

A G E N D A
CITY PLANNING COMMISSION

NOVEMBER 10, 1983

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

ROLL CALL:

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

OLD BUSINESS:

1. Z-89-83

(Abeyance Item
from 10/25/83)

Application of NICK PANDELIS for reclassification
of property generally located on the east side
of Willow Street, between Goldring Avenue and Alturas
Avenue, from R-E to P-R.
Proposed Use: Parking Area for Office Building

2. Z-49-77

EXTENSION
OF TIME

(Abeyance Item
from 10/25/83)

Request of NEW HORIZONS CENTER FOR LEARNING for
an Extension of Time on property located at 1401
S. Arville Street, C-1 Zone.

NEW BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES
RAINBOW PARK #8

Property generally located on the southwest corner
of Vegas Drive and Rock Springs Drive, N-U Zone (under
Resolution of Intent to R-CL).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8 No. of Lots: 55

2. TENTATIVE MAP

LEWIS HOMES
STONEGATE #4

Property generally located on the southwest corner
of Rainbow Boulevard and Alta Drive, R-1 Zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 30.2 No. of Lots: 136

3. VAC-17-83

Petition of Vacation submitted by JOHN EOMOND ON
BEHALF OF NUCLEUS PLAZA SHOPPING CENTER to vacate
the 20' wide alley running north-south and east-west
and generally located north of Owens Avenue and
west of "H" Street.

4. Z-90-83

Application of VIVION S. KEARNEY for reclassification
of property generally located on the west side of
South 9th Street, between Gass Avenue and Garces
Avenue, from R-1 to P-R.
Proposed Use: Offices

5. Z-91-83 Application of GARY A. SHERRILL, ET AL for reclassification of property generally located on the north side of Tina Lane, 360' east of Rebecca Road, from R-E to R-PD2.
Proposed Use: Low Density Detached Single Family Residence

6. Z-92-83 Application of MICHAEL ARZID, ET AL for reclassification of property generally located on the east side of Desert Lane between Alta Drive and Pinto Lane, from R-3 to R-4.
Proposed Use: High Density Apartments

7. Z-93-83 Application of JAMES C. SMITH, ET AL for reclassification of property generally located 660' northwest of Tenaya Way and Cheyenne Avenue, from N-U to R-CL.
Proposed Use: Medium Low Density Single Family Residential

8. Z-94-83 Application of DEL B. CRAM, ET AL for reclassification of property generally located on the southeast corner of Bonanza Road and Marion Drive, from R-E to R-CL.
Proposed Use: Medium Low Density Detached Single Family Residential

9. Z-95-83 Application of DONALD S. DRAPER, DPM for reclassification of property generally located on the northwest corner of Buffalo Drive and Alta Drive, from N-U to R-CL.
Proposed Use: Medium Low Density Detached Single Family Residential

10. Z-96-83 Application of DELL R. NEILSON, ET AL for reclassification of property generally located on the north side of Cory Place between Upland Boulevard and Mohawk Street, from R-1 to R-CL.
Proposed Use: Medium Density Detached Single Family Residential

11. Z-36-82 Request of ROBERT L. CONN for a Reinstatement and Extension of Time on property generally located on the east side of Dike Lane, 400' north of Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD16).
REINSTATEMENT
& EXTENSION
OF TIME

SUPPLEMENTAL AGENDA
CITY PLANNING COMMISSION
NOVEMBER 10, 1983

1. FINAL MAP
LEWIS HOMES
SAHARA #12A

Property generally located on the southwest corner of O'Bannon Drive and Torrey Pines Drive, N-U Zone (proposed R-1).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 7.5 No. of Lots: 35

2. FINAL MAP
ROSEWOOD ESTATES
UNIT #4

Property generally located on the southeast corner of the Oran K. Gragson Highway and Alexander Road, N-U Zone (under Resolution of Intent to R-P06).
Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 13.3 No. of Lots: 81

3. Z-72-83
PLOT PLAN
REVIEW

Request of HERBERT L. WALDMAN for a Plot Plan Review to allow an eight-story office building (three floors of parking and five floors of office space) where a two-story office building was approved on property generally located on the northeast corner of Bridger Avenue and 7th Street, R-4 Zone (under Resolution of Intent to C-2).

4. Z-90-80
EXTENSION
OF TIME

Request of EARL MONSEY ON BEHALF OF HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located on the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C, and C-M Zones (under Resolution of Intent to C-1).

5. Z-20-81
PLOT PLAN
REVIEW

Request of H & H PARTNERSHIP for a Plot Plan Review on property generally located on the southwest corner of Bonanza Road and Nellis Boulevard (5050 E. Bonanza Road), C-1 Zone.

6. Z-67-79
PLOT PLAN
REVIEW

Request of CONREY OUTDOOR ADVERTISING for a Plot Plan Review to construct one 12'x 24' and one 14'x 48' off-premise sign on property located at 900 Valley View Boulevard, C-2 Zone.

7. Z-6-66(27)
PLOT PLAN
REVIEW

Request of CONREY OUTDOOR ADVERTISING for a Plot Plan Review to construct a 12'x 24' off-premise sign on property located at 5600 W. Charleston Boulevard, C-2 Zone.

8. Z-68-75
PLOT PLAN
REVIEW
Request of FAMILY MEDICAL CENTER for a Plot Plan Review on property generally located on the north side of Charleston Boulevard between Lamb Boulevard and Marion Drive, C-1 Zone.
9. Z-75-81
REVIEW OF
CONDITION
Request of SEA, INC. for a Review of Condition which required a 20' minimum front setback and an 18' rear setback for all lots on property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-MHP and R-E Zones (under Resolution of Intent to R-CL).
10. AV-6-83
ADMINISTRATIVE
VARIANCE
Request of FRANK PAVEY for an Administrative Variance to enclose an existing patio and to allow it 3'6" from the property line on property located at 217 Pershing Drive, R-1 Zone.
@
11. Z-81-83
REVIEW OF
CONDITION
Request of WALLACE EKANGER for a Review of Condition which required installation of street improvements on Tonopah Drive on property generally located on the east side of Tonopah Drive, between Bonanza Road and Washington Avenue, R-E Zone (under Resolution of Intent to R-PD3).

Linda

NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1983

Notice is hereby given that on November 10, 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-90-83

VIVION S. KEARNEY FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE WEST
SIDE OF SOUTH 9TH STREET, BETWEEN GASS
AVENUE AND GARCES AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS TWENTY-SIX (26) AND TWENTY-SEVEN (27)
IN BLOCK FOURTEEN (14) OF WARDIE ADDITION.

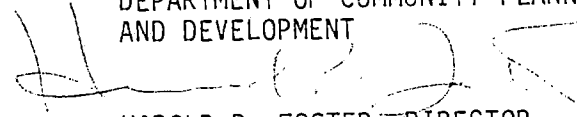
CITY CLERK

NOV 8 10 20 AM '83

RECEIVED

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

NOVEMBER 10, 1983

Notice is hereby given that on November 10, 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-91-83

GARY A. SHERRILL, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTH
SIDE OF TINA LANE, 360' EAST OF REBECCA ROAD.

FROM: R-E (RESIDENCE ESTATES)

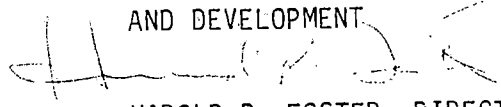
TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE
NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 35,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.,
EXCEPT THE WEST 362'.

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

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Notice is hereby given that on November 10, 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-92-83

MICHAEL ARZIO, ET AL FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE EAST SIDE
OF DESERT LANE BETWEEN ALTA DRIVE AND PINTO
LANE.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

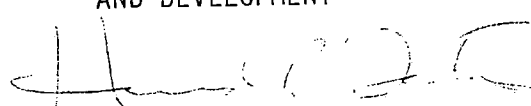
TO: R-4 (APARTMENT RESIDENCE)

PROPOSED USE: HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE NORTH 150' OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.B. & M.

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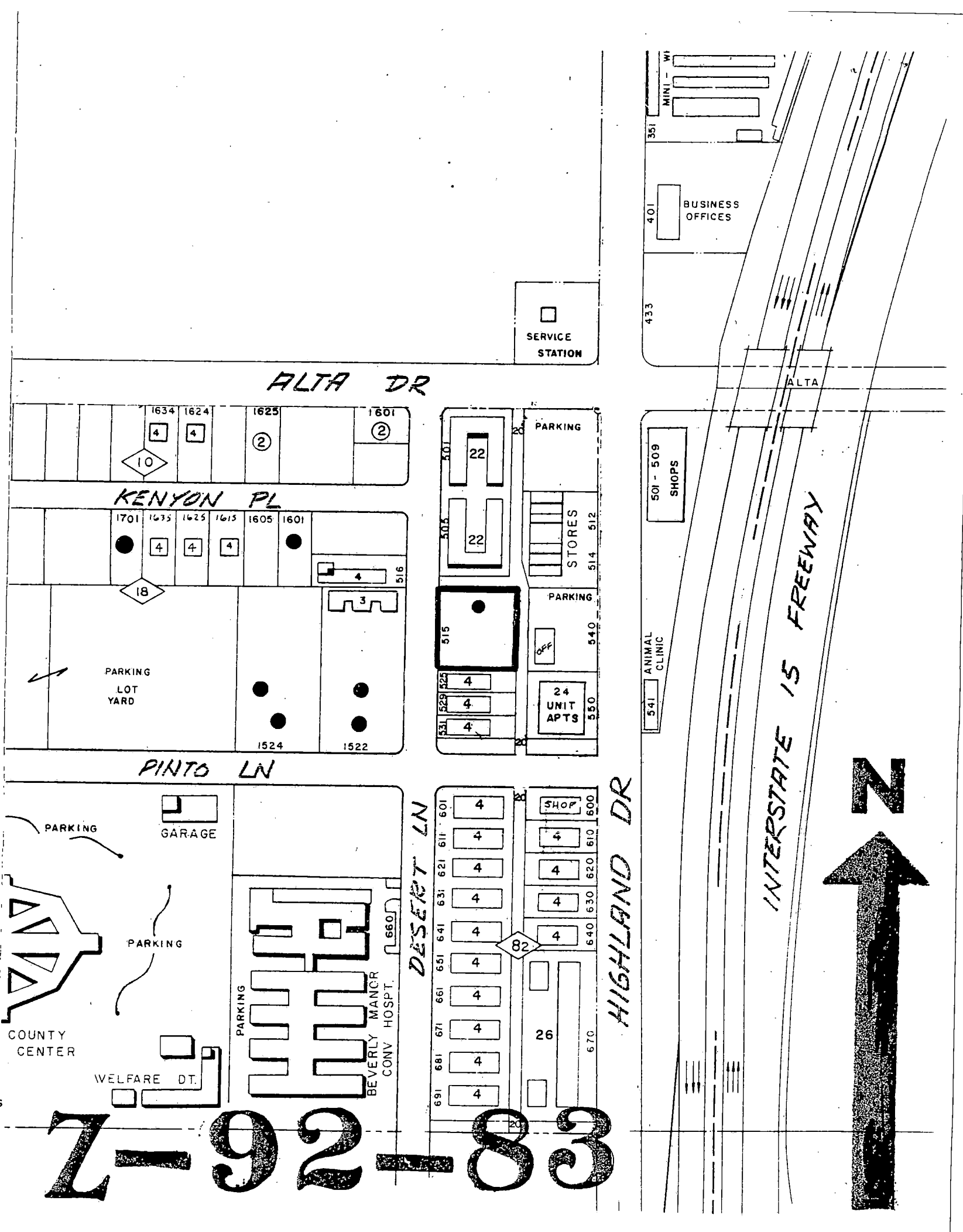
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1983

Notice is hereby given that on November 10, 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-93-83

JAMES C. SMITH, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED 660' NORTHWEST
OF TENAYA WAY AND CHEYENNE AVENUE.

FROM: N-U. (NON-URBAN)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

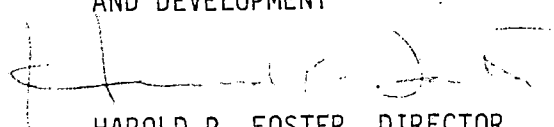
PROPOSED USE: MEDIUM LOW DENSITY

SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER
(SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF
SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.M.

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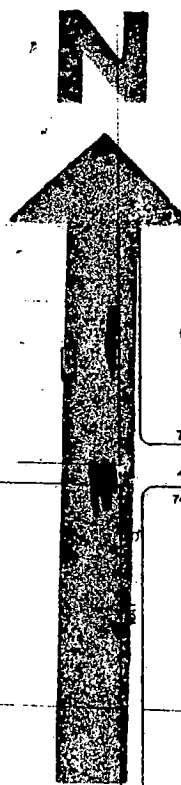
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE.



7480

7440

7485

7485

7415

ATWOOD AVE

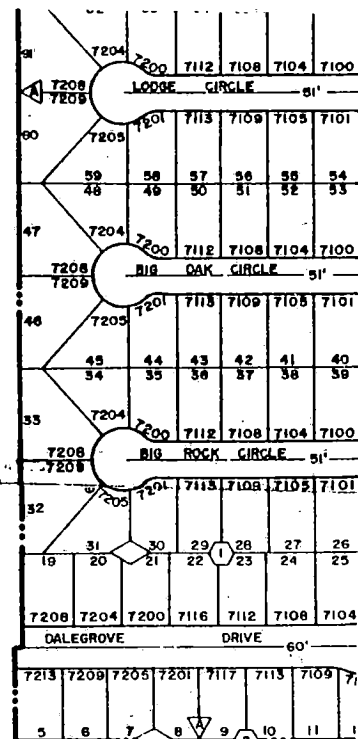
AVE

7374

CHEYENNE AVE

L-15-1

7-93-83



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Z-94-83

DEL B. CRAM, ET AL FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHEAST
CORNER OF BONANZA ROAD AND MARION DRIVE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

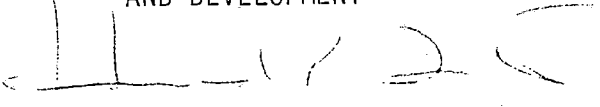
PROPOSED USE: MEDIUM LOW DENSITY

DETACHED SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHWEST QUARTER
(NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE
NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M.

