE CHAIRMAN MACK announced the applicant has requested this item be held in abeyance.

21. Z-39-82
(Continued)

MR. JOHNSTON made a Motion for ABEYANCE of Z-39-82, Review of Condition.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Planning Commission on October 13, 1983.

22. Z-76-79
EXTENSION
OF TIME

APPROVED

Request of BEDFORD CONSTRUCTION COMPANY for an Extension of Time on property generally located on the southwest corner of Decatur Boulevard and Doe Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-1).

MR. FOSTER stated the applicant is requesting a two-year extension. It has been the policy of the City to only allow a one-year extension. This request is due to economic conditions. Staff would recommend approval, subject to: 1) Resolution of Intent be extended to 10/19/84, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

BARRY BECKER, 50 South Jones Boulevard, Suite 101, appeared for the application. This zoning also included another strip of land which professional offices have been constructed. They have a plot plan which is acceptable to the residents in the area and are requesting two years so they will be able to utilize their plan. Construction should start this spring.

MR. GUTHRIE commented that if construction is started, it would keep the zoning active.

MR. JOHNSTON made a Motion for APPROVAL of Z-76-79, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

23. Z-10-80
EXTENSION
OF TIME

APPROVED

Request of SAN TROPEZ, INC. for an Extension of Time on property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive, R-E Zone (under Resolution of Intent to R-PD8).

MR. FOSTER stated this is their fifth request for an extension of time. However, they are preparing their maps and getting ready to start construction. Staff would recommend approval, subject to: 1) Resolution of Intent shall be extended to 11/7/84, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

23. Z-10-80

(Continued)

CLYDE SPITZE, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant. They agree to staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of Z-10-80, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

SUPPLEMENTAL AGENDA:

1. ZC-92-80

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED

Request of NORMAN KAYE REAL ESTATE COMPANY for a Reinstatement and Extension of Time on property located at 2393 Potosi Street, R-E Zone (under Resolution of Intent to P-R).

MR. FOSTER stated this is their second request for an Extension of Time. Staff would recommend approval, subject to: 1) Resolution of Intent shall be extended to 10/19/84, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

WILMA LITTLEFORD, 6600 Pickford, appeared to represent the application as one of the owners. They need an extension due to lack of funds.

MR. JOHNSTON made a Motion for APPROVAL of ZC-92-80, Reinstatement and Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

2. Z-38-82

EXTENSION
OF TIME

APPROVED

Request of JERRY P. GUMFORY for an Extension of Time on property generally located on the northeast corner of Cheyenne Avenue and Bronco Road, N-U Zone (under Resolution of Intent to C-1 and P-R).

MR. FOSTER stated this is the first request for an extension of time. He indicates economic problems. Staff would recommend approval, subject to: 1) Resolution of Intent shall expire October 6, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

JERRY P. GUMFORY, 5735 Sheila, appeared for the application. He is in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of Z-38-82, Extension of Time, subject to staff's conditions.

Voting was as follows:

2. Z-38-82
(Continued)

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983.

3. PK-2-83
PARKING REVIEW
APPROVED

Request of GARY GUY WILSON ON BEHALF OF ROBERT LEMMON for a Parking Review on property located at 119 North Maryland Parkway, C-2 Zone.

MR. FOSTER stated this involves a request to reduce the parking on this site. This is on the west side of Maryland Parkway about a half block north of Fremont Street. They are proposing a 59-unit apartment project and would like to provide 50 parking spaces, which is 9 less than the ordinance requires. However, the ordinance says the parking can be reduced to 1 space for every 2 units upon approval by the City. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations. This will be a three-story building with parking underneath and around the periphery to the north.

RICHARD HERMAN, Gary Guy Wilson Architects, appeared for their client. They concur with staff's recommendation. There will be 47 studio apartments and 12 one-bedroom apartments.

MR. GUTHRIE made a Motion for APPROVAL of PK-2-83, Parking Review, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by the City Council on October 19, 1983 at 2:00 P.M.

4. Z-29-82
REINSTATEMENT
AND EXTENSION
OF TIME
APPROVED

Request of PANDELIS CONSTRUCTION COMPANY, INC. for a Reinstatement and Extension of Time on property located at 820 Shadow Lane, R-E Zone (under Resolution of Intent to P-R).

