

ANNOTATED AGENDA

CITY PLANNING COMMISSION

OCTOBER 13, 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, BUGBEE

EXCUSED: TRACY, KENNEDY

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

MINUTES: Approval of the August 23, 1983 and September 8,
1983 City Planning Commission minutes.

ACTION: APPROVED
COLEMAN/UNANIMOUS

OLD BUSINESS:

1. Z-39-82 Request of A. W. HAM, JR., ET AL for a Review of
Condition to allow access to the property from
REVIEW OF Sixth Street (entrance only) on property generally
CONDITION located on the southwest corner of Sixth Street
and E. Charleston Boulevard, R-1 Zone (under
(Abeyance Item Resolution of Intent to P-R).
from 9/27/83)

ACTION: APPROVED
JOHNSTON/3-2
(COLEMAN & GUTHRIE: NO)

CONDITIONS:

1. Conformance to the plot plan.
2. Install a one-way traffic control device for ingress only as required by
the Department of Community Planning and Development.

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 2, 1983

PROTESTS: 33

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the east side of
Decatur Boulevard, north of Pennwood Avenue, R-3
CASA MARIA Zone.
(CONDOMINIUM Owner: First Western Savings & Loan Association
CONVERSION) Subdivider: Real Property Ventures, Inc.
No. of Acres: 5.43 No. of Units: 138

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. Street names to be provided in accord with the City's Street Name Policy.

1. TENTATIVE MAP - CASA MARIA (Continued)

3. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 2, 1983

2. A-12-83(A) Petition of Annexation submitted by JOHN J. SKANDROS, ET AL to annex property generally located on the northeast corner of El Parque Avenue and Edmond Street, containing approximately 2.4 acres.
- ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: OCTOBER 25, 1983.

3. FINAL MAP Property generally located on the east side of Michael Way, south of Lake Mead Boulevard, R-1 Zone.
- OESTE VILLAS
UNIT 4 Owner/Subdivider: Villa Bonita Oeste, Corp.
No. of Acres: 5.89 No. of Lots: 25
- ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Unit 3 to be recorded before Unit 4.

STAFF RECOMMENDATION: APPROVAL

4. FINAL MAP Property generally located on the northwest corner of Cheyenne Avenue and Miramar Drive, R-1 Zone.
- NEW COUNTRY
UNIT 7 Owner: First Western Savings & Loan Association
Subdivider: Stanton Construction
No. of Acres: 6.71 No. of Lots: 25
- ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

5. Z-86-83 Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southwest corner of O'Bannon Drive and Torrey Pines Drive, from N-U to R-D, R-1, R-3 and R-PD16.
- ACTION: APPROVED
MACK/UNANIMOUS Proposed Use: Low, Medium Low and Medium High Density Residential Development

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. The north 20' of the R-PD16 parcel be amended to R-D.
3. Conformance to the plot plan and elevations amended to provide:
(a) Two means of access to the R-PD16 parcel from Redwood Street;

5. Z-86-83 (Continued)

3. (b) Construct a 6' block wall along the north and west property lines of the R-PD16 parcel and along the north property line of the R-3 parcel; and
(c) Driveway easements on the recorded plats for the R-3 parcels.
4. Install street improvements on Torrey Pines Drive and O'Bannon Drive as required by the Department of Engineering Services.
5. Install a minimum 30' pavement width on Redwood Street from this site to Sahara Avenue as required by the Department of Engineering Services.
6. Participation in the cost of a traffic signal at Torrey Pines Drive and Sahara Avenue as required by the Department of Engineering Services.
7. Develop the R-D concurrently with the R-1.
8. 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 on the R-PD16 and R-3 parcels.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy shall apply to the R-PD16 and R-3 parcels only.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets shall apply to the R-PD16 and R-3 parcels only.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer shall apply to the R-PD16 and R-3 parcels only.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services shall apply to the R-PD16 and R-3 parcels only.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services shall apply to the R-PD16 and R-3 parcels only.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 2, 1983

PROTESTS: 4

6. TENTATIVE MAP Property generally located on the southwest corner
 of O'Bannon Drive and Torrey Pines Drive, N-U Zone
 (proposed R-D, R-1 and R-3).
LEWIS HOMES - Owner/Subdivider: Lewis Homes of Nevada
SAHARA #12 No. of Acres: 31.3 No. of Lots: 131

ACTION: APPROVED
 JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Approval of zoning request Z-86-83.
3. Conformance to the conditions of approval for Z-86-83.
4. No vehicular access to Torrey Pines Drive from the abutting R-1 lots.

5. Approval of the sewer design as required by the Department of Engineering Services.
6. A waiver be permitted for the length of Blocks C and D.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.
9. 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.

Z-85-83 Application of JACK C. AND PHILOMENA CHERRY for
reclassification of property located at 1112 South
Highland Avenue, from R-4 and C-1 to C-1.

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Install sidewalk on Highland Drive as required by the Department of Engineering Services.
3. Conformance to the plot plan and elevations.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: 0

8. Z-87-83 Application of ROBERT W. WILLIAMS, M.D., LTD.,
PROFIT SHARING PLAN AND TRUST for reclassification
of property located at 2809 West Charleston
Boulevard, from R-E to C-D.
ACTION: APPROVED
GUTHRIE/UNANIMOUS Proposed Use: Offices

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

8. Z-87-83 (Continued)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 2, 1983

PROTESTS: 0

9. Z-88-83

Application of CHARLES M. KELLOGG, ET AL for reclassification of property located at 1510-12 S. Casino Center Boulevard, from R-4 to C-2.

ACTION: APPROVED
JOHNSTON/UNANIMOUS Proposed Use: High Density Apartments

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 2, 1983

PROTESTS: 0

10. Z-55-81 Request of STUART A. MERIWETHER for a Plot Plan Review to construct an addition to the existing dwelling on property located at 4233 Kisha Court, R-E Zone (under Resolution of Intent to R-PD2).

PLOT PLAN
REVIEW

ACTION: APPROVED
MACK/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

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

DIRECTOR'S BUSINESS:

1. Planning Commission meeting on December 27, 1983.

Cancelled the December 27, 1983 meeting.

ACTION: APPROVED
COLEMAN/UNANIMOUS

SUPPLEMENTAL AGENDA:

1. Z-53-60 Request of CENTRAL TELEPHONE COMPANY for a Plot Plan Review on property located at 4918 Evergreen Avenue, C-1 and C-2 Zones.

PLOT PLAN
REVIEW

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. A minimum lease of five years shall be obtained for the joint use parking spaces.
3. Approval of the parking and driveway plans by the Traffic Engineer.
4. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

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

2. Z-49-78 Request of RICHARD E. ZEITER for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Place, R-2 Zone (under Resolution of Intent to R-3).