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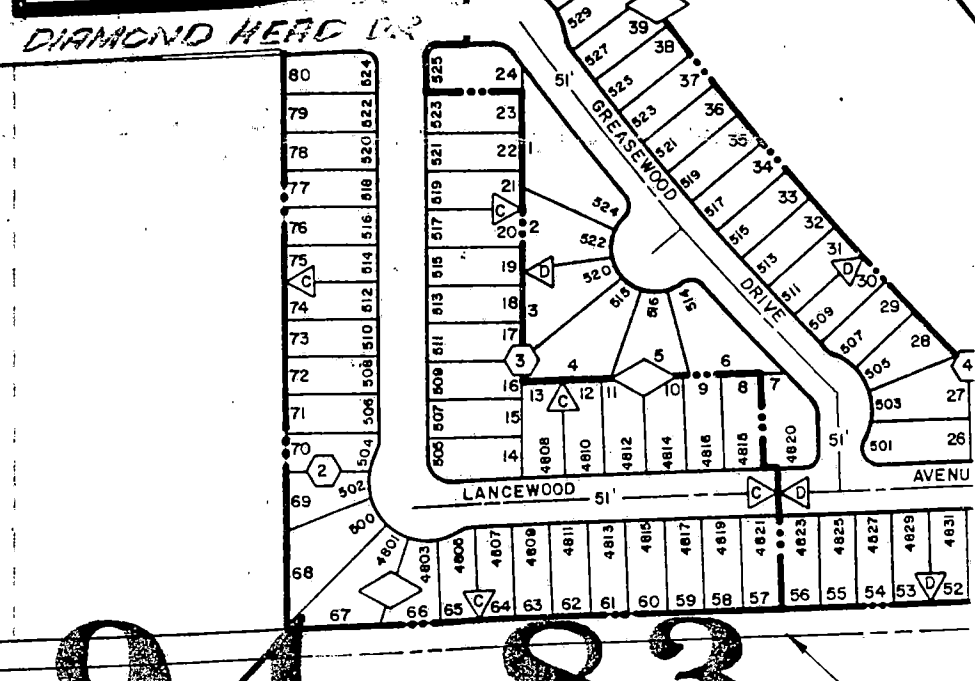
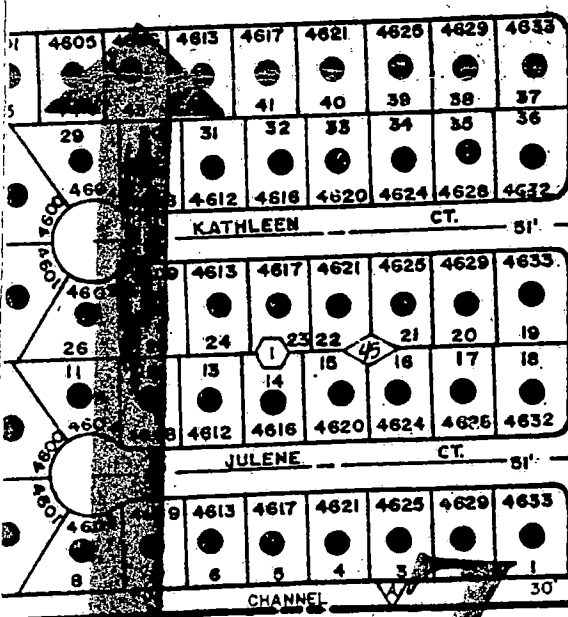
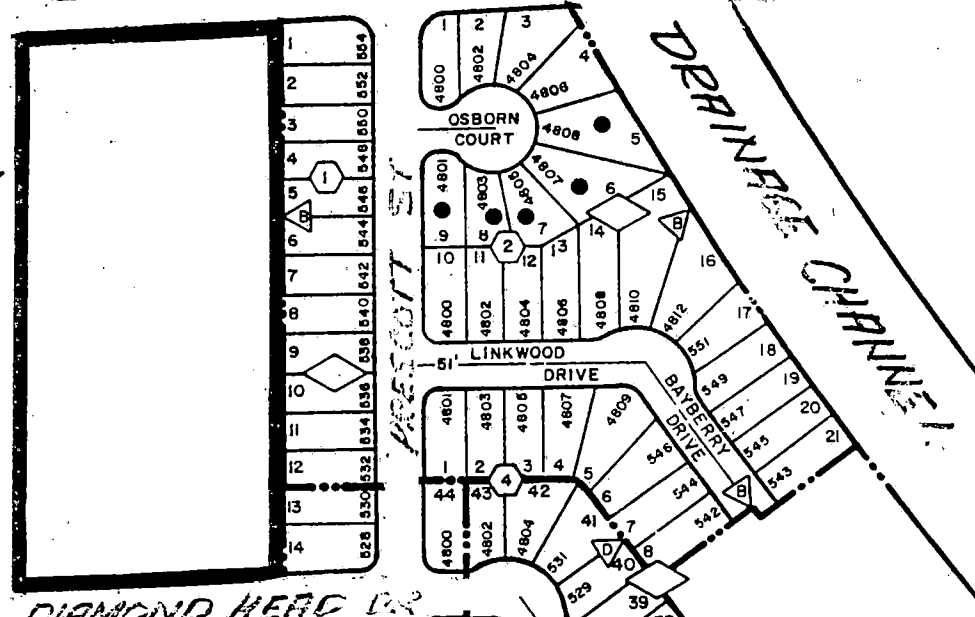
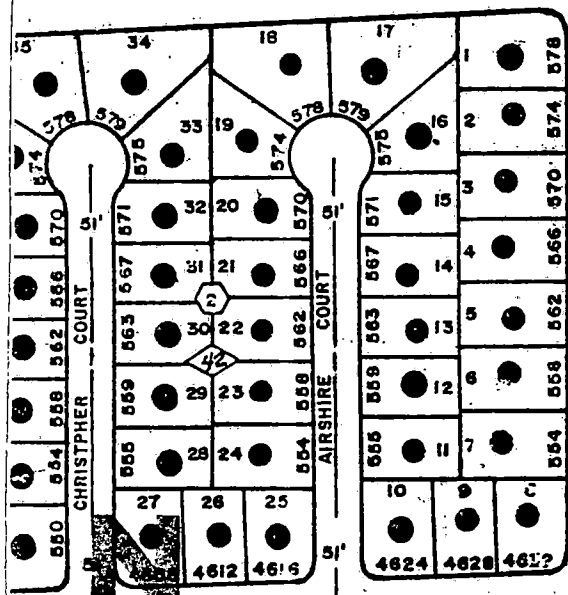
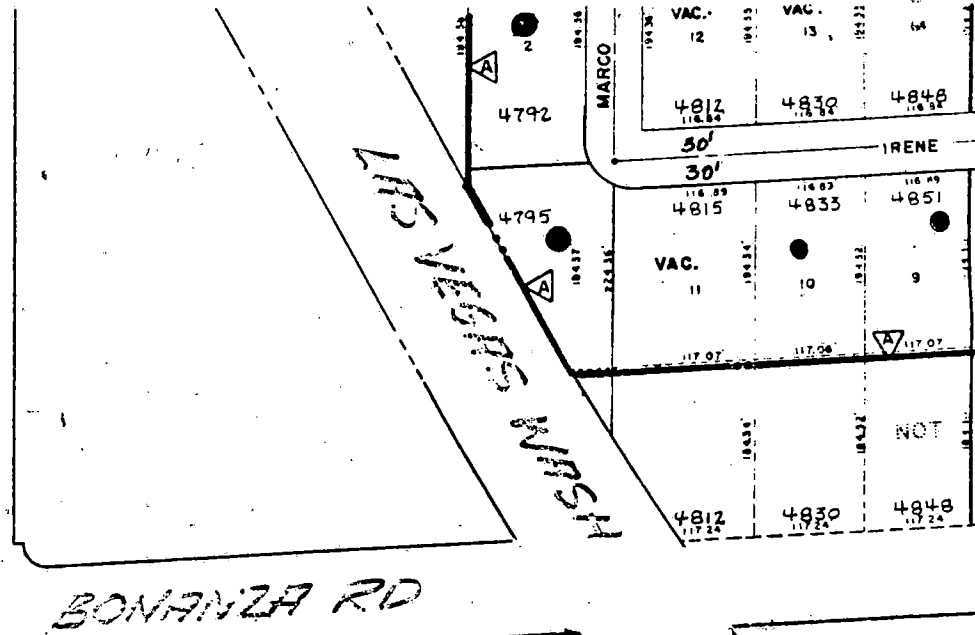
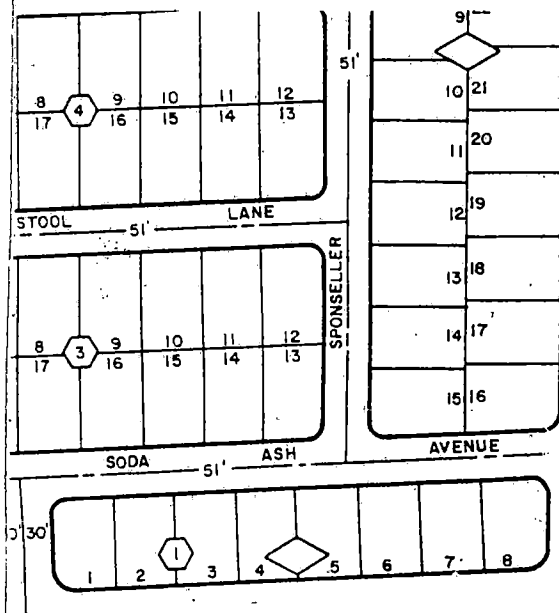
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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7-94-83

30' DRAINAGE CHANNEL
PROPOSED R/W

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Z-95-83

DONALD S. DRAPER, DPM FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST
CORNER OF BUFFALO DRIVE AND ALTA DRIVE.

FROM: N-U (NON-URBAN)

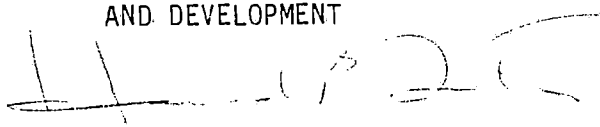
TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
GOVERNMENT LOT THIRTY-TWO (32) IN THE
SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST
QUARTER (NE¼) OF SECTION 33, TOWNSHIP 20
SOUTH, RANGE 60 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

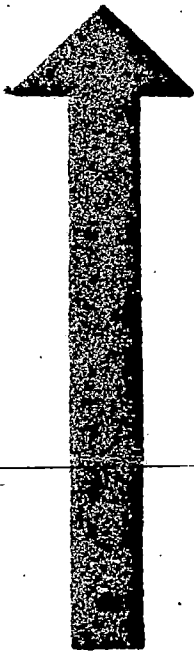
HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE.