MR. FOSTER stated this request is for an office complex. When the applicant came in for a building permit, he discovered his zoning had expired on this property, but he was within the reinstatement period. Staff would recommend approval, subject to:
1) Resolution of Intent shall expire October 19, 1984,
and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

NICK PANDELIS, 3909 South Maryland Parkway, appeared for the application. He will conform to staff's requirements.

MRS. COLEMAN made a Motion for APPROVAL of Z-29-82, Reinstatement and Extension of Time.

Voting was as follows:

4. Z-29-82
(Continued)

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this item would be heard by
the City Council on October 19, 1983.

5. Z-100-64(132)

PLOT PLAN
REVIEW

APPROVED

Request of JOHN T. MORAN, JR. for a Plot Plan Review on
property generally located on the northwest corner of
4th Street and Garces Avenue, R-4 Zone (under Resolution
of Intent to C-2).

MR. FOSTER stated this is a proposed two-story office
building. The plot plan proposes some tandem parking,
which is not recognized by the ordinance. They only
have five off-street parking spaces. With the amount of
building area, it would require 19 spaces. They are
proposing satellite parking at the Valley Bank building parking
lot across the alley to the northwest. It would require City Council
action on the satellite parking. Staff would recommend
approval of this plot plan under the Downtown Resolution.
Staff would recommend approval, subject to: 1) Conformance
to the plot plan and elevations amended to shift the
building 10 feet westerly, 2) Nineteen parking spaces
shall be provided as required by Code prior to construction,
and 3) Standard conditions 2 through 8.

JOHN T. MORAN, JR., applicant, and MICHAEL MORRIS, general
contractor, appeared for the application. They concur with
staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of Z-100-64(132),
Plot Plan Review.

Voting was as follows:

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

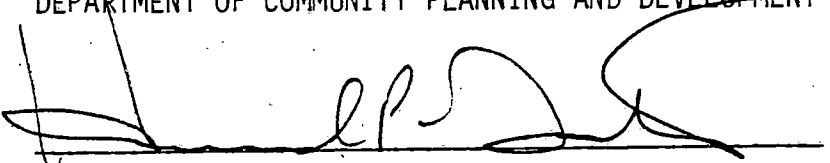
Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MACK announced this is final action.

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 9:35 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/10

NAME

P.C.

9-27-83

ADDRESS

Dr. Larry Foreman

GORDEN Roberts

Allan Gault

Ernie J. Coon

W. D. O. W. A. L. H. E. R.

Mary Dike

Mike Ashe

DAVE FRANKS

Kenny T. Lippin

Mark King

Jim Smith

Bob Schmitt

Donna Phillips

JIM BARNER

Robert Dietz

Samuel Smith

Jim P. Lippin

Eddie Moore

5701 W. Charleston

1013 Ron Evans

4525 W. Juana

3021 Alta St.

614 Welton Street

618 Welton Drive

1638 E. Charleston

804 N. TOWPATH

5765 N. Campbell Rd.

2020 Fontana

1454 San Felipe Dr.

154 Greenbriar

100 NO 7005 ST LV

2223 Poplar Ln. 89101

170 Pecos Dr.

5040 Santa Rd, C.V., 89110

5735 Sheila Ave.

1418 King

NAME

P.C.

G.C. Wallace

F.E. WATT

Glyde Spitzer - VTW

Paul Velestini ESI

James B. Lawrence

Gail Nelson

Charles H. Vannuzzi

STAN STEELE

Gladys G. Collins

V. H. Hargis

James J. Brufante

Jeff Hargis

DENNIS E. RUSK

Barry W. Bunker

William D. Hargis

W. H. Pender

9-27-83 ADDRESS

1100 E. Sahara Ave., L.V. 89104

1405 Arville St. LV 89102

2800 W. Sahara 89102

7022 W. CHARLESTON

7040 Salinas 89117

1914 So. Highland

724 Lincoln St. Rd

40 ELENA AVE. RIVERSIDE, CA.

3900 W. Charleston Blvd.

617 W. 12th St.

4839 Meadow Brook Ave

362 W. 18th St.

1208 S. EDSTERN

50 S. Jones St # 101

6600 Rockford

3909 So Maryland

INTER-OFFICE MEMORANDUM

September 26, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
SEPTEMBER 27, 1983

COPIES TO:

✓CITY CLERK'S OFFICE
CITY ATTORNEY
CINDY
RICKOLD BUSINESS:

1. Z-100-64(131)

This item was held from September 8th as the applicant was not represented. The applicant has telephonically indicated that this request would be formally withdrawn.