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: NOVEMBER 2, 1983

3. Z-18-68(29) Request of DANIEL W. HALBY, D.O. for a Plot Plan Review to construct a two-story commercial medical office building on property located at 1496 West Charleston Boulevard, C-D Zone.
- PLOT PLAN
REVIEW

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan amended to place the building to the east side of the site.
2. Construction of a 6' block wall along the north and west property lines adjacent to the residentially zoned properties.
3. The north 208' shall be used for parking only.
4. Approval of the proposed 65' driveway shall be subject to the requirements of the Traffic and Parking Commission.
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: NOVEMBER 2, 1983

4. Z-46-83 and Z-55-83 Request of FAMILY MEDICAL CENTER for a Plot Plan Review and Review of Condition on property generally located on the north side of Charleston Boulevard, west of Moonlight Drive, R-3 Zone (under Resolution of Intent to C-1).
- PLOT PLAN
REVIEW AND
REVIEW OF
CONDITION

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Conformance to the amended plot plans.
2. Conformance to the original conditions of approval of Z-46-83 and Z-55-83, except the plot plans.

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

5. Z-18-68(16)

PLOT PLAN
REVIEW

Request of MICHAEL R. GORDON for a Plot Plan Review
to allow an addition to the existing office building
on property located at 3501 W. Charleston Boulevard,
C-D Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Conformance to the revised plot plan and staff approval of the elevations.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 2, 1983

RECEIVED

OCT 27 10 04 AM '83

CITY CLERK

ANNOTATED AGENDA
CITY PLANNING COMMISSION
OCTOBER 13, 1983

MINUTES:

AUGUST 23, 1983 AND
SEPTEMBER 8, 1983

APPROVED - AYES: Unanimous
NOES: None

OLD BUSINESS:

1. Z-39-82

REVIEW OF
CONDITION

(Abeyance Item
from 9/27/83)

APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee
(2nd motion) NOES: Coleman, Guthrie
(Coleman made a 1st motion of denial which failed by a 3/2 vote.)

SPECIAL CONDITIONS: 1. Conformance to the plot plan.
2. Provision of one-way traffic
control grating to damage tires.

PROTESTS: 4 Persons in audience
29 signatures on a petition
Max Howard, 1101 S. 6th St.
C. Leavitt, 1220 S. 7th St.

NEW BUSINESS:

1. TENTATIVE MAP

CASA MARIA
(CONDOMINIUM
CONVERSION)

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

SPECIAL CONDITION: 1. Normal conditions 1 thru 3.

2. A-12-83(A)

ABEYANCE - MACK/AYES: Johnston, Mack, Bugbee,
(applicant Guthrie, Coleman
not present) NOES: None

3. FINAL MAP

OESTE VILLAS
UNIT 4

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

SPECIAL CONDITIONS: 1. Conformance with the
tentative map.
2. Conformance to the
conditions of approval
for the tentative map.
3. Unit 3 to be recorded
before Unit 4.

4. FINAL MAP

NEW COUNTRY
UNIT 7

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

SPECIAL CONDITIONS: 1. Conformance with the tentative
map.

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

5. Z-86-83

APPROVED - MACK/AYES: Johnston, Mack, Bugbee,
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:

a. Two means of access to
the R-PD16 parcel from
Redwood Street.

b. A 6' block wall along
the north and west lines
of the R-PD16 parcel and
along the north line of
the R-3 parcel.

c. Driveway easements on the
recorded plats.

3. Standard conditions 2 thru 8
shall apply to the R-PD16
and R-3 parcels.

4. Install street improvements
on Torrey Pines Drive and
O'Bannon Avenue as required
by the Dept. of Engineering
Services.

5. Provide a minimum 30' pavement
width on Redwood Street from
this site to Sahara Avenue.

6. Participation in the cost of
a traffic signal at Torrey
Pines Drive and Sahara Avenue.

7. Develop the R-D concurrently
with the R-1 development.

8. R-D lots lengthened 20' and
the homes that are built on
them set back 50'.

PROTESTS: June Eckenroth, 6774 O'Bannon Drive
Patrick Gallagher, 6790 O'Bannon Drive
Humbert Biasella, 6822 O'Bannon Drive
Herman Duze

6. TENTATIVE MAP

LEWIS HOMES
SAHARA #12

APPROVED -

JOHNSTON/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman
NOES: None

- SPECIAL CONDITIONS:
1. Approval of zoning request Z-86-83.
 2. Conformance to the conditions of approval for Z-86-83.
 3. No vehicular access to Torrey Pines Drive from the abutting R-1 lots.
 4. Wall statement.
 5. Approval of the sewer design as required by the Dept. of Engineering Services.
 6. Waiver be permitted for the length of Blocks C and D.
 7. Normal conditions 1 thru 3.

7. Z-85-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan and elevations.
 3. Standard conditions 4 thru 8.
 4. Install sidewalk on Highland Drive as required by the Dept. of Engineering Services.

PROTESTS: 0

8. Z-87-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve monthtime limit.

PROTESTS: 0

9. Z-88-83 APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman
NOES: None

SPECIAL CONDITIONS: 1. Resolution of Intent with a
twelve month time limit.
2. Remove and replace damaged
sidewalk and install street
lighting as required by the
Dept. of Engineering Services.

PROTESTS: 0

10. Z-55-81 APPROVED - MACK/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman
PLOT PLAN REVIEW NOES: None

SPECIAL CONDITION: 1. Conformance to the plot plan
and elevations.

APPROVAL: 1 letter

DIRECTOR'S BUSINESS:

1. Planning Commission meeting on December 27, 1983.

CANCELLED DECEMBER 27, 1983 MEETING - COLEMAN/Unanimous

SUPPLEMENTAL AGENDA:

1. Z-53-80 APPROVED - COLEMAN/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman
PLOT PLAN REVIEW NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan.
2. Standard conditions 6 and 7.
3. Minimum five year lease of the
parking area.

2. Z-49-78 APPROVED - GUTHRIE/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman
EXTENSION OF TIME NOES: None

SPECIAL CONDITIONS: 1. Conformance to all ordinance
amendments enacted subsequent
to the original approval.
2. Resolution of Intent shall
expire on October 6, 1984.

3. Z-18-68(29) APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman
PLOT PLAN REVIEW NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan amended to place the building to the east side of the site.
2. Standard conditions 2 thru 8.
3. Construction of a 6' block wall along the north and west property lines adjacent to the residentially zoned properties.
4. The north 208' shall be used for parking only.
5. Approval of the proposed 65' driveway by the Traffic and Parking Commission by means of a Variance.

4. Z-46-83 and Z-55-83 APPROVED - MACK/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman
PLOT PLAN REVIEW AND REVIEW OF CONDITION NOES: None

SPECIAL CONDITIONS: 1. Conformance to the original conditions of approval for Z-46-83 and Z-55-83 except the plot plans.
2. Conformance to the amended plot plan that has been submitted.