DUCHARME AVE

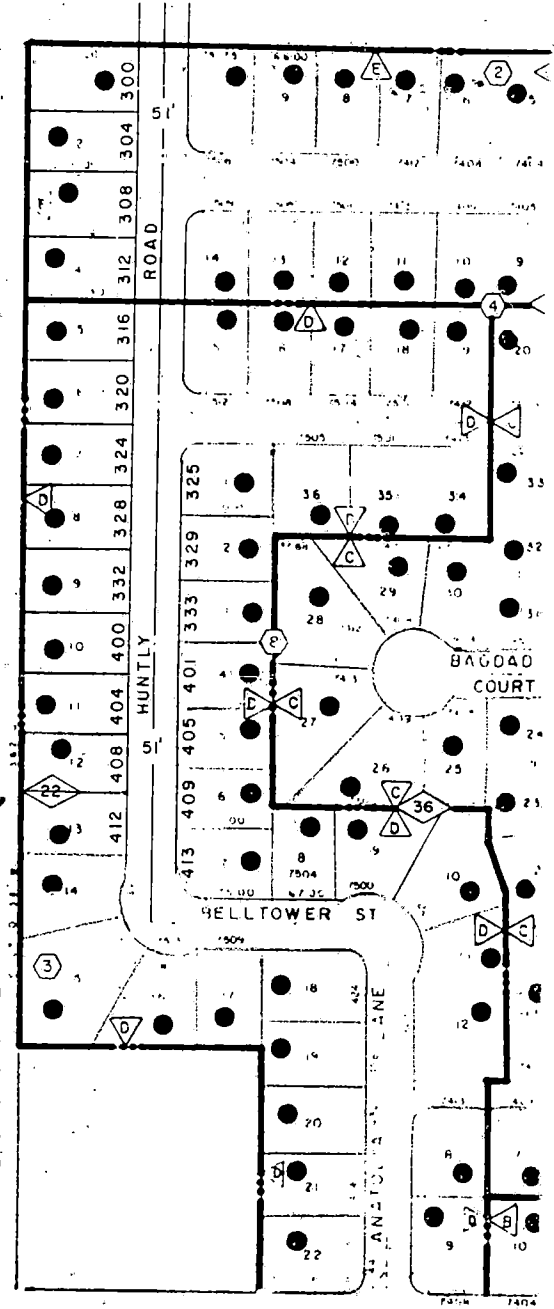
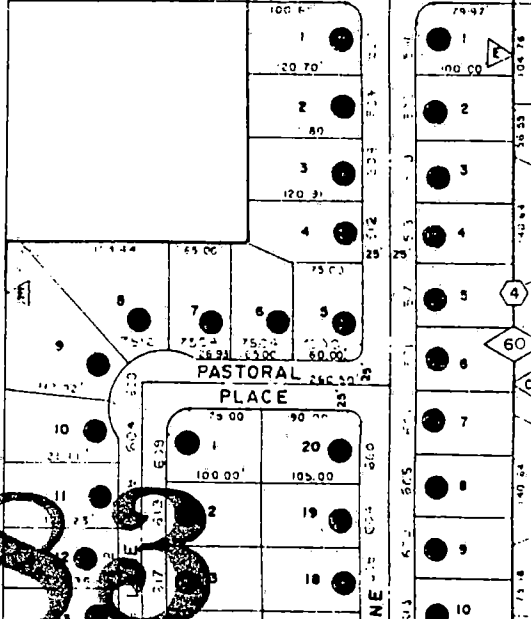
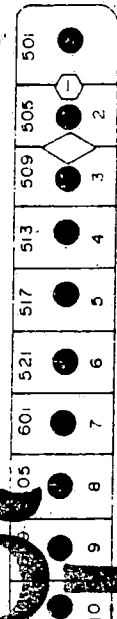
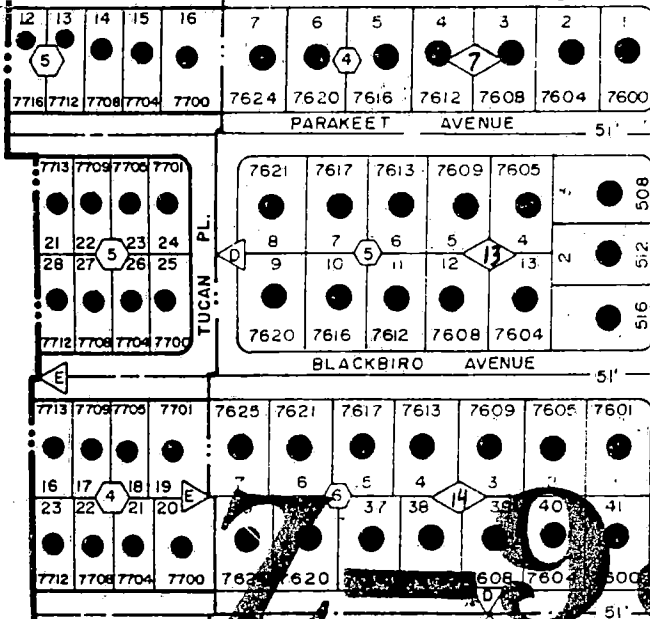
N



BUFFALO DR

DRIVE

ALTA DR



NOTICE OF PUBLIC HEARING

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Notice is hereby given that on November 10, 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-96-83 DELL R. NEILSON, ET AL FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE NORTH SIDE
OF CORY PLACE BETWEEN UPLAND BOULEVARD AND
MOHAWK STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

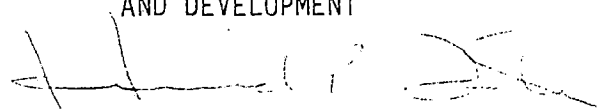
TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
GOVERNMENT LOT 10 IN THE NORTHWEST QUARTER (NW $\frac{1}{4}$)
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$);
GOVERNMENT LOT 11 IN THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$); GOVERNMENT LOT 22
AND GOVERNMENT LOT 23 IN THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 36,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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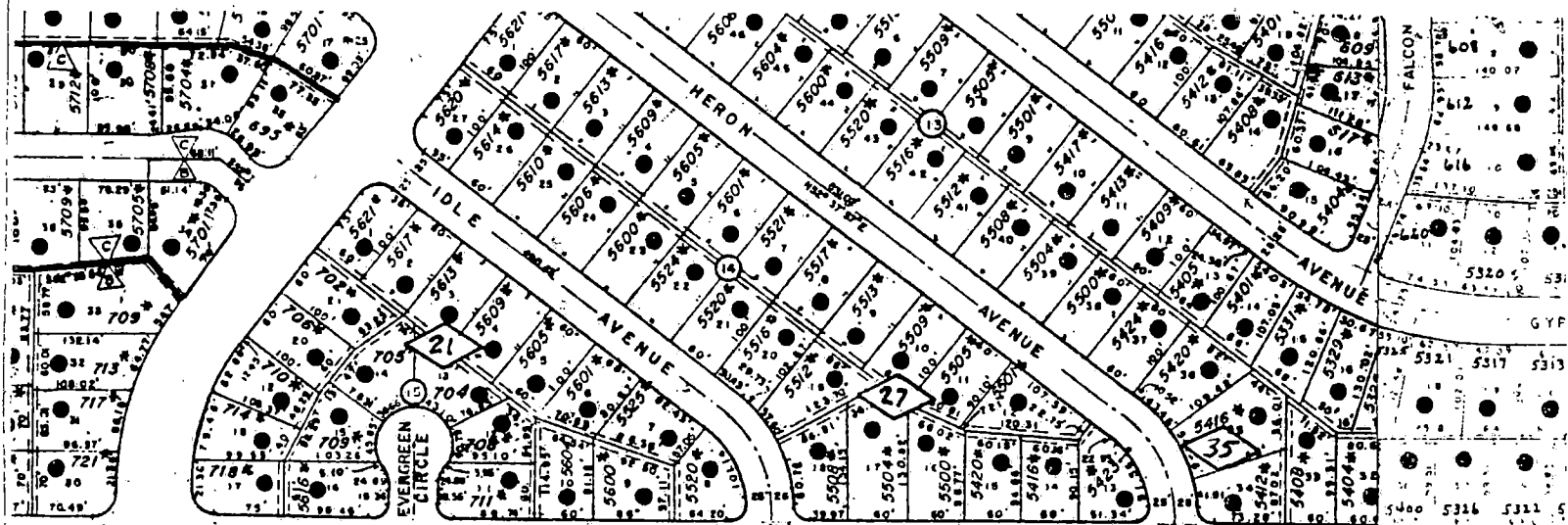
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



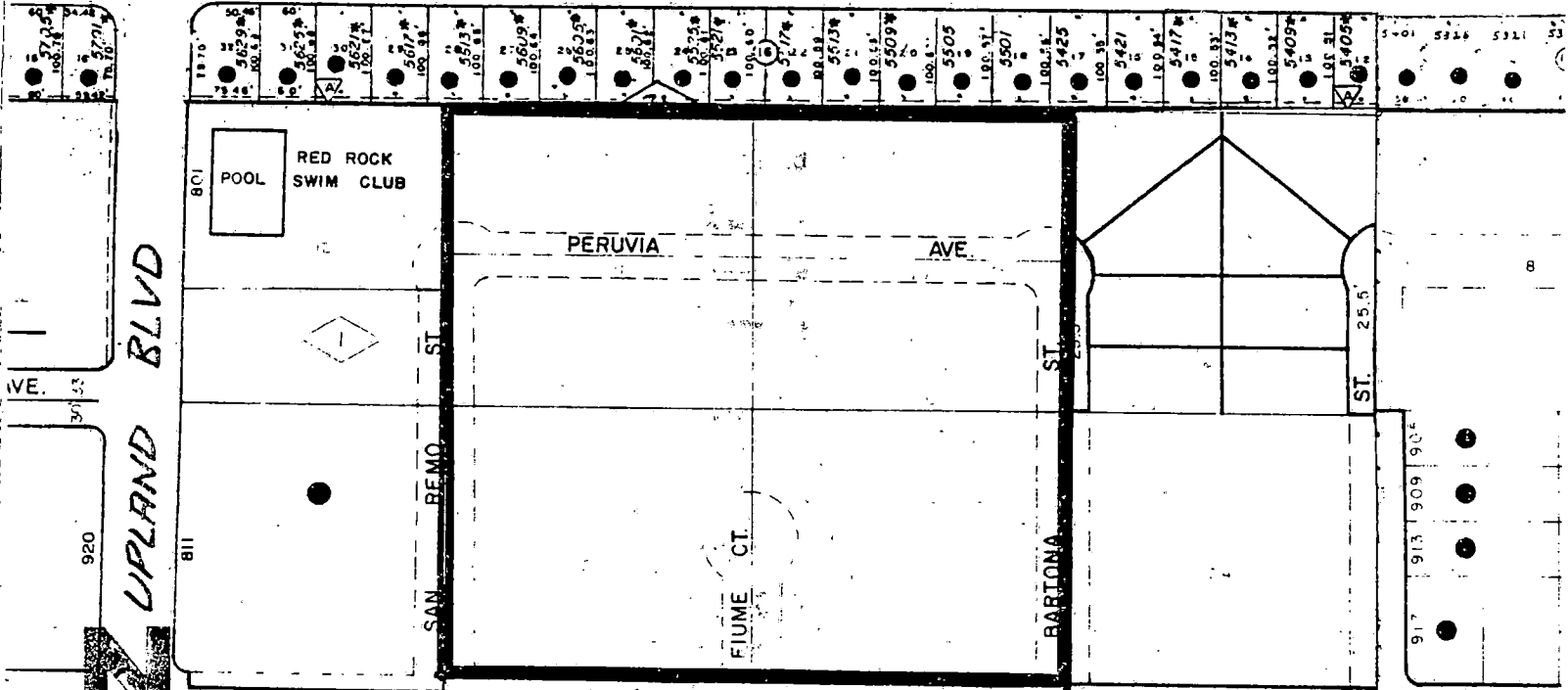
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE.



EVERGREEN ST



UPLAND BLVD

PERUVIA

AVE

SAN REMO ST

FIUME CT

BARIONA ST

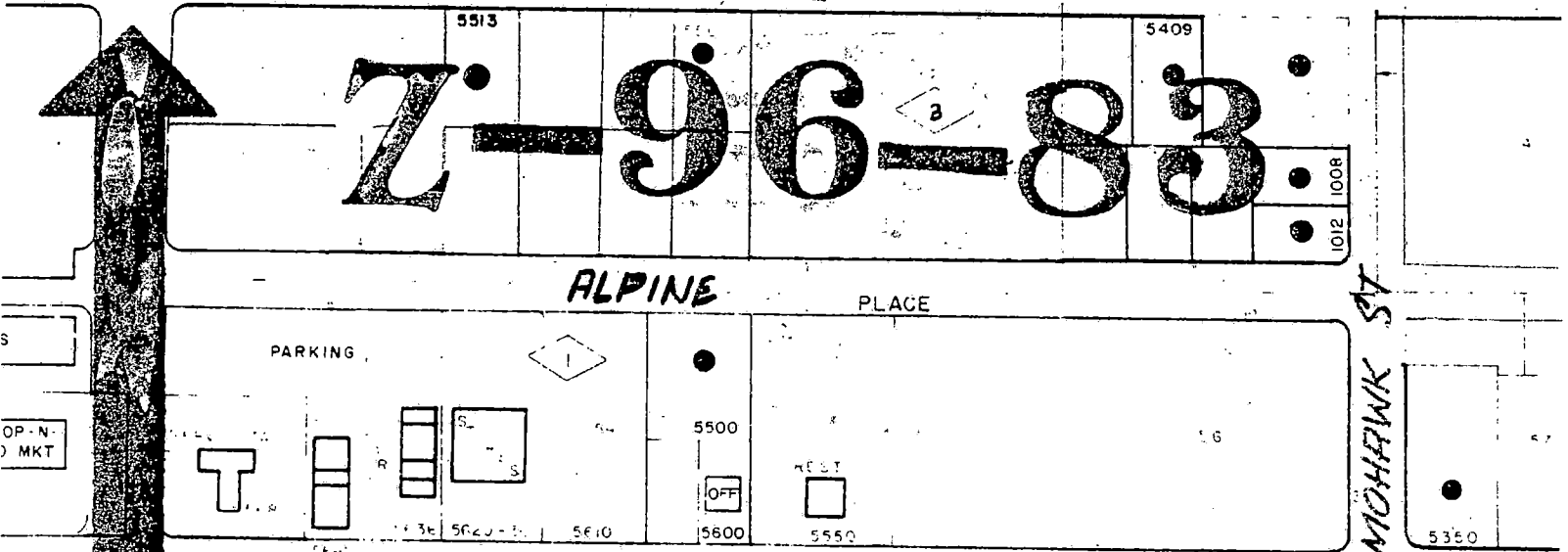
ST. 25.5'

CORY PL

Z-96-83

ALPINE

PLACE



CHARLESTON BLVD

MICHENER ST

MINUTES
CITY PLANNING COMMISSION

NOVEMBER 10, 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
Mr. Kennedy

EXCUSED: Mrs. Tracy

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Rick Williams, Senior 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.

OLD BUSINESS:

1. Z-89-83
(Abeyance Item from 10/25/83)
APPROVED

Application of NICK PANDELIS for reclassification of property generally located on the east side of Willow Street, between Goldring Avenue and Alturas Avenue, from R-E (Residence Estates) to P-R (Professional Offices and Parking).
Proposed Use: Parking Area for Office Building

MR. FOSTER stated this item was held in abeyance from the last meeting because there was no representation of the applicant. This is to rezone one lot that will be used with the lots that have already been approved for P-R zoning. The applicant will use this lot for additional parking area. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Install street improvements on Willow Street as required by the Department of Engineering Services, and 3) Standard conditions 1 through 8. Staff does not have any protests on record.