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.

2. Z-59-82

This item was held in abeyance as the applicant was not present at the September 8th meeting.

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.

Z-59-82(continued)

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 Oakley 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 March 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.

NEW BUSINESS:

1. Z-84-83

This is in keeping with staff's recommendation on the 18 unit per acre and P-R proposal on this site, i.e. R-CL of a density of 6-7 units per acre. There are 54 whole lots plus 10 segments possibly constituting two more lots. Assuming a 56 lot yield this proposal is 6.4 units per gross acre or 7.78 units per the remaining acreage when the major streets are excluded.

As before, although the General Plan maximum population will be slightly exceeded that is a result of past high density developments and in that this is an appropriate land use, the excess is only about 4% which is inconsequential or acceptable. In that this is a minor project the impact data is not being prepared. The protestants in the last R-CL case to the north only opposed the possibility of higher than R-CL density probability which is not the case.

The plans reflect one and two story two and three bedroom detached models with the smallest unit 1,150 sq. ft. Some of the models have no garages or carports and have single land drives. The square footage is appropriate. The lot sizes (40' x 100') require that the driveways be a minimum of 18' wide with corresponding curb cut widths for two individually accessible parking spaces.

Z-84-83(continued)

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide minimum 18' curb cuts and driveway widths to provide two parking spaces.
3. Standard conditions 6-8.
4. Install street improvements on Lorenzi Street and sidewalk on Rainbow Boulevard as required by the Department of Engineering Services.
5. Approval of the drainage from the two culverts through this property by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983.

12. Z-76-83

This proposal is for a four story 150 room "Motel" which is more of a motor hotel in design. Not a part of this application is a proposed 4,000 sq. ft. casino on the service station site to the west. Included with this proposal, they have filed a Vacation of an easement and right-of-way segments (VAC-13-83). The majority of the property had been rezoned under Z-49-66, but save where the baseball batting facility was located, expired. The easterly 150' which is classified C-1 was not included in that request (measured along the north line).

C-2 is appropriate zoning for this site and with the advent of the east leg of the Freeway (I-515) roadside businesses of this nature will occur in this area. A major entry should be as far east as possible on Bonanza. The four story section should be shifted toward Bonanza as there is single family development to the north. That would keep the building 75' from the north property line rather than 20'. There are windows on the north side.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended in the following manner:

(a) Provision of two way access from the most easterly curb cut permitted by the Traffic Engineer.

3. Approval of and the recording of the Order of Vacation of the alley easement and right-of-way under VAC-13-83.

5. Dedication of 10' of right-of-way for Bonanza Road as required by the Department of Engineering Services.

PROTESTS: 0 APPROVALS: 2

This is a conversion from an R-4 professional office complex to commercial and office use with little change to the existing facilities. There is C-1 to the west and C-2 to the east with P-R to the south and the area north transitioning to offices. C-1 is an appropriate classification. This development occurred prior to landscaping requirements and is devoid of landscaping, yet there are wasted spaces which could be utilized to enhance the appearance. Buildings 9,630 sq. ft., parking provided 49 spaces, okay.

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to provide landscaping along the street frontages in the waste spaces.

PROTESTS: *2-20*

This is a proposed five unit development of an 11,634 sq. ft. C-2 lot on Willow Trail (614) which is the area of considerable zoning problems due to the 660' C-2 strip which the County granted thirty years ago. The C-C is awaiting a General Plan study in this area for direction. This is an R-3 density and the design is very good.

Staff recommends that his be held in ABEYANCE until the completion of the General Plan.

Z-78-83 (continued)

If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Dedication of five (5') feet of right-of-way for Willow Trail as required by the Department of Engineering Services.
4. Install street improvements on Willow Trail as required by the Department of Engineering Services.

PROTESTS: Petition 10 APPROVAL: 1
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983.

15. Z-79-83

This is a request for 45' of additional frontage on Sahara (C-1) to provide 26 more parking spaces. One quarter acre of additional commercial does not affect the General Plan.

Staff recommends APPROVAL subject to:

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

PROTESTS: 0
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983.

16. Z-80-83

This proposed P-R is in keeping with the established pattern along Eastern Avenue. There is P-R to the north, south and east and R-1 to the west. The proposed addition will have to be reduced 5'8" on the south side to hold the required 20' front setback. This expanded building will be 2,288 sq. ft. requiring six (6) spaces, whereas, ten (10) are provided. One story with attractive residential flavor. Shift the north row of parking to avoid backing into Eastern.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations as follows:
 - (a) Provide a 20' setback from St. Louis Avenue.