5. Z-18-68(16) APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman
PLOT PLAN REVIEW NOES: None

SPECIAL CONDITIONS: 1. Conformance to the revised plot plan and elevations.
2. Provision of white bar tile roofing on the new addition similar to the existing roofing.

NOTICE OF PUBLIC HEARING

OCTOBER 13, 1983

Notice is hereby given that on October 13, 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-85-83

JACK C. AND PHILOMENA CHERRY FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 1112 SOUTH HIGHLAND DRIVE.

FROM: R-4 (APARTMENT RESIDENCE) AND

C-1 (LIMITED COMMERCIAL)

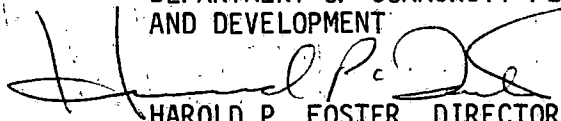
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RETAIL STORE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 4,
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.

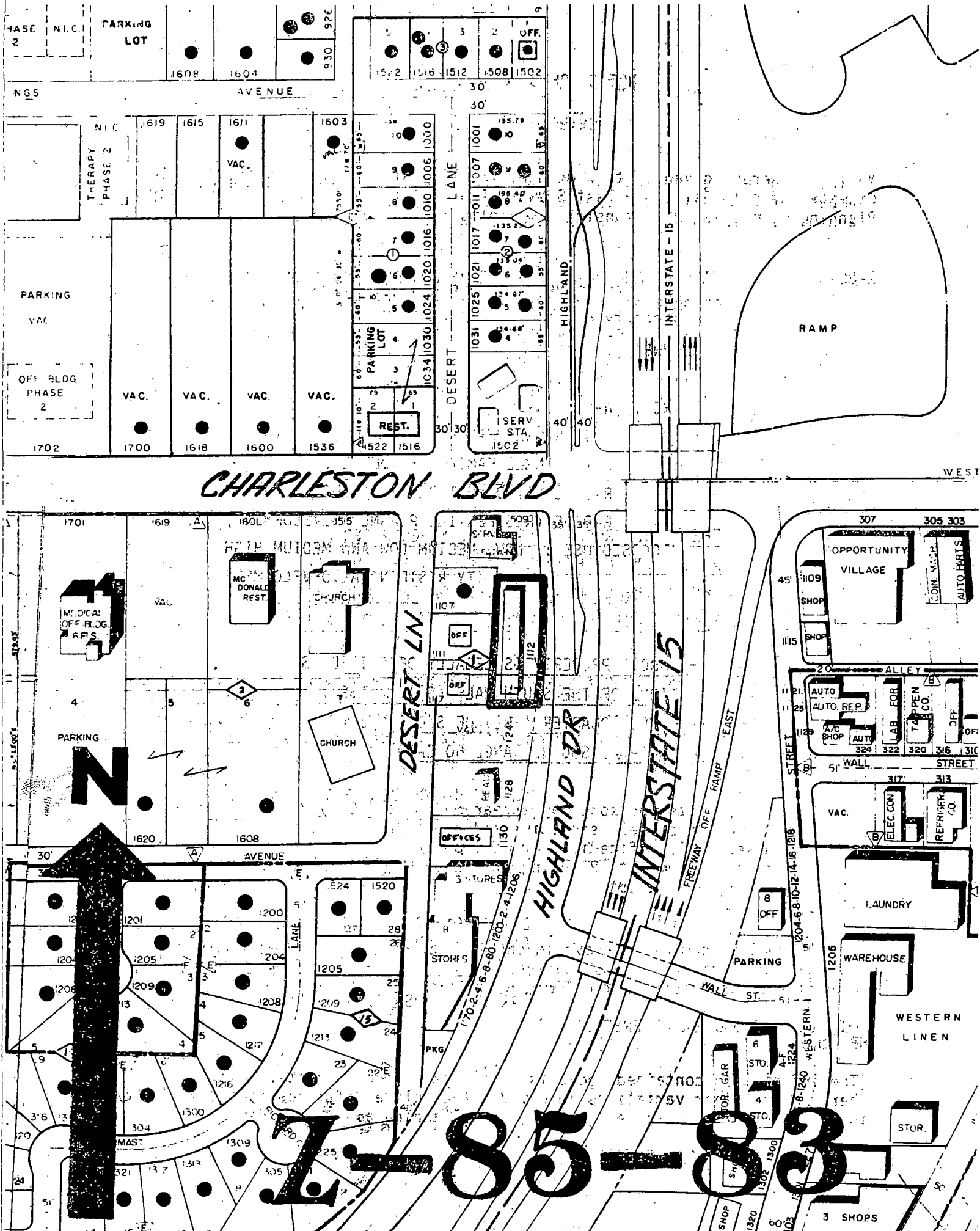
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

OCTOBER 13, 1983

Notice is hereby given that on October 13, 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-86-83

LEWIS HOMES OF NEVADA FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
SOUTHWEST CORNER OF O'BANNON DRIVE AND
TORREY PINES DRIVE.

FROM: N-U (NON-URBAN)

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

R-1 (SINGLE FAMILY RESIDENCE),

R-3 (LIMITED MULTIPLE RESIDENCE), AND

R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: LOW, MEDIUM LOW AND MEDIUM HIGH
DENSITY RESIDENTIAL DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
PORTIONS OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 2,
TOWNSHIP 21 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

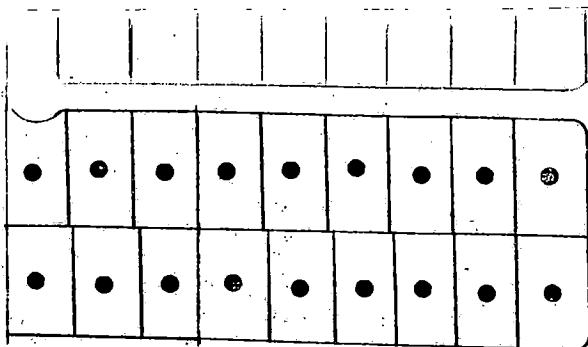
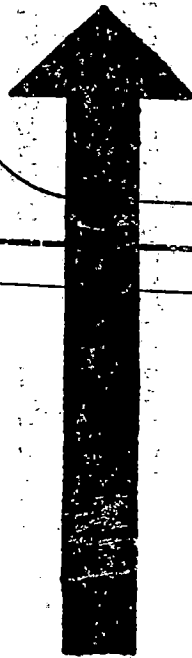
HPF:cme

(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.)