NICK PANDELIS, 4730 South Pecos, appeared for the application. He is in agreement with staff's conditions.

No one appeared in opposition to this application.

1. Z-89-83

(Continued)

MR. MACK made a Motion for APPROVAL of Z-89-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-49-77

EXTENSION
OF TIME

(Abeyance Item
from 10/25/83)

APPROVED

Request of NEW HORIZONS CENTER FOR LEARNING for an Extension of Time on property located at 1401 South Arville Street, C-1 Zone.

MR. FOSTER stated this item was held in abeyance from the last meeting because there was no representation of the applicant. The applicant is requesting a two-year extension of time. They are proposing to relocate in the West Charleston area on the Peccole property. They are in the process of getting utilities to the site and raising money to construct a new facility. Staff is recommending a one-year extension without notifying the surrounding property owners, but if a two-year extension would be considered staff feels the property owners should be notified.

DR. THERESA SMITH, 4034 South Great Plains Lane, Executive Director of New Horizons School, appeared for the application. They would be agreeable to a one-year extension. They do not plan to stay in their present site more than two years.

MR. JOHNSTON made a Motion for APPROVAL of Z-49-77, Extension of Time, for a one-year extension.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES
RAINBOW PARK #8

ABEYANCE

Property generally located on the southwest corner of Vegas Drive and Rock Springs Drive, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8 No. of Lots: 55

MR. NULL stated this is the last section to be developed in this subdivision. The applicant has requested this item be held in abeyance until the meeting of November 22, 1983. Staff would have no objection to this request.

MR. JOHNSTON made a Motion for ABEYANCE of the Tentative Map for Lewis Homes, Rainbow Park #8.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

2. TENTATIVE MAP

LEWIS HOMES
STONEGATE #4

APPROVED

Property generally located on the southwest corner of Rainbow Boulevard and Alta Drive, R-1 Zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 30.2 No. of Lots: 136

MR. NULL stated staff would recommend approval, subject to the following conditions: 1) No vehicular access to Alta Drive, Rainbow Boulevard and Charleston Boulevard from the abutting lots, 2) Wall statement, 3) Redesign the street system by removing Mariel Street and forming a knuckle at the intersection of Kinkenon Drive and Casarina Drive as required by the Department of Engineering Services, and 4) Provision be made for sanitary sewers which is acceptable to the Department of Engineering Services, as well as the normal conditions. Also, a waiver will be necessary for the length of Block A. Staff would recommend approval of the waiver.

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

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Lewis Homes, Stonegate #4, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. FOSTER announced this item would be heard by the City Council on December 7, 1983 at 2:00 P.M.

3. VAC-17-83

APPROVED

Petition of Vacation submitted by JOHN EDMOND ON BEHALF OF NUCLEUS PLAZA SHOPPING CENTER to vacate the 20 foot wide alley running north-south and east-west and generally located north of Owens Avenue and west of "H" Street.

MR. NULL stated this is a 20-foot wide alley that exists to the north and west of the shopping center. The Police and Fire Departments request sufficient access to the rear of the buildings. 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, 2) Vehicular access be maintained around the rear of the buildings for fire and police protection as required by the Department of Community Planning and Development, and 3) Standard conditions 1 through 3.

JANET BROWN, Property Manager for Nucleus Plaza, Incorporated, 900 West Owens Avenue, appeared for the application. They are in agreement with staff's conditions.

No one appeared in opposition.

MR. MACK made a Motion for APPROVAL of VAC-17-83, subject to staff's conditions.

Voting was as follows:

3. VAC-17-83
(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced a date will be set for a public hearing on this item at the November 16, 1983 City Council meeting.

4. Z-90-83
APPROVED

Application of VIVION S. KEARNEY for reclassification of property generally located on the west side of South 9th Street, between Gass Avenue and Garces Avenue, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Offices

MR. FOSTER stated there is P-R zoning immediately to the east, to the south end of the block, as well as on the block west of 8th Street. This is an area that is transitioning to P-R use. There are 5 parking spaces off the alley and 1 off 9th Street. The parking arrangement does not meet the Code requirements, but staff feels it could be adjusted to comply. On the rear of the property there is an existing building that is a guest house which is proposed for storage use. An accessory building in a P-R zone is not allowed, nor any other type of residential use, so that use will have to cease. 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 redesign the parking in the rear, 3) Repair the sidewalk on 9th Street as required by the Department of Engineering Services, 4) Enter into an Assessment District Agreement for street lights and alley paving as required by the Department of Engineering Services, and 5) Standard conditions 2 through 8. Staff does not have any protests on record.

GEORGE LENNOX, 5416 Chestnut Street, with Construction Management Systems appeared as the prospective purchasers of the building.

No one appeared in opposition.

MRS. COLEMAN made a Motion for APPROVAL of Z-90-83, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

5. Z-91-83
ABEYANCE

Application of GARY A. SHERRILL, ET AL for reclassification of property generally located on the north side of Tina Lane, 360 feet east of Rebecca Road, from R-E (Residence Estates) to R-PD2 (Residential Planned Development).

Proposed Use: Low Density Detached
Single-Family Residence

MR. FOSTER stated this is a request on a two-acre parcel for a

5. Z-91-83

(Continued)

planned development of two units per acre. Four lots are proposed with frontage on a private drive. There is an R-E pattern in the area. There is R-PD2 adjacent to this parcel. Staff feels that because of the R-PD2 pattern in the area that the request is compatible, even though it is undersize in terms of the five-acre requirement for a planned development. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Recording of the parcel map, 3) The lots shall front on the private cul-de-sac with R-D setbacks from the road easement line and accessory buildings may be permitted as allowed in the R-E district, except there shall be no horses or horse related structures, 4) Install pavement on Tina Lane as required by the Department of Engineering Services, and 5) Standard condition #8. Staff does not have any protests on record.

GARY A. SHERRILL, 5576 Madre Mesa Drive, appeared for the application. His partner and he do not have any plans to build on this parcel, but anticipate selling it after the parcel is subdivided.

BILL MAIRS, 6451 Tina Lane, appeared in protest. If this property would be developed, it would change the lifestyle of the neighborhood.

RICHARD MARTIN, 6461 Tina Lane, appeared in protest. He objected to the small size of the lots because they will not accommodate horses which is the character of the neighborhood.

VERA SAGE, 5517 Rebecca Road, appeared in protest. This project would discourage the property owners in the area from having horses on their property.

MRS. COLEMAN made a Motion for DENIAL of Z-91-83.

Voting was as follows:

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

Motion for DENIAL failed by a 3/3 tie vote.

MR. MACK made a Motion for APPROVAL of Z-91-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL failed by a 3/3 tie vote.

MR. FOSTER announced this item would be heard again by the City Planning Commission on November 22, 1983 at 7:30 P.M.

6. Z-92-83

APPROVED

Application of MICHAEL ARZIO, ET AL for reclassification of property generally located on the east side of Desert Lane between Alta Drive and Pinto Lane, from R-3 (Limited Multiple Residence) to R-4 (Apartment Residence).

Proposed Use: High Density Apartments

MR. FOSTER stated there is an R-4 pattern in the block, commercial along Highland Drive, R-4 to the southeast and north to Alta Drive. There is R-3 to the south of this property

6. Z-92-83
(Continued)

and to the west of Desert Lane. There will be 2 two-story buildings containing 24 units with 31 parking spaces where 25 spaces are required. Staff feels that because the R-4 pattern exists in this block this request is compatible and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Pave the north-south alley as required by the Department of Engineering Services, 3) Install sidewalk and street lighting on Desert Lane as required by the Department of Engineering Services, and 4) Standard conditions 1 through 8. Staff does not have any protests on record.

PAUL ROBARTS, 701 Desert Lane, appeared and represented Michael Arzio. They agree to staff's recommendations.

No one appeared in opposition.

MR. KENNEDY made a Motion for APPROVAL of Z-92-83, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

7. Z-93-83
ABEYANCE

Application of JAMES C. SMITH, ET AL for reclassification of property generally located 660' northwest of Tenaya Way and Cheyenne Avenue, from N-U (Non-Urban) to R-CL (Single-Family Compact Lot).

Proposed Use: Medium Low Density
Single-Family Residential

MR. FOSTER stated this property is about one-quarter of a mile west of the Oran K. Gragson Highway. There is developed R-1 to the east of Tenaya Way. There is vacant R-3 to the east abutting the Oran K. Gragson Highway and vacant C-1 at the intersection of the interchange at Cheyenne. To the north, south and west is land located in the County. The applicant is proposing 124 lots on this 20.8 acre site. There will be a series of cul-de-sacs. Staff feels this item should be held in abeyance until the General Plan is completely updated in the early part of 1984. When this item would be placed back on the agenda, staff would request the applicant to pay half the fee so the surrounding property owners could be renotified. Staff does not have any protests on record.

G. C. WALLACE, 1100 East Sahara Avenue, appeared and represented the applicant, James C. Smith, and the developer, Metropolitan Development Company. Medium-low density zoning is in compliance with the current General Plan. The developer cannot afford to wait until the General Plan is updated to proceed with this project.

GLADE WILGAR, 3355 North Pioneer Way, appeared in protest. He objected to the size of the lots being 50' x 100' and presented a petition with 14 signatures in protest.

PAITAKA MIYAHIRA, 3421 North Tioga Way, appeared in protest. He was concerned about water in this area.

RHONDA IVIE, 3441 North Tioga Way, appeared in protest. They

7. Z-93-83

(Continued)

moved into this area because it was zoned for low density. This will cause more traffic in the area.

G. C. WALLACE appeared in rebuttal. These will be one and two story homes ranging in size from 1,400 to 1,700 square feet of living area. They will have tile roofs and sales values of \$80,000 to \$95,000. The developer will extend the Water District's lines to this project.

MR. GUTHRIE made a Motion for DENIAL of Z-93-83.

Voting was as follows:

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

Motion for DENIAL failed by a 3/3 tie vote.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on November 22, 1983.

8. Z-94-83

APPROVED

Application of DEL B. CRAM, ET AL for reclassification of property generally located on the southeast corner of Bonanza Road and Marion Drive, from R-E (Residence Estates) to R-CL (Single-Family Compact Lot).

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

MR. FOSTER stated there is approved R-CL to the east. The parcel to the south is undeveloped R-E. Fronting on Marion Drive across the street from this parcel are developed single-family homes. The applicant is proposing a 33-lot subdivision on a 5.2 acre site. Staff feels the plot plan should be redesigned to have the appearance of single-family homes to make this subdivision more compatible with the single-family homes across the street. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Recording of a final map, and 3) Conformance to the plot plan and elevations with a redesign of the layout for two cul-de-sacs. Staff does not have any protests on record.

KENNETH FARRMOND, 3407 South El Camino Road, appeared and represented Del B. Cram. He questioned how many lots would be derived out of this parcel after it is redesigned.

MR. FOSTER said they may lose 2 or 3 lots from what they are proposing.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-94-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

9. Z-95-83

APPROVED

Application of DONALD S. DRAPER, DPM for reclassification of property generally located on the northwest corner of Buffalo Drive and Alta Drive, from N-U (Non-Urban) to R-CL (Single-Family Compact Lot).

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

MR. FOSTER stated this is a 5-acre parcel on the northwest corner of Buffalo and Alta Drives. There is C-1 on the northeast and southeast corners of that intersection. The land to the west and north is in the County. There is approved R-CL to the southwest for a Collins Brothers development. They are proposing 42' and 43' x 100' lots for a total of 27 lots. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations, and 3) Recording of a final map. Staff does not have any protests on record.

DICK CLARK, Clark Homes, 4741 Avenida Del Diablo, appeared as the builder of this project to represent the applicant. They are in agreement with staff's recommendations.

No one appeared in opposition.

MR. KENNEDY made a Motion for APPROVAL of Z-95-83, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

10. Z-96-83

DENIED

Application of DELL R. NEILSON, ET AL for reclassification of property generally located on the north side of Cory Place between Upland Boulevard and Mohawk Street, from R-1 (Single-Family Residence) to R-CL (Single-Family Compact Lot).

Proposed Use: Medium Density Detached
Single-Family Residential

MR. FOSTER stated this area is primarily zoned R-1 for single-family homes. This particular development is for 84 lots ranging in size from 35' x 100' to 40' x 100'. They propose one looped street pattern that will flow to Cory Place. Staff feels there should be another access to this development. Staff would recommend denial of this application because it is not compatible with the area. There is one protest on record.

MARK KEISERMAN, National Heritage Corporation, 3233 West Charleston Boulevard, represented the applicant as the developer of the property. He stated they are applying for 77 lots and not 84 lots. They feel they can work out the design of the subdivision on their tentative map. They contacted 80 homeowners in the area and only one homeowner was opposed to the project. The R-CL type of house is the most popular at this time. This is a 10-acre parcel. The houses range in size from 1,170 to 1,520 square feet.

JUANITA BURROWS, 917 Mohawk Street, appeared in protest. The four houses that are on Mohawk are opposed to lots under 60' by 100'. They moved into this area because it was zoned R-1.

10. Z-96-83

ALAN CURTIS, Upland and Cory Place, appeared in protest. He objected to the size of the lots.

PAUL KEETON, 1012 Mohawk Street, appeared in protest. He wants this property to remain R-1. This project will create too much traffic for the area.

W. H. PAINTER, 5409 Cory Place, appeared in protest. He objected to the small size of the lots and houses.

BALDOMERO ARANGO, 3466 Frontier, appeared in protest. He also objected to the size of the lots and houses.