Z-80-83 (continued)

- (b) Reduce the 6' wall height on the west side to 4' with the top 2' fifty percent (50%) open in the south 20'.
- (c) Shift the north parking spaces westerly to eliminate the space backing on to Eastern Avenue.

3. Standard conditions 2-8.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983

17. Z-81-83

This is a large and excessively deep lot in an area transitioning from R-E to higher densities. There is R-3 to the north end and R-PD17 to the west. The owners on this side of Tonopah did not object to the R-PD17 as they expected the changes to affect their properties.

This site is 1.33 acres so will need the five acre waiver. The parcels will be 13,000 to 17,000 sq. ft. with a private drive for access. The building on the second lot east of Tonopah will be expanded. The chicken yard fencing must be removed. Parcel Map required. C. C. & R's needed and can be obtained during Parcel Map process for maintenance of the private drive. Custom buildings, setbacks variable in R-PD areas. This is still below densities allowed by the General Plan.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 5-8.
3. Recording of a Parcel Map and C.C. & R's.
4. Removal of the chicken yard fencing transcending the property lines.
5. Establish building setback lines on the Parcel Map.
6. Building elevations shall be approved by the Department of Community Planning and Development.
7. Install street improvements on Tonopah Drive as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983.

18. Z-82-83

This is in keeping with the transition on Maryland Parkway to P-R. They will remove the storage room under the carport to achieve five parking spaces. The Code requires six unless Planning Commission waivers which is appropriate, in this case.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Provision of five (5) parking spaces.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983.

19. Z-83-83

This proposal is in the south portion of the same block that R-3 was denied at Sunrise Avenue and Pecos Street (Z-63-83). There is C-1 zoning to the west, but R-1 zoning to the north and east. The possibility of R-3 exists to the south. The General Plan analysis does not reflect an overpopulation or excess medium high density zoning or developments, but there are vacant parcels more appropriately located on Charleston, Lamb and Stewart for medium high density developments. Pecos is a minor street. Seven two story, two bedroom fourplexes, parking okay, elevations okay.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Dedicate 30' of right-of-way for Pearl Street and Johnson Avenue and a 15' radius corner at the intersection of Johnson Avenue and Pecos Drive as required by the Department of Engineering Services.
4. Install street improvements on Johnson Avenue, Pecos Drive and Pearl Street as required by the Department of Engineering Services.
5. Provide paved access to Pearl Street from either Johnson Avenue or Sunrise Avenue as required by the Department of Engineering Services.

PROTESTS: Petition 67 signatures

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983.

20. Z-83-77

This is an amendment to the original plan which had a 10,75' setback from the R-1 property to the west. The property owner to the west is in agreement as evidenced by the letter in the file. The 806 sq. ft. addition brings the total building area to 2,106 sq. ft. which requires five spaces and six are provided.

Staff recommends APPROVAL subject to:

1. Conformance to the revised plot plan and elevations.

PROTESTS: N/A APPROVAL: 1
THIS IS A MODIFIED HEARING. SET FOR P. C. FINAL ACTION.
(1 property owner affected)

21. Z-39-82

A Variance has been applied for and approved by the B.Z.A. September 22, 1983 (V-91-83) to allow C-1 type signs and a bank which is scheduled concurrently October 19, 1983 with this item. The primary thrust of this review is the ingress to the property from 6th Street. The major problem staff had with the original plan was that ingress and egress to 6th would involve circulation through the residential area as the special island design at 6th and Charleston precludes left turns. The fact that this is for ingress only would eliminate much of that problem, but a route along 6th from Sahara or from Park Paseo might still generate some traffic. Further, this might be the camel's head under the tent, i.e. if ingress is allowed they might later request egress. They are under construction with no access to 6th Street and the Fire Department and Engineering Services have approved the construction, yet the applicants might say that Fire and Traffic must have this access which is obviously not so.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan.
2. Provision of one way traffic control spikes allowing ingress only.

PROTESTS: 0
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983.

22. Z-76-79

There have been several requests for an Extension of Time and several developments of the properties involved in this zoning case. The second phase of Ruthe's office complex was finalled one year ago. He is asking for a two year period which would be okay at one year as development is occuring on a reasonable basis.