RAINBOW BLVD

N



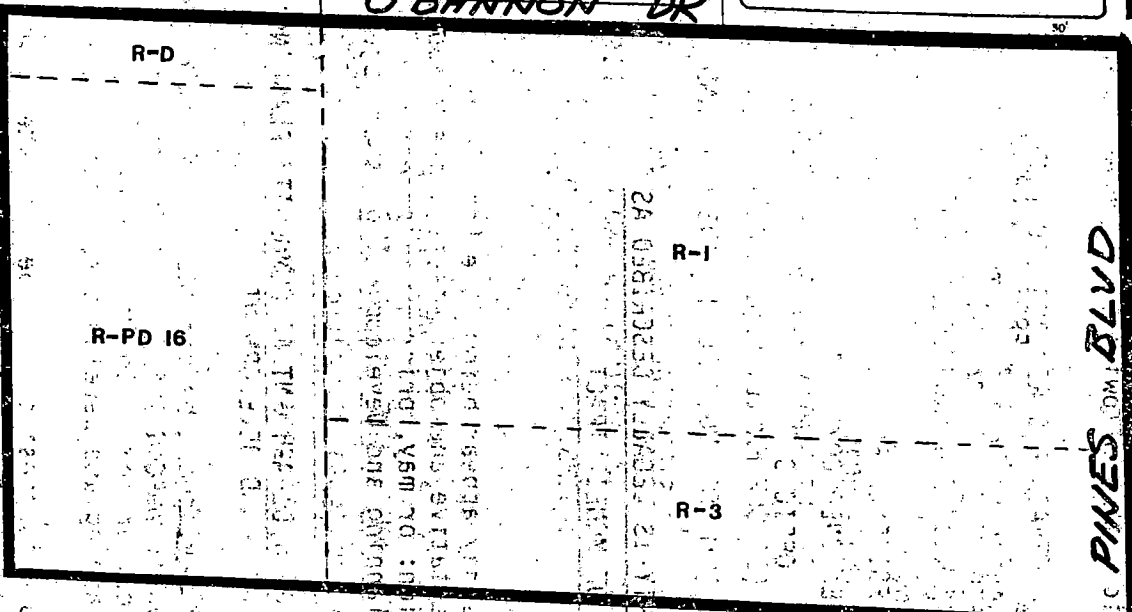
REDWOOD

VAC.

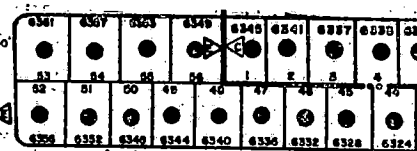
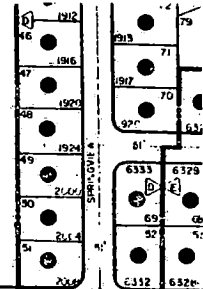
O'BANNON DR

SORREL

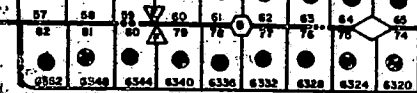
TORREY PINES BLVD



SAHARA AVE



VICUNA DR



PEPPERMILL DR



COUNTY

7-86-83

NOTICE OF PUBLIC HEARING

OCTOBER 13, 1983

Notice is hereby given that on October 13, 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-87-83

ROBERT W. WILLIAMS, M.D., LTD., PROFIT SHARING
PLAN AND TRUST FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 2809 W. CHARLESTON BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

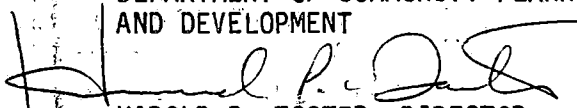
TO: C-D (DESIGNED COMMERCIAL)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 12, BLOCK 2 OF MCNEIL TRACT.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

OCTOBER 13, 1983

Notice is hereby given that on October 13, 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-88-83

CHARLES M. KELLOGG, ET AL FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 1510-12 S. CASINO CENTER
BOULEVARD.

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 11 AND LOT 12, BLOCK 11 OF BOULDER ADDITION.

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

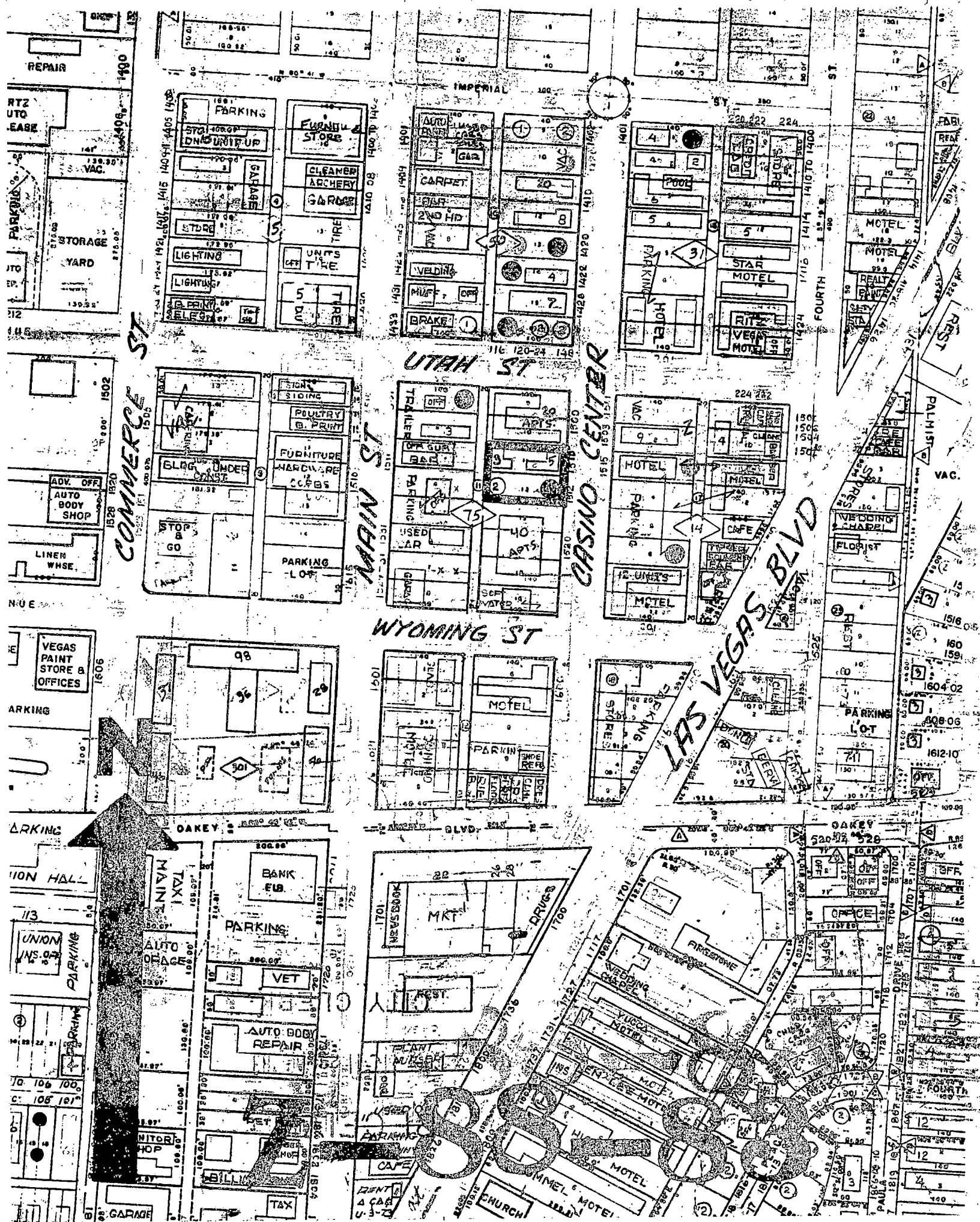
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



MINUTES

CITY PLANNING COMMISSION

OCTOBER 13, 1983

CALL TO ORDER:

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

PRESENT:

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

EXCUSED:

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 the August 23, 1983 and September 8, 1983 City Planning Commission meetings. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-39-82

REVIEW OF
CONDITION

(Abeyance Item
from 9/27/83)

APPROVED

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).