There were 7 persons in the audience in protest.

BARBARA ANN BONA, 811 Upland Boulevard, appeared in protest. She would like to see the area remain R-1 single-family homes.

RALPH LUNA, 1008 Mohawk Street, appeared in protest. There are not 80 persons living in the area and no one contacted him in regard to this project. This would devalue the homes in the area.

MARK KEISERMAN appeared in rebuttal. Each unit has parking space for four cars. These houses would be selling in the \$80,000 price range so they would not devalue the homes in the area.

MR. JOHNSTON made a Motion for DENIAL of Z-96-83 because it is not compatible with the area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

11. Z-36-82

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of ROBERT L. CONN for a Reinstatement and Extension of Time on property generally located on the east side of Dike Lane, 400 feet north of Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD16.)

MR. FOSTER stated this is within the reinstatement period. This is their first request for an extension of time. Staff would recommend approval, subject to: 1) Resolution of Intent shall expire on September 1, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original conditions of approval.

ROBERT MCNUTT, engineer, 50 South Jones Boulevard, appeared and represented Robert L. Conn. They agree with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of Z-36-82, Reinstatement and Extension of Time, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on November 16, 1983 at 2:00 P.M.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

LEWIS HOMES
SAHARA #12A

APPROVED

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

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 7.5 No. of Lots: 35

MR. NULL stated the tentative map was heard at the last meeting. There are some R-D zoned lots much farther to the west. A condition of the overall zoning is that the R-D lots are to be developed at the same time as the R-1 lots. This is the first unit in this development. This map is in substantial conformity with the tentative map and staff would recommend approval, subject to: 1) The next unit to be developed shall include the R-D lots. They are a distance from the R-1 lots that will be developed in the first unit, 2) Conformance with the tentative map, and 3) Conformance to the conditions of approval for the tentative map.

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

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. FINAL MAP

ROSEWOOD
ESTATES
UNIT #4

APPROVED

Property generally located on the southeast corner of the Oran K. Gragson Highway and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).

Owner/Subdivider: Chism Homes, Inc.

No. of Acres: 13.3 No. of Lots: 81

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.

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

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Rosewood Estates Unit #4, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. Z-72-83
PLOT PLAN
REVIEW
APPROVED

Request of HERBERT L. WALDMAN for a Plot Plan Review to allow an eight-story office building (three floors of parking and five floors of office space) where a two-story office building was approved on property generally located on the northeast corner of Bridger Avenue and 7th Street, R-4 Zone (under Resolution of Intent to C-2).

MR. FOSTER stated C-2 zoning was approved on the site not too long ago. The applicant feels a two-story office building would be underdeveloping the property, so now he is proposing an eight-story office building with the lower three floors for parking and the top floors for offices. The parking structure goes over to the north line of the property and the offices about two-thirds of the way over to the north line. Since the building is going to the property line, they are proposing landscaping in the right-of-way by an encroachment agreement. Staff notified the surrounding property owners of this request because it was a major change. Staff would recommend approval, subject to:
1) Conformance to the revised plans and elevations, and
2) Conformance to all the original conditions for Z-72-83. They are providing 140 parking spaces where 128 are required based on the square footage of the building.

ED DELORENZO, architect, appeared and represented the applicant. They are in agreement with staff's conditions.

No one appeared in protest.

MR. JOHNSTON made a Motion for APPROVAL of Z-72-83, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on November 16, 1983 at 2:00 P.M.

4. Z-90-80
EXTENSION
OF TIME
APPROVED

Request of EARL MONSEY ON BEHALF OF HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located on the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).

MR. FOSTER stated this is their third request for an extension of time due to economic conditions. Staff would recommend approval, subject to: 1) Resolution of Intent to expire on December 2, 1984.

EARL MUNCIE, 723 South 3rd Street, appeared to represent the applicant. They are agreeable to staff's condition.

MR. MACK made a Motion for APPROVAL of Z-90-80, Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on November 16, 1983 at 2:00 P.M.

5. Z-20-81

PLOT PLAN
REVIEW

APPROVED

Request of H & H PARTNERSHIP for a Plot Plan Review on property generally located on the southwest corner of Bonanza Road and Nellis Boulevard (5050 East Bonanza Road), C-1 Zone.

MR. FOSTER stated this is a change to the layout. Initially they proposed a grocery store to the west. They are now proposing an "L" shaped building which will be used for retail shops. The building comes within 35 feet of the west property line. Staff would recommend approval, subject to: 1) Conformance to the revised plot plan and elevations, and 2) Conformance to the original conditions of approval for Z-20-81.

JOHN HIGHTOWER appeared and represented H & H Partnership. They are in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of Z-20-81, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

6. Z-67-79

PLOT PLAN
REVIEW

DENIED

Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review to construct one 12' x 24' and one 14' x 48' off-premise sign on property located at 900 Valley View Boulevard, C-2 Zone.

MR. FOSTER stated this is a request for two signs. There is a small shopping center on this site. The larger sign would be at the north end of the C-1 and the smaller sign at the south end. The property backs up to Hyde Park Junior High School. To the west is a City park and on the east side is Water District property that is undeveloped at the present time.

BRETT REALE, Donrey Outdoor Advertising, 1211 West Bonanza, appeared and represented the applicant. The signs are compatible with the area due to the fact there is vacant land to the north and east and there is a shopping center on the northwest corner of Charleston and Valley View.

MR. JOHNSTON made a Motion for DENIAL of Z-67-79, Plot Plan Review.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action, unless appealed to the City Council.

7. Z-6-66(27)

PLOT PLAN
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review to construct a 12' x 24' off-premise sign on property located at 5600 West Charleston Boulevard, C-2 Zone.

MR. FOSTER stated this is about half way between Jones and Decatur on the north side of Charleston. There is a veterinarian building on the site. They are proposing a billboard on the westerly side. Donrey has permits for a billboard about 200 feet to the west and about 65 feet to the east. There is a 200 foot separation requirement between the billboards in a commercial zone. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Being 200 feet from any other existing or permitted off-premise sign on the same side of the street.

BRETT REALE, Donrey Outdoor Advertising, 1211 West Bonanza, appeared to represent the application. Both of their sign permits have expired. The closest sign will be 700 feet to the east, which is a Donrey sign, and 1,200 feet to the west is a Ronco sign.

MR. GUTHRIE made a Motion for APPROVAL of Z-6-66(27), Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" Mr. Mack

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN BUGBEE announced this is final action.

8. Z-68-75

PLOT PLAN
REVIEW

APPROVED

Request of FAMILY MEDICAL CENTER for a Plot Plan Review on property generally located on the north side of Charleston Boulevard between Lamb Boulevard and Marion Drive, C-1 Zone.

MR. FOSTER stated this is for a medical building with four offices, plus some out-patient treatment facilities. The building is on a 150' x 250' lot. They are proposing 52 parking spaces where 37 spaces are required. There will be 8,500 square feet of office area. It will be a one-story building. Staff would recommend approval, subject to: 1) Conformance to the original conditions for Z-68-75 and 2) Standard conditions 1 through 8.

DR. GERALD MALONE, 4634 Lancer Way, appeared to represent the application. They agree to staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of Z-68-75, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

9. Z-75-81

REVIEW OF
CONDITION

APPROVED

Request of SEA, INC. for a Review of Condition which required a 20 foot minimum front setback for all lots on property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-MHP and R-E Zones (under Resolution of Intent to R-CL).

MR. FOSTER stated a 20 foot setback was required on this property when the zoning was approved. Since that time the property has been sold. The new developer has a different type of models. They have increased the length of the cul-de-sac. The second lot down on the property has less depth than most of the other lots and they can't get an 18 foot rear and 20 foot front setback so they are proposing a 15 foot front setback and rear setbacks ranging from 10 to 15 feet. Staff feels there is sufficient area that will be provided because they propose to utilize the side yards through joint agreements with the adjoining lots so that essentially will be their yard area, as well as the rear yard area. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) The minimum setback of the buildings on the cul-de-sac shall be reduced to 15 feet and the rear setbacks ranging from 10 to 15 feet as shown.

REG MERRIMON, SEA, Inc., 1405 Arville Street, appeared for the application. They are in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of Z-75-81, Review of Condition, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on November 16, 1983 at 2:00 P.M.

10. AV-6-83

ADMINISTRATIVE
VARIANCE

APPROVED

Request of FRANK PAVEY for an Administrative Variance to enclose an existing patio and to allow it 3'6" from the property line on property located at 217 Pershing Drive, R-1 Zone.

MR. FOSTER stated the ordinance allows Administrative Variances on structures that have existed for more than ten years. This structure has existed for about nineteen years. The applicant would like to enclose the patio. It is within 3½ feet from the property line where 5 feet is required and the rear setback exists at 14½ feet.

FRANK PAVEY, 217 Pershing Drive, appeared for the application. Four of his neighbors have approved.

MRS. COLEMAN made a Motion for APPROVAL of AV-6-83, Administrative Variance.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

11. Z-81-83

REVIEW OF
CONDITION

APPROVED

Request of WALLACE EKANGER for a Review of Condition which required installation of street improvements on Tonopah Drive on property generally located on the east side of Tonopah Drive, between Bonanza Road and Washington Avenue, R-E Zone (under Resolution of Intent to R-PD3).

MR. FOSTER stated a zoning condition on this property was for the applicant to install street improvements on Tonopah Drive. The applicant is now requesting that he only be required to sign an Assessment District Agreement for these street improvements. The Department of Engineering Services has no objection to this request since the area is being developed on an individual lot basis. Staff would recommend approval, subject to: 1) Condition #7 is hereby amended to allow the applicant to enter into an Assessment District Agreement for street improvements as required by the Department of Engineering Services.

DAVID EKANGER, 804 North Tonopah Drive, appeared and represented his father, Wallace Ekanger. They are in accord with staff's condition.

MR. MACK made a Motion for APPROVAL of Z-81-83, Review of Condition, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/lo

ANNOTATED AGENDA
CITY PLANNING COMMISSION
NOVEMBER 10, 1983

OLD BUSINESS:

1. Z-89-83

(Abeyance Item
from 10/25/83)

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

SPECIAL CONDITIONS: 1. Resolution of Intent with a
twelve month time limit.
2. Install street improvements
on Willow Street as required
by the Dept. of Engineering
Services.
3. Standard conditions 1 - 8.

PROTESTS: 0

2. Z-49-77

EXTENSION
OF TIME

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

SPECIAL CONDITION: 1. The School use shall be
discontinued August 15, 1984.

NEW BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES
RAINBOW PARK #8

ABEYANCE - JOHNSTON/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
11/22/83 NOES: None
P.C.Meeting

2. TENTATIVE MAP

LEWIS HOMES
STONEGATE #4

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

SPECIAL CONDITIONS: 1. No vehicular access to Alta
Drive, Rainbow Blvd. and
Charleston Blvd. from the
abutting lots.
2. Wall statement.
3. Redesign the street system by
removing Mariel Street and
forming a knuckle at the
intersection of Kinkenon Dr.
and Casarina Dr. as required
by the Dept. of Engineering
Services.
4. Provision be made for sanitary
sewers which is acceptable to
the Dept. of Engineering Services.
5. Waiver be permitted for length
of Block A.

3. VAC-17-83

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

- SPECIAL CONDITIONS:
1. One year to record statement.
 2. Vehicular access to be maintained around the rear of the buildings for fire and police protection.
 3. Standard conditions 1 - 3.

PROTESTS: 0

4. Z-90-83

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations amended to redesign the parking in the rear.
 2. Repair the sidewalk on 9th Street as required by the Dept. of Engineering Services.
 3. Enter an Assessment District Agreement for the street lights and alley paving as required by the Dept. of Engineering Services.
 4. Standard conditions 2 - 8.
 5. Resolution of Intent with a twelve month time limit.

PROTESTS: 0

5. Z-91-83

ABEYANCE - 11/22/83 Planning Commission Meeting - TIE VOTE

2nd Motion: APPROVED - MACK / AYES: Johnston, Mack, Bugbee
NOES: Guthrie, Coleman, Kennedy

1st Motion: DENIED - COLEMAN / AYES: Guthrie, Coleman, Kennedy
NOES: Johnston, Mack, Bugbee

PROTESTS: Bill Mairs, 6451 Tina Lane
Richard Martin, 6461 Tina Lane
Vera Sage, 5517 Rebecca Road

6. Z-92-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Pave the north-south alley as required by the Dept. of Engineering Services.
 3. Install sidewalk and street lighting on Desert Lane as required by the Dept. of Engineering Services.
 4. Standard conditions 1 -8.

PROTESTS: 0

7. Z-93-83

ABEYANCE - 11/22/83 Planning Commission Meeting - TIE VOTE

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

PROTESTS: Glade Wilgar, 3355 N. Pioneer Way
Patataka Miyahira, 3421 N. Tioga Way
Rhonda Ivie, 3441 N. Tioga Way
14 Signatures on Petition

8. Z-94-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Recording of a final map.
 3. Conformance to the plot plans and elevations with a redesign of the layout for 2 cul-de-sacs.

PROTESTS: 0

9. Z-95-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plans and elevations.
 3. Recording of a final map.

PROTESTS: 0

10. Z-96-83

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

PROTESTS: Juanita Burrows, 917 Mohawk
Alan Curtis, Upland and Cory Place
Paul Keeton, 1012 Mohawk
D. H. Painter, 5409 Cory Place
Baldomero Arango, 3466 Frontier
Ralph Luna, 1008 Mohawk
Barbara Ann Bona, 811 Upland Blvd.
7 Persons in audience
1 on record with staff

11. Z-36-82

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

REINSTATEMENT
& EXTENSION
OF TIME

- SPECIAL CONDITIONS:
1. This Resolution of Intent shall expire Sept. 1, 1984.
 2. Conformance to all ordinance amendments enacted subsequent to the original conditions of approval.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

LEWIS HOMES
SAHARA #12A

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

- SPECIAL CONDITIONS:
1. Conformance with the tentative map.
 2. Conformance to the conditions of approval for the tentative map.
 3. Next unit to include R-D lots.