Z-76-79 (continued)

Staff recommends APPROVAL subject to:

1. This Resolution of Intent be extended to October 19, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCT. 19, 1983.

23. Z-10-80

This is the fifth request for an Extension of Time. The Variance was extended September 22, 1983 B.Z.A. The subdivision is processing and the applicant indicated 60-90 days for recording and start.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall be extended to November 7, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCT. 19, 1983.

SUPPLEMENTAL:

1. ZC-92-80

This Resolution expired July 15, 1983 which is within the reinstatement period. The roof sign was removed immediately after last action. Second request.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall be extended to October 19, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCT. 19, 1983.

2. Z-38-82

This is the first request for an Extension of Time. They cite the economy.

Staff recommends APPROVAL subject to:

1. This Resolution of Intent shall expire October 6, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCT. 19, 1983.

3. PK-2-83

This is a proposed 59 unit apartment project in a C-2 zone in the area defined as downtown which allows a reduction to

PK-2-83 (continued)

one-half space per unit if approved by the City Council. These are studio and one bedroom units in a three story building. Aesthetics okay. This proposal is 85% of requirement. Recall PK-1-83 across the street was DENIED at 50% on 23 spaces for 46 units.

Staff feels that the 85% rate is more realistic as there are some employment opportunities within walking distance.

Staff has no objection. If approved subject to:

1. Conformance to the plot plan and elevations.

PROTESTS:

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL OCTOBER 19, 1983.

This applicant came in for a Building Permit and discovered that his (4 story) Varinace and Zoning had expired. The Variance is not reinstatable so a new application has been filed. This is the first request for an Extension.

Staff recommends APPROVAL subject to:

1. This Resolution shall expire October 19, 1984.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS:

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCT. 19, 1983.

This proposal is for a 7,600 sq. ft. office building which requires 19 parking spaces and there are only 5 provided. They show 5 more locked in tandem which do not apply. There is also a problem of the front steps which if constructed as shown would extend 2' over the curb.

This item should be held for revised plans and an agreement to use other parking or the P. C. can approve this as submitted subject to conditions.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to shift the building 10' westerly.
2. Nineteen (19) parking spaces shall be provided as required by Code prior to construction.
3. Standard conditions 2-8.

PROTESTS: N/A

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

4. Z-29-82

5. Z-100-64(132)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

September 27, 1983

TO:

FOSTER

FROM:

~~NULL~~

SUBJECT:

CITY PLANNING COMMISSION MEETING
SEPTEMBER 27, 1983
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
LINDA OWENS
CINDY EADE

NEW BUSINESS:

2. Tentative Map #2 - Metropolitan's Alta Meadows

- Approval of zoning request Z-84-83.
- Conformance to the conditions of approval for Z-84-83.
- No vehicular access to Rainbow Boulevard from the abutting lots.
- Wall statement.
- A waiver be permitted for the length of the cul-de-sac streets, Pasco Circle and Chehalis Circle.
- Provide a minimum 16' front yard setback.
- Normal conditions 1-3

3. Final Map - Metropolitan's Alta Meadows #1

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

4. Final Map - Breezewood #2

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

5. Final Map - San Tropez Country Club Phase 1

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

6. Final Map - The Plaza Office Park Phase 1 (Revised)

Phase 1 has been revised by moving parking from the north to the south portion of the project. Parking is increased by 4 spaces. Staff recommends approval and conformance to the conditions of approval for the tentative map.

7. VAC-12-83

This is a request to vacate the old grade crossing easement at the intersection of Owens Avenue and the Union Pacific Railroad. The new grade crossing has been accepted by the City. Staff recommends approval with the standard conditions.

Foster
September 27, 1983
Page 2

8. VAC-14-83

This is a request to vacate a 10' wide drainage easement located between Aspencrest and Torrey Pines Drive. Staff recommends approval with the one year to record statement and the standard conditions.

9. VAC-15-83

This is a request to vacate a portion of a 73' radius corner at West Sahara and Valley View Boulevard. Staff recommends approval with the one year to record statement and standard conditions.

10. A-11-83(A)

This annexation consists of about 4 acres. The area has County R-E with the City zoning equivalent to N-U.

11. VAC-13-83

This is a request to vacate the 20' wide alley located on the north side of Bonanza Road between Las Vegas Boulevard and 9th Street. The portion of the easement used as a driveway to Bonanza Road by the School District should be retained.

HAN:cme