MR. FOSTER stated this item was held in abeyance from the last Planning Commission meeting at the request of the applicant because he was unable to attend the meeting. A condition of the rezoning was prohibition of access to Sixth Street. The applicant is now requesting an entrance only off Sixth Street to the parking area between the two buildings which are being constructed on the property. All of the access is now from Charleston Boulevard. There is a median which prohibits left-hand turns going west on Charleston Boulevard from Sixth Street. There was a Variance approved at the last Board of Zoning Adjustment meeting to allow a bank on the northerly part of the north building and some additional sign area. That application is going to the City Council for a final decision, as well as this action. Staff recommends denial because it feels all

1. Z-39-82

(Continued)

access should be to Charleston Boulevard to protect the residential area to the south along Sixth Street. Staff has a petition with 29 signatures in protest of this request.

LANCE PETO, 3108 Connors Drive, appeared to represent the Ham family. They feel it will be less hazardous to have the entrance on Sixth Street. This will not significantly increase the traffic on Sixth Street. This is a daytime operation. The Fire Department is in favor of this request for maneuverability of their trucks. They would be willing to install grates for damaging tires to prohibit exit onto Sixth Street. The bank will not have a drive-in facility.

There were 4 persons in the audience in protest.

MAX HOWARD, 1101 South 6th Street, appeared in protest. Sixth Street and Charleston Boulevard is a dangerous corner at the present time without additional traffic.

CAMERON D. LEAVITT, 1220 South 7th Street, appeared in protest. A Sixth Street entrance will generate too much traffic in his neighborhood.

MRS. COLEMAN made a Motion for DENIAL of Z-39-82, Review of Condition.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie

"NOES" Chairman Bugbee, Mr. Johnston, Mr. Mack

Motion for DENIAL failed by a 3/2 vote.

MR. JOHNSTON made a Motion for APPROVAL of Z-39-82, Review of Condition, contingent upon grating for damaging tires on Sixth Street being installed to prohibit exit onto Sixth Street.

Voting was as follows:

"AYES" Chairman Bugbee, Mr. Johnston, Mr. Mack

"NOES" Mrs. Coleman, Mr. Guthrie

Motion for APPROVAL carried by a 3/2 vote.

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

NEW BUSINESS:

1. TENTATIVE MAP

CASA MARIA
(CONDOMINIUM
CONVERSION)

APPROVED

Property generally located on the east side of Decatur Boulevard, north of Pennwood Avenue, R-3 Zone.

Owner: First Western Savings and Loan Association

Subdivider: Real Property Ventures, Inc.

No. of Acres: 5.43 No. of Units: 138

MR. NULL stated this will be a condominium conversion. Staff would recommend approval with the normal conditions.

ELEANOR ERNIE, 1515 South Mojave Road, appeared to represent the owners.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Casa Maria.

Voting was as follows:

1. TENTATIVE MAP
(Continued)

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

Motion for APPROVAL carried unanimously.

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

2. A-12-83(A)
ABEYANCE

Petition of Annexation submitted by JOHN J. SKANDROS, ET AL to annex property generally located on the northeast corner of El Parque Avenue and Edmond Street, containing approximately 2.4 acres.

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

The applicant was not present.

MR. MACK made a Motion for ABEYANCE of A-12-83(A) because the applicant was not present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Planning Commission on October 25, 1983.

3. FINAL MAP
OESTE VILLAS
UNIT 4
APPROVED

Property generally located on the east side of Michael Way, south of Lake Mead Boulevard, R-1 Zone.

Owner/Subdivider: Villa Bonita Oeste Corporation
No. of Acres: 5.89 No. of Lots: 25

MR. NULL stated the only access to this particular unit is through Unit 3, which has not been recorded. Further, there has been a slight change from the tentative map in that Garzota Avenue was extended farther towards Michael Way. The final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to: 1) Conformance with the tentative map, 2) Conformance to the conditions of approval for the tentative map, and 3) Unit 3 to be recorded before Unit 4.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the developer. They agree to staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Oeste Villas, Unit 4, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. FINAL MAP
NEW COUNTRY
UNIT 7
APPROVED

Property generally located on the northwest corner of Cheyenne Avenue and Miramar Drive, R-1 Zone.

Owner: First Western Savings and Loan Association
Subdivider: Stanton Construction
No. of Acres: 6.71 No. of Lots: 25

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

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the developer. He agreed to staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for New Country, Unit 7, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. Z-86-83
APPROVED

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southwest corner of O'Bannon Drive and Torrey Pines Drive, from N-U (Non-Urban) to R-D (Single-Family Residence, Restricted), R-1 (Single-Family Residence), R-3 (Limited Multiple Residence), and R-PD16 (Residential Planned Development).

Proposed Use: Low, Medium Low and Medium High
Density Residential Development

MR. FOSTER stated Sahara Avenue is to the south, Rainbow Boulevard is to the west and Torrey Pines Drive along the east. There is developed R-1 by the applicant to the east. There is a planned development to the north. However, immediately north is vacant federal land and to the north-west is developed R-E. There are 1.9 acres of R-D for 6 units, 20.8 acres of R-1 for 89 single-family homes, 10.2 acres of R-PD16 for 168 units and 8.6 acres of R-3 for 144 units. The total number of units is 407. 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: a. Two means of access to the R-PD16 parcel from Redwood Street, b. A 6 foot block wall along the north and west lines of the R-PD16 parcel and along the north line of the R-3 parcel, c. Driveway easements on the recorded plats, 3) Standard conditions 2 through 8 shall apply to the R-PD16 and R-3 parcels, 4) Install street improvements on Torrey Pines Drive and O'Bannon Avenue as required by the Department of Engineering Services, 5) Participation in the cost of a traffic signal at Torrey Pines Drive and Sahara Avenue as required by the Department of Engineering Services, 6) Develop the R-D concurrently with the R-1 development, and 7) Minimum 30' pavement width on Redwood Street. There are no protest

ROBERT LEWIS, Lewis Homes of Nevada, 5240 South Polaris Avenue, appeared for the application. They are in agreement with staff's conditions.