2. FINAL MAP

ROSEWOOD ESTATES
UNIT #4

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

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

3. Z-72-83

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the revised
plans and elevations.
2. Conformance to all the original
conditions of Z-72-83.

PROTESTS: 0

4. Z-90-80

EXTENSION
OF TIME

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

SPECIAL CONDITION: 1. The Resolution of Intent
shall expire December 2, 1984.

5. Z-20-81

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the revised
plot plan and elevations.
2. Conformance to the original
conditions of approval of Z-20-81.

6. Z-67-79

PLOT PLAN REVIEW

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

7. Z-6-66(27)

PLOT PLAN
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
 2. Being 200' from any other existing or permitted off-premise sign on the same side of the street.

8. Z-68-75

PLOT PLAN
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the original conditions of Z-68-75.
 2. Standard conditions 1 - 8.

9. Z-75-81

REVIEW OF
CONDITION

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
 2. The minimum setback of the buildings on the cul-de-sacs shall be reduced to 15' and the rear ranging from 10' to 15' as shown.

10. AV-6-83

ADMINISTRATIVE
VARIANCE

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

- SPECIAL CONDITION:
1. Conformance to the plot plan amended to provide a 3 1/2' side setback and a 15' rear setback.

11. Z-81-83

REVIEW OF
CONDITION

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

- SPECIAL CONDITION:
1. Condition #7 is hereby amended to allow the applicant to enter an Assessment District for street improvements as required by the Dept. of Engineering Services.

ANNOTATED AGENDA
CITY PLANNING COMMISSION
NOVEMBER 10, 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: GUTHRIE, COLEMAN, KENNEDY, JOHNSTON, MACK, BUGBEE
EXCUSED: TRACY

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

OLD BUSINESS:

1. Z-89-83 Application of NICK PANDELIS for reclassification of
(Abeyance Item property generally located on the east side of
from 10/25/83) Willow Street, between Goldring Avenue and Alturas
Avenue, from R-E to P-R.
Proposed Use: Parking Area for Office Building
- ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Install street improvements on Willow Street 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: DECEMBER 7, 1983

PROTESTS: 0

2. Z-49-77 Request of NEW HORIZONS CENTER FOR LEARNING for an
Extension of Time on property located at 1401
South Arville Street, C-1 Zone.
- EXTENSION
OF TIME

ACTION: APPROVED
JOHNSTON/UNANIMOUS

2. Z-49-77 (Continued)

CONDITION:

1. The school use shall be discontinued August 15, 1984.

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

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the southwest corner of Vegas Drive and Rock Springs Drive, N-U Zone (under Resolution of Intent to R-CL).
LEWIS HOMES Owner/Subdivider: Lewis Homes of Nevada
RAINBOW PARK #8 No. of Acres: 8 No. of Lots: 55

ACTION: ABEYANCE
JOHNSTON/UNANIMOUS

TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: NOVEMBER 22, 1983

2. TENTATIVE MAP Property generally located on the southwest corner of Rainbow Boulevard and Alta Drive, R-1 Zone.
LEWIS HOMES Owner/Subdivider: Lewis Homes of Nevada
STONEGATE #4 No. of Acres: 30.2 No. of Lots: 136

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. No vehicular access to Alta Drive, Rainbow Boulevard and Charleston Boulevard from the abutting lots.
2. 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.
3. Redesign the street system by removing Mariel Street and forming a knuckle at the intersection of Kinkenon and Casarina Drives as required by the Department of Engineering Services.
4. Install sanitary sewers as required by the Department of Engineering Services.
5. A waiver be permitted for the length of Block A.
6. 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.
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.

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

3. VAC-17-83

Petition of Vacation submitted by JOHN EDMOND ON BEHALF OF NUCLEUS PLAZA SHOPPING CENTER to vacate the 20' wide alley running north-south and east-west and generally located north of Owens Avenue and west of "H" Street.

ACTION: APPROVED
MACK/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. Vehicular access shall be provided around the rear of the buildings for fire and police protection as required by the Department of Community Planning and Development.
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: NOVEMBER 16, 1983 TO SET DATE FOR PUBLIC HEARING

4. Z-90-83

Application of VIVION S. KEARNEY for reclassification of property generally located on the west side of South 9th Street, between Gass Avenue and Garces Avenue, from R-1 to P-R.

ACTION: APPROVED
COLEMAN/UNANIMOUS Proposed Use: Offices

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: DECEMBER 7, 1983

5. Z-91-83

Application of GARY A. SHERRILL, ET AL for reclassification of property generally located on the north side of Tina Lane, 360' east of Rebecca Road, from R-E to R-PD2.

ACTION: ABEYANCE

Proposed Use: Low Density Detached Single Family Residence

1st Motion to DENY

COLEMAN/3-3

(AYES: GUTHRIE, COLEMAN, KENNEDY)
(NOES: JOHNSTON, MACK, BUGBEE)

2nd Motion to APPROVE

MACK/3-3

(AYES: JOHNSTON, MACK, BUGBEE)
(NOES: GUTHRIE, COLEMAN, KENNEDY)

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 3

TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: NOVEMBER 22, 1983

6. Z-92-83

Application of MICHAEL ARZIO, ET AL for reclassification of property generally located on the east side of Desert Lane, between Alta Drive and Pinto Lane, from R-3 to R-4.

ACTION: APPROVED

KENNEDY/UNANIMOUS

Proposed Use: High Density Apartments

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Pave the north-south alley as required by the Department of Engineering Services.
3. Install sidewalk and street lighting on Desert Lane as required by the Department of Engineering Services.
4. Conformance to the plot plan and elevations.
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

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: DECEMBER 7, 1983

7. Z-93-83

Application of JAMES C. SMITH, ET AL for reclassification of property generally located 660' northwest of Tenaya Way and Cheyenne Avenue, from N-U to R-CL.

ACTION: ABEYANCE

Proposed Use: Medium Low Density Single Family Residential

Motion to DENY

GUTHRIE/3-3

(NOES: JOHNSTON, MACK, BUGBEE)

STAFF RECOMMENDATION: ABEYANCE

PROTESTS: 17

TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: NOVEMBER 22, 1983

8. Z-94-83 Application of DEL B. CRAM, ET AL for reclassification of property generally located on the southeast corner of Bonanza Road and Marion Drive, from R-E to R-CL.

ACTION: APPROVED Proposed Use: Medium Low Density Detached
JOHNSTON/UNANIMOUS Single Family Residential

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Recording of a final map.
3. Conformance to the plot plans and elevations with a redesign of the layout as required by the Department of Community Planning and Development.

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

PROTESTS: 0

9. Z-95-83 Application of DONALD S. DRAPER, DPM for reclassification of property generally located on the northwest corner of Buffalo Drive and Alta Drive, from N-U to R-CL.

ACTION: APPROVED Proposed Use: Medium Low Density Detached
KENNEDY/UNANIMOUS Single Family Residential

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plans and elevations.
3. Recording of a final map.

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

PROTESTS: 0

10. Z-96-83 Application of DEL R. NEILSON, ET AL for reclassification of property generally located on the north side of Cory Place, between Upland Boulevard and Mohawk Street, from R-1 to R-CL.

ACTION: DENIED Proposed Use: Medium Density Detached
JOHNSTON/UNANIMOUS Single Family Residential

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: DECEMBER 7, 1983

PROTESTS: 14

11. Z-36-82 Request of ROBERT L. CONN for a Reinstatement and Extension of Time on property generally located on the east side of Dike Lane, 400' north of Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD16).

REINSTATEMENT
& EXTENSION
OF TIME

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 16, 1983

SUPPLEMENTAL AGENDA:

1. FINAL MAP Property generally located on the southwest corner of O'Bannon Drive and Torrey Pines Drive, N-U Zone, (proposed R-1).
LEWIS HOMES
SAHARA #12A Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 7.5 No. of Lots: 35
ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. The next unit in this overall development shall include the R-D lots.

STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP Property generally located on the southeast corner of the Oran K. Gragson Highway and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).
ROSEWOOD ESTATES
UNIT #4 Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 13.3 No. of Lots: 81
ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. Z-72-83 Request of HERBERT L. WALDMAN for a Plot Plan Review to allow an eight-story office building (three floors of parking and five floors of office space) where a two-story office building was approved on property generally located on the northeast corner of Bridger Avenue and 7th Street, R-4 Zone (under Resolution of Intent to C-2).
PLOT PLAN REVIEW
ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the revised plans and elevations.
2. Conformance to all the original conditions of Z-72-83.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 16, 1983

PROTESTS: 0

4. Z-90-80 Request of EARL MONSEY ON BEHALF OF HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located on the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).
EXTENSION OF TIME
ACTION: APPROVED
MACK/UNANIMOUS

CONDITION:

1. Extension of Time shall expire December 2, 1984.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 16, 1983

5. Z-20-81 Request of H & H PARTNERSHIP for a Plot Plan Review on property generally located on the southwest corner of Bonanza Road and Nellis Boulevard (5050 East Bonanza Road), C-1 Zone.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Conformance to the revised plot plan and elevations.
2. Conformance to the original conditions of approval of Z-20-81.

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

6. Z-67-79 Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review to construct one 12' x 24' and one 14' x 48' off-premise sign on property located at 900 Valley View Boulevard, C-2 Zone.

ACTION: DENIED
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: DECEMBER 7, 1983

7. Z-6-66(11) Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review to construct a 12' x 24' off-premise sign on property located at 5600 W. Charleston Boulevard, C-2 Zone.

ACTION: APPROVED
GUTHRIE/5-1 (NO: MACK)

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. This sign shall be 200' from any other existing or permitted off-premise sign on the same side of the street.

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

8. Z-68-75 Request of FAMILY MEDICAL CENTER for a Plot Plan Review on property generally located on the north side of Charleston Boulevard, between Lamb Boulevard and Marion Drive, C-1 Zone.

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Conformance to the original conditions of approval for Z-68-75.
2. Conformance to the plot plan and elevations.
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.

8. Z-68-75 (Continued)

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

9. Z-75-81

REVIEW OF
CONDITION

ACTION: APPROVED
GUTHRIE/UNANIMOUS

Request of SEA, INC. for a Review of Condition which required a 20' minimum front setback and an 18' rear setback for all lots on property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-MHP and R-E Zones (under Resolution of Intent to R-CL).

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 16, 1983

10. AV-6-83

ADMINISTRATIVE
VARIANCE

ACTION: APPROVED
COLEMAN/UNANIMOUS

Request of FRANK PAVEY for an Administrative Variance to enclose an existing patio and to allow it 3'6" from the property line on property located at 217 Pershing Drive, R-1 Zone.

CONDITION:

1. Conformance to the plot plan.

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

11. Z-81-83

REVIEW OF
CONDITION

ACTION: APPROVED
MACK/UNANIMOUS

Request of WALLACE EKANGER for a Review of Condition which required installation of street improvements on Tonopah Drive on property generally located on the east side of Tonopah Drive, between Bonanza Road and Washington Avenue, R-E Zone (under Resolution of Intent to R-PD3).

CONDITION:

1. Condition #7 is hereby amended to allow the applicant to install these street improvements by an assessment district as required by the Department of Engineering Services.

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

NAME

P.C.

11-10-83

ADDRESS

Richard Martin

WILLIAM H. MAIRS

VERA SAGE

PAITAKA P. MIYAHARA

Rhonda Ivie

KENNETH FARRIMOND

Dick Clark

M. Ruseman

Edo McNutt

John S. Sponsett

Vicki L. Miles

REG MERRIMAN

6461 TINA LN.

6451 TINA LANE

5517 Rebecca Rd

3421 N. TIoga Wy.

3407 S. EL CAMINO RD. LV.

4741 Avenida del Diablo LV.

3293 W. Charleston, L.V.

50 So Jones

5050c Bonanza

4634 Laurel Wy

1405 AROMIE

NAME

P.C.

11-10-83

ADDRESS

Nick Paudel

Theresa C. Smith

Gary Sherwin

Gary Sherwin

Paul H. H. H.

Gladys Wilson

Jovita Burrows

Alan B. H. H.

Paul Keeton

W. H. Carver

D. J. M. H. H.

Barbara Bona

Ralph J. Lura

B. H. H. H.

Frank Harvey

Dave Hanger

4730 So. Pecos

4034 S. Great Plains

5416 Chestnut St

5576 MADRE MESA DRIVE

201 Desert Inn #3

3355 No Pioneer Way

917 MOHAWK

4114 W. MARTIN

2112 O. O. O.

3466 Frater

811 Upland Blvd.

1008 Mohawk St.

1211 W. BONANZA

217 PERSHING DR.

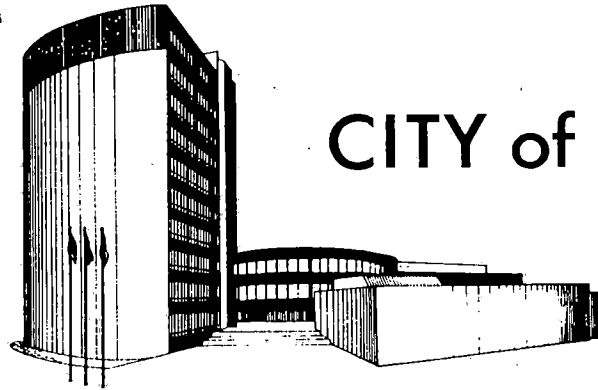
804 N. TONOPAH DR.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

John Edmond
900 W. Owens
Las Vegas, Nevada 89106

RE: VAC-17-83

Dear Mr. Edmond:

Your petition of vacation on behalf of Nucleus Plaza Shopping Center to vacate the 20' wide alley running north-south and east-west and generally located north of Owens Avenue and west of "H" Street, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following 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. Vehicular access shall be provided around the rear of the buildings for fire and police protection as required by the Department of Community Planning and Development.
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.