5. Z-86-83

(Continued)

CHARLES SELLING, 6349 O'Bannon Drive, appeared to obtain further information. He questioned whether O'Bannon Drive would run all the way through this proposed subdivision to Rainbow Boulevard.

MR. FOSTER answered that the proposed plot plan does not call for O'Bannon Drive to run completely through the subdivision. Staff feels there is sufficient access to this development as it is proposed.

JUNE ECKENROTH, 6774 O'Bannon Drive, appeared in protest. She would like to see this property developed into half-acre lots. However, if this application should be approved, she requested that the homes directly across the street from her home on O'Bannon Drive be set back 50 feet instead of the 30 feet that the applicant is proposing and the area designated for condominiums be changed to single-family homes.

PATRICK J. GALLAGHER, 6790 O'Bannon Drive, appeared in protest. This would create overcrowding in the nearby Doris Hancock School.

HUMBERT BIASSELLA, 6822 O'Bannon Drive, appeared in protest. He does not feel there is a need for apartments in this area. He prefers half-acre homes across the street from his home.

HERMAN DUZE appeared in protest. He objected to the fact that Redwood Street does not run through this development.

ROBERT LEWIS appeared in rebuttal stating they purposely designed the plan so Redwood Street would not run through the subdivision so the multi-family tenants would not be driving along O'Bannon Street.

MR. MACK made a Motion for APPROVAL of Z-86-83, subject to staff's conditions and the R-D lots be lengthened 20 feet and the homes that are built on them be set back 50 feet.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

6. TENTATIVE MAP

LEWIS HOMES -
SAHARA #12

APPROVED

Property generally located on the southwest corner of O'Bannon Drive and Torrey Pines Drive, N-U Zone (proposed R-D, R-1 and R-3).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 31.3 No. of Lots: 131

MR. NULL stated this is the tentative map for Item 5, Z-86-83, above. Staff would recommend the following conditions: 1) Approval of zoning request Z-86-83, 2) Conformance to the conditions of approval for Z-86-83, 3) No vehicular access to Torrey Pines Drive from the abutting R-1 lots, 4) Wall statement, and 5) Approval of the sewer design as required by the Department of Engineering Services. With these conditions, and the

6. TENTATIVE MAP

(Continued)

normal conditions, staff would recommend approval. Also, a waiver will be necessary for the length of Blocks C and D. Staff would recommend approval of the waiver.

ROBERT LEWIS, Lewis Homes of Nevada, 5240 South Polaris Avenue, appeared for the application. They are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Lewis Homes, Sahara #12, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

7. Z-85-83

APPROVED

Application of JACK C. AND PHILOMENA CHERRY for reclassification of property located at 1112 South Highland Drive, from R-4 (Apartment Residence) and C-1 (Limited Commercial) to C-1 (Limited Commercial).

Proposed Use: Retail Store

MR. FOSTER stated the I-15 Freeway is on the east side of Highland Drive. There is a commercial pattern existing to the north and south. There is P-R zoning backing up to Desert Lane to the west. There is an existing office building on the property that was allowed there by means of a Use Permit and the north portion of the property is already zoned C-1. They want C-1 on the entire site so they can convert the office building to a retail store. There is ample parking on the site. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations, 3) Standard conditions 4 through 8, and 4) Install sidewalk on Highland Drive as required by the Department of Engineering Services. Staff does not have any protests on record.

KIRK WOOLLEY appeared and represented the applicants. They are in agreement with staff's conditions. They plan to develop this as a fabric shop.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-85-83, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

8. Z-87-83

APPROVED

Application of ROBERT W. WILLIAMS, M.D., LTD., PROFIT SHARING PLAN AND TRUST for reclassification of property located at 2809 West Charleston Boulevard, from R-E (Residence Estates) to C-D (Designed Commercial).
Proposed Use: Offices

MR. FOSTER stated there is C-D zoning at the east and west of this property so the request is in conformance with the zoning pattern along Charleston Boulevard. This will be a one-story office building with expansion area to the south in the future. There is parking along the east and south with one entrance off of Charleston Boulevard. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit.

IRA W. BRADSHAW, CPA, Bradshaw, Smith and Company, appeared as the prospective buyers of this lot. They plan to have their company as the sole occupant.

No one appeared in opposition.

MR. GUTHRIE made a Motion for APPROVAL of Z-87-83, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

9. Z-88-83

APPROVED

Application of CHARLES M. KELLOGG, ET AL for reclassification of property located at 1510-12 South Casino Center Boulevard from R-4 (Apartment Residence) to C-2 (General Commercial).
Proposed Use: High Density Apartments

MR. FOSTER stated this is a request for a 28-unit apartment complex. There is R-4 zoning to the north, C-1 and C-2 to the south and the west half of the block is all C-2 zoning. There will be parking underneath one of the buildings. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, and 2) Remove and replace damaged sidewalk and install street lighting as required by the Department of Engineering Services. Staff does not have any protests on record.

NEIL BORNES appeared to represent the owners. They would appreciate concurrence with staff's approval.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-88-83, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

10, Z-55-81

PLOT PLAN
REVIEW

APPROVED

Request of STUART A. MERIWETHER for a Plot Plan Review to construct an addition to the existing dwelling on property located at 4233 Kisha Court, R-E Zone (under Resolution of Intent to R-PD2).

MR. FOSTER stated this is a minor request to allow a guest house that will be a separate building from the main house. The guest house will be used for a relative. There will be a 23 foot rear setback and 20 foot side setback. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

STUART A. MERIWETHER, 4233 Kisha Court, appeared as the owner of the property. He submitted a letter from the property owner behind him stating he is in favor of this request. The guest house will be used by his mother-in-law.

MR. MACK made a Motion for APPROVAL of Z-55-81, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

DIRECTOR'S BUSINESS:

1. Planning Commission meeting on December 27, 1983.

MRS. COLEMAN made a Motion to CANCEL THE DECEMBER 27, 1983 CITY PLANNING COMMISSION MEETING.

Voting was as follows:

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

"NOES" None

Motion for CANCELLATION of the meeting carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-53-80

PLOT PLAN REVIEW

APPROVED

Request of CENTRAL TELEPHONE COMPANY for a Plot Plan Review on property located at 4918 Evergreen Avenue, C-1 and C-2 Zones.

MR. FOSTER stated this is on a shopping center site. The applicants are proposing to convert the communication equipment facility over to an office building. There are 10 parking spaces on the premises. This facility will require approximately 35 spaces based on the amount of floor area the employees will occupy. They have a two-year lease for a total of 79 spaces. Staff feels the lease should be at least 5 years. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Standard conditions 6 and 7, and 3) Minimum of a five-year lease for the parking area.

1. Z-53-80

(Continued)

GILBERT MONTOYA, 5880 West Cherokee, appeared for the application. They are in concurrence with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of Z-53-80, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

2. Z-49-78

EXTENSION OF
TIME

APPROVED

Request of RICHARD E. ZEITER for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Place, R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this is their fifth request for an extension of time for an apartment project. Staff feels that since this request is in conformance with the zoning pattern in the area, they would recommend approval, subject to: 1) One year extension, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

RICHARD E. ZEITER appeared for the application as the owner of the property. He is in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of Z-49-78, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

3. Z-18-68(29)

PLOT PLAN REVIEW

APPROVED

Request of DANIEL W. HALBY, D.O. for a Plot Plan Review to construct a two-story commercial medical office building on property located at 2496 West Charleston Boulevard, C-D Zone.

MR. FOSTER stated this property extends from Charleston Boulevard to the R-PD2 parcel on the north. To the east when the C-D was approved it was felt the north 178 feet should be used for parking only because of the residential to the north. The zoning was amended to P-R. This property was included in the initial application when the first property was zoned C-D along Charleston Boulevard. They are proposing parking on the rear portion of the property to a depth of 208 feet. Staff feels this proposed two-story building should be placed on the easterly side of the property so it would be farther away from the residential properties along Shetland. Staff recommends approval.

3. Z-18-68(29)

(Continued)

subject to: 1) Conformance to the plot plan amended to place the building along the east side of the site, 2) Standard conditions 2 through 8, 3) Construction of a 6 foot block wall along the north and west property lines adjacent to the residentially-zoned properties, 4) The north 208 feet be used for parking only, and 5) Approval of the proposed 65 foot driveway by the Traffic and Parking Commission by means of a Variance.

DR. DANIEL W. HALBY, 2496 West Charleston Boulevard, appeared for the application. He requested the building be allowed on the westerly side of the property as proposed.

MR. JOHNSTON made a Motion for APPROVAL of Z-18-68(29), Plot Plan Review, subject to staff's conditions with the building reversed to the easterly side of the property.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. Z-46-83 and
Z-55-83

PLOT PLAN
REVIEW AND
REVIEW OF
CONDITION

APPROVED

Request of FAMILY MEDICAL CENTER for a Plot Plan Review and Review of Condition on property generally located on the north side of Charleston Boulevard, west of Moonlight Drive, R-3 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this involves two different applications on adjoining property. The applicant would like to take the westerly lot of the east parcel and incorporate it into the west parcel for additional parking area. This change would delete a proposed building on the east parcel. Staff would recommend approval, subject to: 1) Conformance to the original conditions of approval for Z-46-83 and Z-55-83, except for the plot plans, and 2) Conformance to the amended plot plan that has been submitted.

DR. MALONE, 4634 Lancer Way, appeared for the application. This proposal is for a medical office building and previously this property was approved for a car wash.

MR. MACK made a Motion for APPROVAL of Z-46-83 and Z-55-83, Plot Plan Review and Review of Condition, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

5. Z-18-68(16)

PLOT PLAN REVIEW

APPROVED

Request of MICHAEL R. GORDON for a Plot Plan Review to allow an addition to the existing office building on property located at 3501 West Charleston Boulevard, C-D Zone.

MR. FOSTER stated this involves a 1,000 square foot addition to an existing 1,046 square foot office building. There will be parking off the alley. The existing building has a white bar tile roof. The applicant has indicated he would like to use a different type of roofing material on the addition. Staff feels the roofing material should be the same for the entire structure, either white bar tile or a different material on the entire structure so the end result is all one roofing material for aesthetic purposes. Staff would recommend approval, subject to: 1) Provisions of white bar tile roofing on the new addition similar to the existing roofing, and 2) Conformance to the revised plot plan and elevations.

MICHAEL R. GORDON appeared for the application. They plan to put on a composition shingle roof because the building will have a false front on the exterior and the roof will not be seen from the street frontage.

MR. JOHNSTON made a Motion for APPROVAL of Z-18-68(16), Plot Plan Review, subject to staff's conditions and staff's approval of the facade.

Voting was as follows:

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

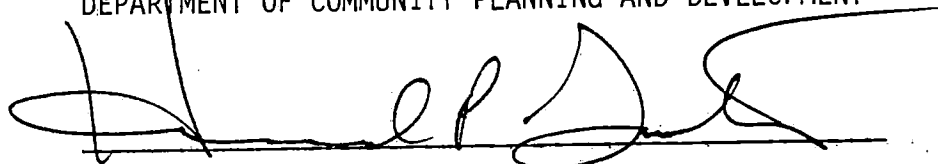
Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

NAME

P.C.

10-13-83

ADDRESS

Petruck J. Gallagher

6790 O'Bannon

Richard E. Zeith

5248 SAWYER AVE 89108

NAME

P.C. 10-13-83

ADDRESS

LANCE PETO

3108 Connors Dr. Las Vegas

Charley Johnson

2800 W Sahara Avenue

ROBERT LEWIS

5240 S. POLARIS LAS VEGAS

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

October 12, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
OCTOBER 13, 1983

COPIES TO:

✓CITY CLERK - LINDA
CITY ATTORNEY
RICK WILLIAMS
CINDY

OLD BUSINESS:

1. Z-39-82

This item was held in abeyance from the September 27th meeting at the request of the applicant.

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 November 2, 1983 for City Council review 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: Petition 29 signatures
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983.

NEW BUSINESS:

5. Z-86-83

This proposal is for 41.5 acres with 18.8 acres of medium high density 20.8 of R-1 and 1.9 acres of R-D. The low density R-D buffers the R-E to the north and the R-1 is comparable to the R-1 to the north. The General Plan allows 35 acres of medium high density zoning and this proposal entails 18.8. Hopefully, the remainder can be applied to the Sahara frontage with medium density along Jones and Rainbow. The R-3 and R-PD16 zones have access to Torrey Pines and a broken line street alignment is shown along Redwood. You mentioned that Redwood was vacated, but I couldn't find that on the Vacation Maps. Nevertheless, dedication and a 30' improvement to Sahara should be provided.

In the West Coast Holdings case, participation in the cost of a traffic signal at Torrey Pines and Sahara was required and full dedication and improvement of Redwood, but the density was 660 units as opposed to 407 units total in this case with the R-1 and R-D access to O'Bannon open to the east to siphon some of the impact so the effect will be about one half the T.P.D. that West Coast Holdings proposed. Separate the opening to provide two distinct means of access to the R-PD16 site.

There is a population of 1,175 people in this neighborhood with a proposed level of 5,800. This development will contribute 1,188 people for a total of 2,363 well within the population limits as a matter of fact, much of the remaining vacant land appears conducive to office and commercial uses meaning this might be an underpopulated neighborhood.