At the November 16, 1983 City Council meeting, the Council will set date for the public hearing on this item.

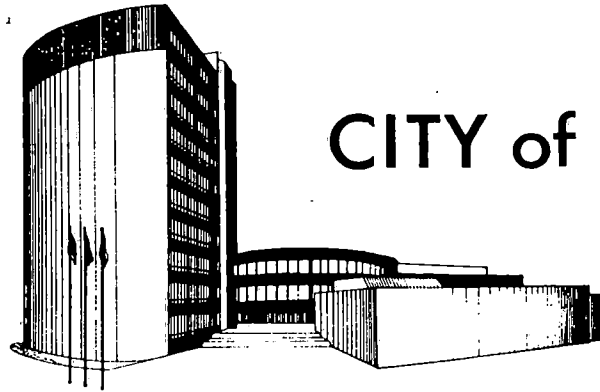
Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Chism Homes, Inc.
4535 W. Sahara Avenue
Las Vegas, Nevada 89102

RE: Final Map - Rosewood Estates Unit #4

Gentlemen:

The Final Map for Rosewood Estates Unit #4 on property generally located on the southeast corner of the Oran K. Gragson Highway and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6), was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

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

This item is being referred to the Department of Engineering Services for further consideration. Upon completion of their review, the map will be forwarded to the City Council.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: Dept. of Engineering Services

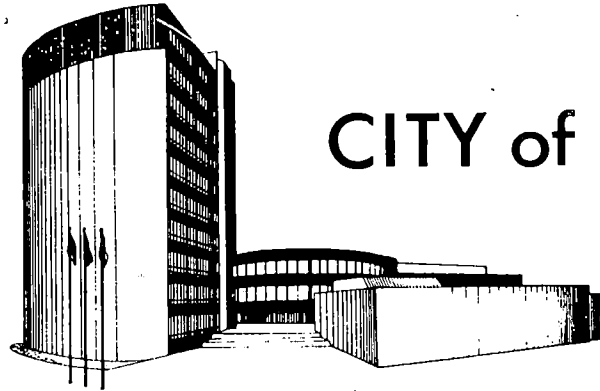


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Lewis Homes of Nevada
P.O.Box 19297
Las Vegas, Nevada 89132

RE: Final Map - Lewis Homes Sahara #12A

Gentlemen:

The Final Map for Lewis Homes Sahara #12A on property generally located on the southwest corner of O'Bannon Drive and Torrey Pines Drive, N-U Zone (proposed R-1), was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. The next unit in this overall development shall include the R-D lots.

This item is being referred to the Department of Engineering Services for further consideration. Upon completion of their review, the map will be forwarded to the City Council.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

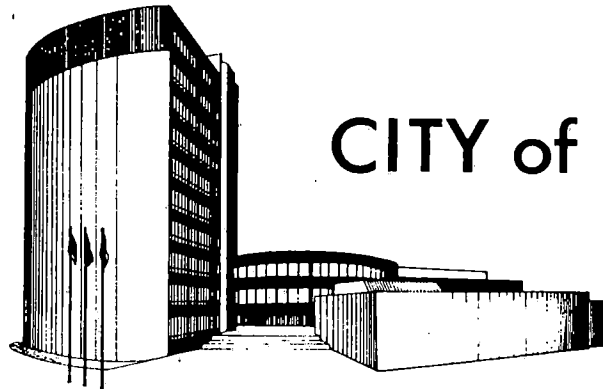
HPF:HAN:cme
cc: Dept. of Engineering Services



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Lewis Homes of Nevada
P.O. Box 19297
Las Vegas, Nevada 89132

RE: Tentative Map - Stonegate #4

Gentlemen:

The Tentative Map for Stonegate #4 on property generally located on the southwest corner of Rainbow Boulevard and Alta Drive, R-1 Zone, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL subject to the following conditions:

1. No vehicular access to Alta Drive, Rainbow Boulevard and Charleston Boulevard from the abutting lots.
2. 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.
3. Redesign the street system by removing Mariel Street and forming a knuckle at the intersection of Kinkenon and Casarina Drives as required by the Department of Engineering Services.
4. Install sanitary sewers as required by the Department of Engineering Services.
5. A waiver be permitted for the length of Block A.
6. 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.



Lewis Homes of Nevada
November 15, 1983
Page 2
RE: Tentative Map - Lewis Homes Stonegate #4

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.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



HOWARD A. NULL
Chief of Planning

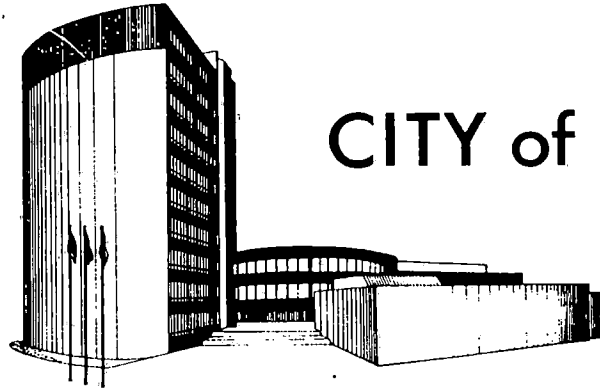
HPF:HAN:cme
cc: City Clerk

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Lewis Homes of Nevada
P.O. Box 19297
Las Vegas, Nevada 89132

RE: Tentative Map - Rainbow Park #8

Gentlemen:

The Tentative Map for Rainbow Park #8 on property generally located on the southwest corner of Vegas Drive and Rock Springs Drive, N-U Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on November 10, 1983.

Per your request this item was held in ABEYANCE.

This item will again be considered by the City Planning Commission on November 22, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 14, 1983

TO:

CAROL ANN HAWLEY
CITY CLERK

FROM:

Howard A. Null
HOWARD A. NULL, CHIEF OF PLANNING
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

SET DATE FOR PUBLIC HEARING
NOVEMBER 16, 1983 CITY COUNCIL MEETING

COPIES TO:

At the November 16, 1983 City Council meeting, please set date for public hearing for the item listed below:

1. VAC-17-83

Petition of Vacation submitted by JOHN EDMOND ON BEHALF OF NUCLEUS PLAZA SHOPPING CENTER to vacate the 20' wide alley running north-south and east-west and generally located north of Owens Avenue and west of "H" Street.

Planning Commission unanimously recommends APPROVAL, subject to the following 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. Vehicular access shall be provided around the rear of the buildings for fire and police protection as required by the Department of Community Planning and Development.

Staff Recommendation: APPROVAL

PROTESTS: 0

HAN;cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 14, 1983

TO:

DEPARTMENT OF ENGINEERING SERVICES
ADMINISTRATIVE DIVISION

FROM:

Howard A. Null
HOWARD A. NULL, CHIEF OF PLANNING
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

FINAL MAPS APPROVED BY THE
PLANNING COMMISSION FOR THE
CITY COUNCIL MEETING

COPIES TO:

CHUCK TURK
BOB GENZER

The following final maps were approved by the City Planning Commission on November 10, 1983:

1. Final Map - Lewis Homes Sahara #12A

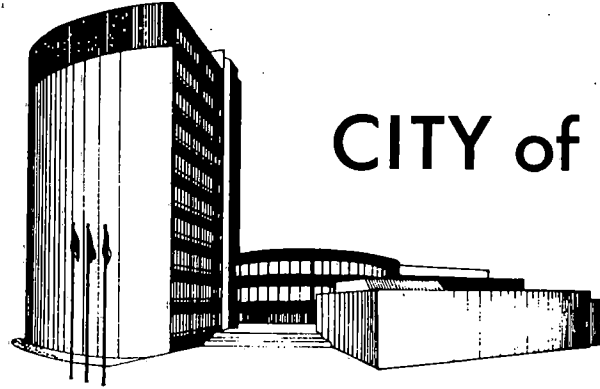
This item may be placed on your portion of the City Council agenda upon meeting the requirements of the Department of Engineering Services.

2. Final Map - Rosewood Estates Unit #4

This item may be placed on your portion of the City Council agenda upon meeting the requirements of the Department of Engineering Services.

HAN:cme

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 14, 1983

Herbert L. Waldman
302 E. Carson #703
Las Vegas, Nevada 89101

RE: Z-72-83

Dear Mr. Waldman:

Your request for a Plot Plan Review to allow an eight-story office building (three floors of parking and five floors of office space) where a two-story office building was approved on property generally located on the northeast corner of Bridger Avenue and 7th Street, R-4 Zone (under Resolution of Intent to C-2), was considered by the City Planning Commission on November 10, 1983.

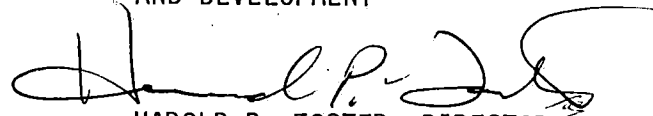
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance to the revised plans and elevations.
2. Conformance to all the original conditions of Z-72-83.

This item will be considered by the City Council on November 16, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

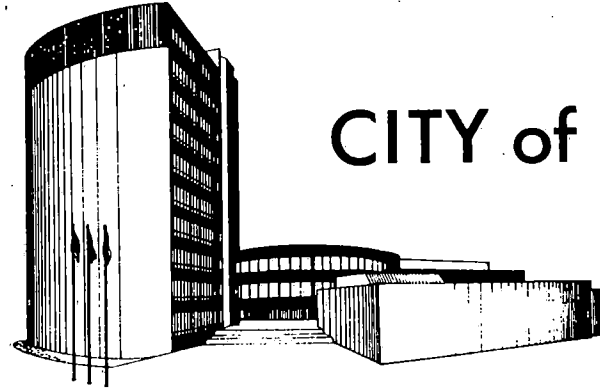


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 14, 1983

SEA, Inc.
c/o Frank Wyatt
1405 Arville Street
Las Vegas, Nevada 89102

RE: Z-75-81

Gentlemen:

Your request for a Review of Condition which required a 20' minimum front setback and an 18' rear setback for all lots on property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-MHP and R-E Zones (under Resolution of Intent to R-CL), was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following condition:

1. Conformance to the plot plan.

This item will be considered by the City Council on November 16, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

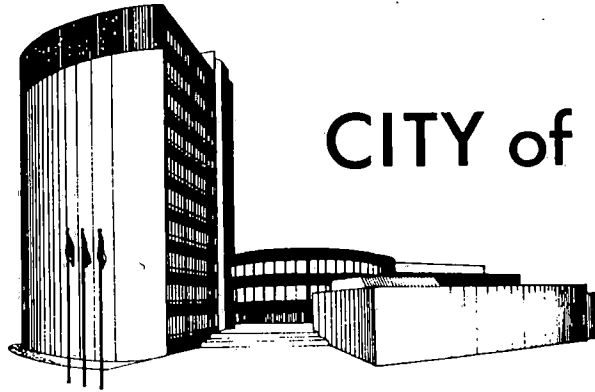
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 14, 1983

Robert L. Conn
P.O. Box 4848
Las Vegas, Nevada 89106

RE: Z-36-82

Dear Mr. Conn:

Your request for a Reinstatement and Extension of Time on property generally located on the east side of Dike Lane, 400' north of Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD16), was considered by the City Planning Commission on November 10, 1983.

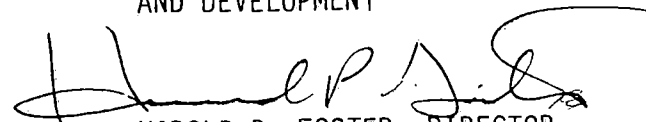
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

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

This item will be considered by the City Council on November 16, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

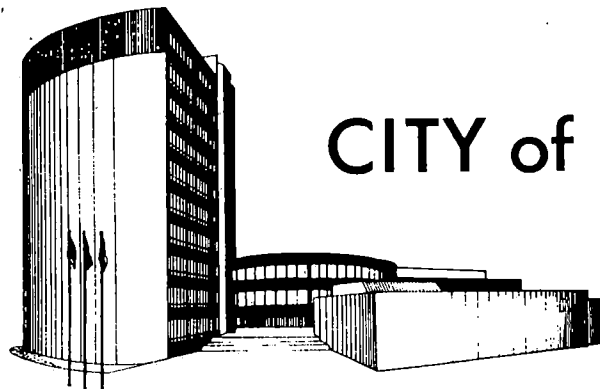


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 14, 1983

Earl Monsey
723 S. 3rd Street
Las Vegas, Nevada 89101

RE: Z-90-80

Dear Mr. Monsey:

Your request on behalf of Helen Hunt Rives and First National Bank of Nevada for an Extension of Time on property generally located on the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C, and C-M Zones (under Resolution of Intent to C-1), was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following condition:

1. Extension of Time shall expire December 2, 1984.

This item will be considered by the City Council on November 16, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

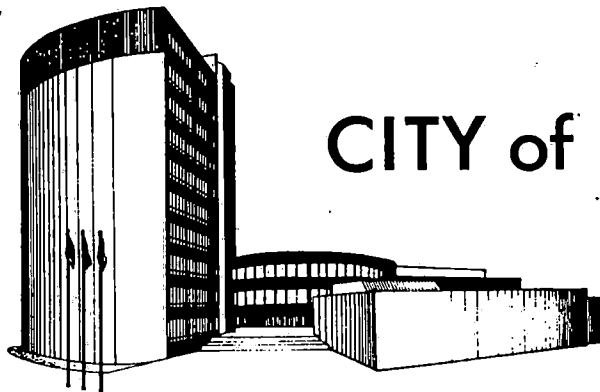


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Dell R. Neilson, Et Al
800 Lacy Lane
Las Vegas, Nevada 89107

RE: Z-96-83

Dear Mr. Neilson:

Your request for reclassification of property generally located on the north side of Cory Place between Upland Boulevard and Mohawk Street, from R-1 to R-CL, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of DENIAL because the proposed density would not be compatible in this area.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: City Clerk
John Larsen
James Olivieri
D.W. Buchanan
Phil Rosequist
S.F.S. Investment Co.