The R-PD16 buildings are eightplexes, two story, two bedroom units and are attractive. The R-3 buildings are fourplexes, two story, two bedroom units and I surmise the typical applies which is attractive. The R-1 models and R-D models are not provided. Parking and aesthetics okay.

City Council has to approve joint access plan.

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:
 - (a) Two means of access to the R-PD16 Parcel from Redwood Street.
 - (b) A 6' block wall along the north and east lines of the R-PD16 Parcel and along the north line of the R-3 Parcel.
 - (c) Driveway easements on the recorded Plats.

Z-86-83 (Continued)

3. Standard conditions 2-8 shall apply to the R-PD16 and R-3 Parcels.
4. Install street improvements on Torrey Pines Drive and O'Bannon Avenue as required by the Department of Engineering Services.
5. Provide a minimum 30' pavement width on Redwood Street from this site to Sahara Avenue.
6. Participation in the cost of a traffic signal at Torrey Pines Drive and Sahara Avenue.
7. Develop the R-D concurrently with the R-1 development.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983.

7. Z-85-83

This proposal is to convert a medical office to a retail facility which is currently zoned R-4 with a Use Permit (U-11-65) and C-1. There is an R-1 zoned property immediately west of the existing C-1, but P-R west of the proposed C-1. There is a C-1 R.O.I. south, C-1 property north and I-15 east. There is mature landscaping and the existing development is okay.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. Standard conditions 4-8.
4. Install sidewalk on Highland Drive as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983

8. Z-87-83

This proposal is in keeping with the existing zoning pattern established for this area. There is C-D north, east and west. The R-E to the south will be buffered by a 6' block wall required by C-D. Aesthetics and parking are okay.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983.

9. Z-88-83

The General Plan reflects C-2 for the area. There is C-1 to the south containing a 40 unit (3 lots) apartment building and R-4 to the north containing 20 units or 2 lots, directly east is C-2 zoning with R-4 on either side. The area is in transition. This is 64 units per gross acre and is an R-6 type density which is permitted in the C-2. Efficiency units. Aesthetically okay. Parking tight. Traffic Engineer might modify reducing landscaping.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Remove and replace damaged sidewalk and install street lighting as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983.

10. Z-55-81

Physically, if this was a storage room it would be allowed to be attached by breezeway in this same form, therefore, the 23' rear setback is not a problem. Ironically, this is a guest house which is an R-E accessory use and these lots are basically R-E size. The primary reason we restricted to R-1 accessory uses and setbacks is some of the area is used in the private street and you felt that the horses, stables and corrals would be inappropriate. However, staff does not feel that the guest house is inappropriate. At worst, we could require the enclosure of the breezeway and in that case, this action would not be required. In two unit per acre developments guest houses are allowed.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A

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

SUPPLEMENTAL:

1. Z-53-80

This proposed conversion of a communication equipment facility to an office for Centel requires the provision of parking facilities which are leased initially for two years, but they are proposing to submit a longer term lease prior to the meeting. They are providing 28 company vehicle spaces and 51 spaces for employees and patrons. The Code requires 35. One story 20' high building, ceiling to be dropped to 10'. This is in the midst of a commercial area so the

Z-53-80(Continued)

impact will probably occur in the shopping area and not the residential area, if the lease is reduced so a five year lease should be sufficient as in the Red Rock Theatre case.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
 2. Standard conditions 6 and 7.
 3. Minimum five (5) year lease of the parking area.
- PROTESTS: N/A
NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL OCTOBER 19, 1983.

2. Z-49-78

This is the fifth request for an Extension of Time. The zoning is in keeping with this special activity center plan. Economy cited.

Staff recommends APPROVAL subject to:

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

PROTESTS: N/A
NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983.

3. Z-18-68(29)

Two story office building 36,582 sq. ft. Attractive. 23% coverage. Elevations do not reveal grade change. Large curb cut 65'. Rear 208' used for parking only. 140 spaces provided. 92 required at 1/400 sq. ft. Medical offices (20) provides 7 spaces per office which accounts for employees including doctor.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to place the building to the east side of the site.
2. Standard conditions 1-8.
3. Construction of a 6' block wall along the north and west property lines adjacent to the residentially zoned properties.
4. The north 208' shall be used for parking only.
5. Approval of the proposed 65' driveway by the Traffic and Parking Commission.

PROTESTS: N/A
NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983.

4. Z-46-83 and
Z-55-83

This is a one story medical office building with four office units. There are 59 parking spaces where 33 are required. Aesthetics are okay. Z-55-83 was the western portion of this site 151' wide. The west 65' of the property in Z-46-83 is being used in this development and the one remaining lot can stand alone allowing the originally approved plan to continue as approved save the part involved in this case.

This is a betterment so renotification should not be necessary.

Staff recommends APPROVAL subject to:

1. Conformance to the original conditions of approval of Z-46-83 and Z-55-83 except the plot plans.
2. Conformance to the amended plot plan.

PROTESTS: N/A

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

5. Z-18-68(16)

This is a major addition, adding 1,000 sq. ft. to a 1,046 sq. ft. existing office. This building has a concrete tile roof which should be continued. The architect indicated that the owner may wish to use asphaltic shingle and later replace the bar tile on the old section as well.

Parking okay. Aesthetics potentially problematical. This is relatively minor, but if the elevations are changed, the City Council should have final scrutiny.

Staff recommends APPROVAL subject to:

1. Conformance to the revised plot plan and elevations.
2. Provision of white bar tile roofing on the new addition similar to the existing roofing.

PROTESTS: N/A

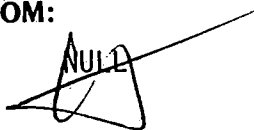
NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983 if roofing altered to half tile and half shingle.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

October 13, 1983

TO: FOSTER	FROM: 
SUBJECT: CITY PLANNING COMMISSION MEETING OCTOBER 13, 1983 AGENDA ITEM CONDITIONS	COPIES TO: VAL STEED LINDA OWENS CINDY EADE

NEW BUSINESS:

1. Tentative Map - Casa Maria (Condominium Conversion)

Normal conditions 1-3

2. A-12-83(A)

2.4 acres
R-E County zoning; N-U City equivalent
Staff recommends APPROVAL

3. Final Map - Oeste Villas Unit 4

There has been a slight change from the tentative map in that Garzota Street is now extended to Michael Way. There is no access to Unit 4 except through Unit 3 which has not been recorded.

- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.
- Unit 3 to be recorded before Unit 4.

4. Final Map - New Country Unit 7

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

6. Tentative Map - Lewis Homes Sahara #12

- Approval of zoning request Z-86-83.
- Conformance to the conditions of approval for Z-86-83.
- No vehicular access to Torrey Pines Drive from the abutting lots.
- Wall statement.
- Approval of the sewer design as required by the Department of Engineering Services.
- A waiver be permitted for the length of Blocks C and D.

Normal conditions 1-3

HAN:cme