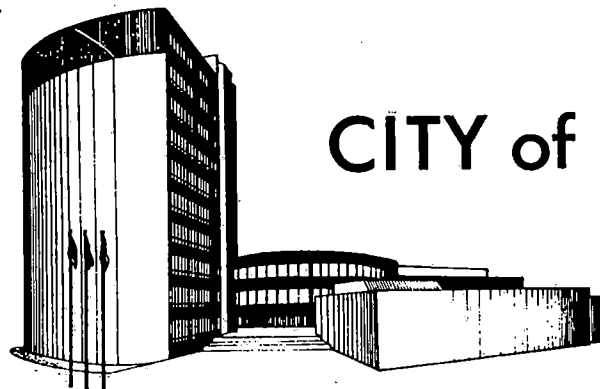


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Nick Pandelis
3909 S. Maryland Parkway
Las Vegas, Nevada 89119

RE: Z-89-83

Dear Mr. Pandelis:

Your request for reclassification of property generally located on the east side of Willow Street, between Goldring Avenue and Alturas Avenue, from R-E to P-R, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Install street improvements on Willow Street 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.



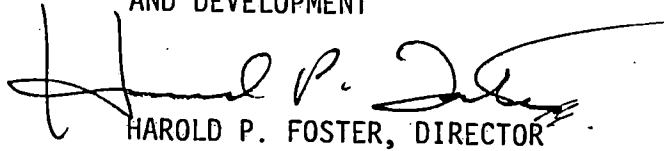
Nick Pandelis
November 15, 1983
Page 2
RE: Z-89-83

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.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

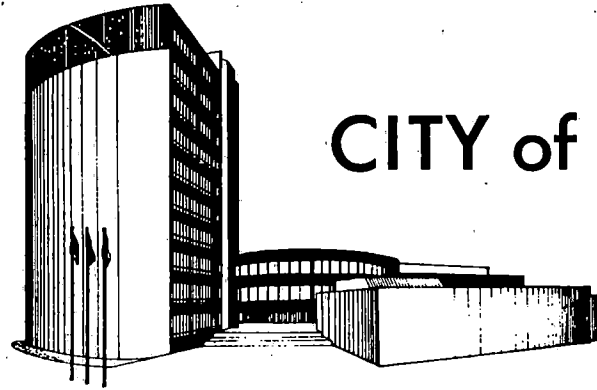
HPF:cme
cc: City Clerk

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

New Horizons Center for Learning
c/o Theresa C. Smith
401 Campbell Drive
Las Vegas, Nevada 89107

RE: Z-49-77

Gentlemen:

Your request for an Extension of Time on property located at 1401 S. Arville Street, C-1 Zone, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following condition:

1. The school use shall be discontinued August 15, 1984.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

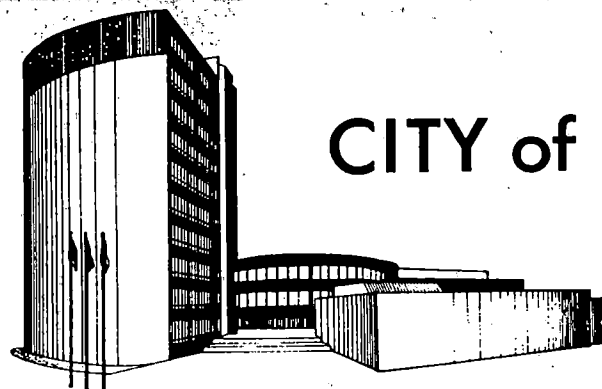


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DDRN



CITY of LAS VEGAS

November 15, 1983

Vivion S. Kearney
710 S. 9th Street
Las Vegas, Nevada 89101

RE: Z-90-83

Dear Mr. Kearney:

Your request for reclassification of property generally located on the west side of S. 9th Street, between Gass Avenue and Garces Avenue, from R-1 to P-R, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to redesign the parking in the rear.
3. Repair the sidewalk on 9th Street as required by the Department of Engineering Services.
4. Enter into an Assessment District for the street lights and alley paving as required by the Department of Engineering Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



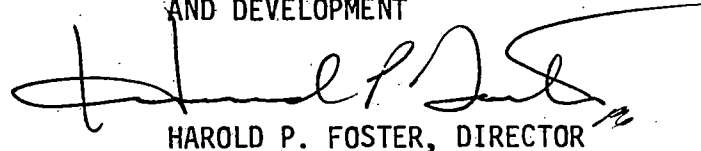
Vivion S. Kearney
November 15, 1983
Page 2
RE: Z-90-83

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.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

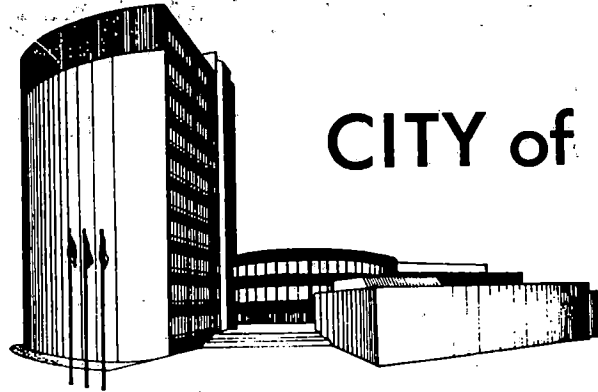
HPF:cme
cc: City Clerk

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Michael Arzio, Et Al
c/o Durabilt, Inc.
5576 Wynn Road
Las Vegas, Nevada 89118

RE: Z-92-83

Dear Mr. Arzio:

Your request for reclassification of property generally located on the east side of Desert Lane between Alta Drive and Pinto Lane, from R-3 to R-4 was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Pave the north-south alley as required by the Department of Engineering Services.
3. Install sidewalk and street lighting on Desert Lane as required by the Department of Engineering Services.
4. Conformance to the plot plan and elevations.
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.



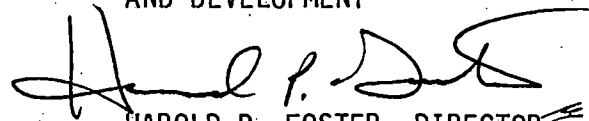
Michael Arzio, Et Al
November 15, 1983
Page 2
RE: Z-92-83

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.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

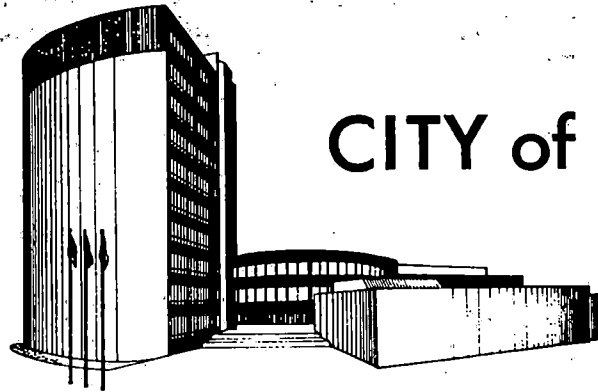
HPF:cme
cc: City Clerk

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

James C. Smith, Et Al
5816 Carmen Blvd.
Las Vegas, Nevada 89108

RE: Z-93-83

Dear Mr. Smith:

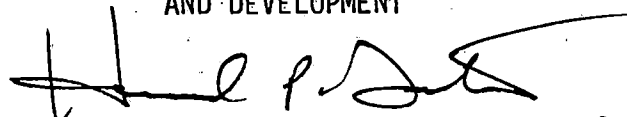
Your request for reclassification of property generally located 660' northwest of Tenaya Way and Cheyenne Avenue, from N-U To R-CL, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to hold this item in ABEYANCE because of a tie vote.

This item will again be considered by the Planning Commission on November 22, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: Charles M. Brown

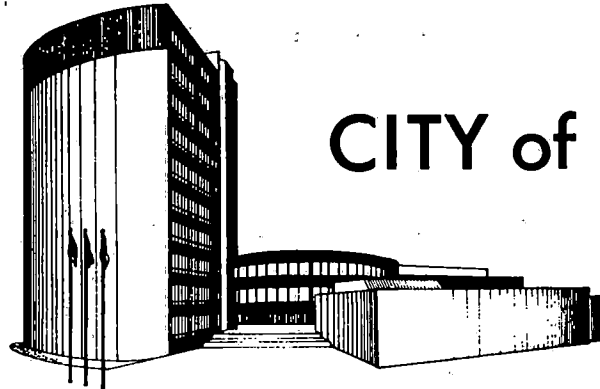


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Del B. Cram, Et Al
1937 Catalpa Trail
Las Vegas, Nevada 89108

RE: Z-94-83

Dear Mr. Cram:

Your request for reclassification of property generally located on the southeast corner of Bonanza Road and Marion Drive, from R-E to R-CL, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Recording of a final map.
3. Conformance to the plot plans and elevations with a redesign of the layout as required by the Department of Community Planning and Development.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

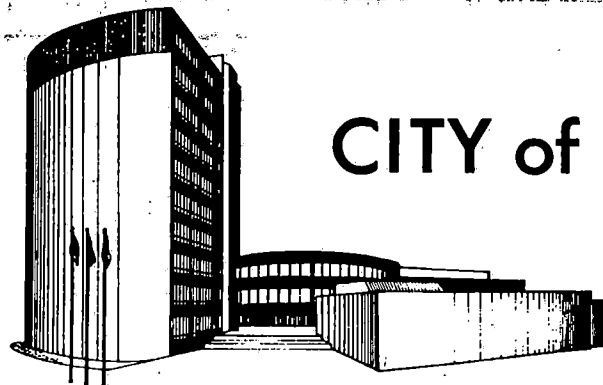


MAYOR BILL BRIARE

COUNCILMEN
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BOB NOLEN

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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Donald S. Draper, DPM
c/o J.B. Enterprises
2301 Sunset Road #10
Las Vegas, Nevada 89119

RE: Z-95-83

Dear Dr. Draper:

Your request for reclassification of property generally located on the northwest corner of Buffalo Drive and Alta Drive, from N-U to R-CL, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plans and elevations.
3. Recording of a final map.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

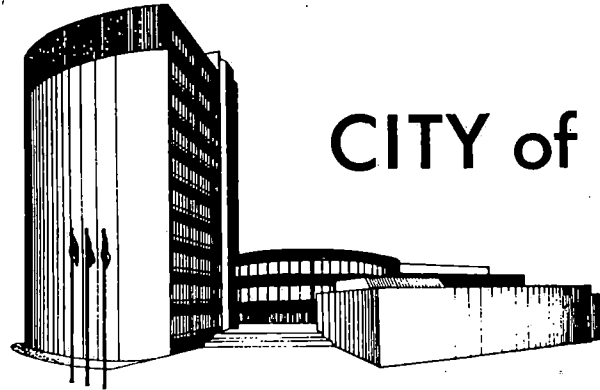


MAYOR BILL BRIARE

COUNCILMEN
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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

H & H Partnership
John Lantlot
P.O. Box 116
San Clemente, California 92672

RE: Z-20-81

Gentlemen:

Your request for a Plot Plan Review on property generally located on the southwest corner of Bonanza Road and Nellis Boulevard (5050 E. Bonanza Road), C-1 Zone, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance to the revised plot plan and elevations.
2. Conformance to the original conditions of approval of Z-20-81.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

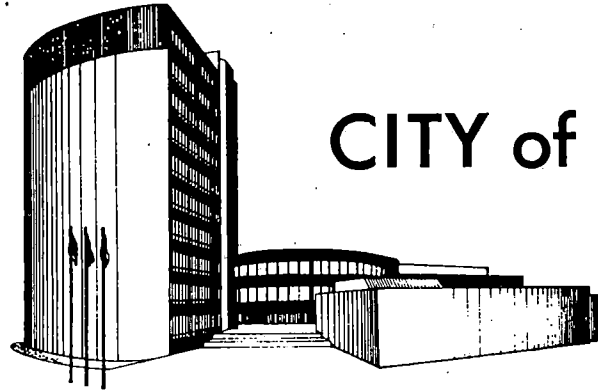


MAYOR BILL BRIARE

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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Family Medical Center
c/o Jerald D. Malone
4000 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: Z-68-75

Gentlemen:

Your request for a Plot Plan Review on property generally located on the north side of Charleston Boulevard between Lamb Boulevard and Marion Drive, C-1 Zone, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to APPROVE this item subject to the following conditions:

1. Conformance to the original conditions of approval for Z-68-75.
2. Conformance to the plot plan and elevations.
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.



Family Medical Center
November 15, 1983
Page 2
RE: Z-68-75

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.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

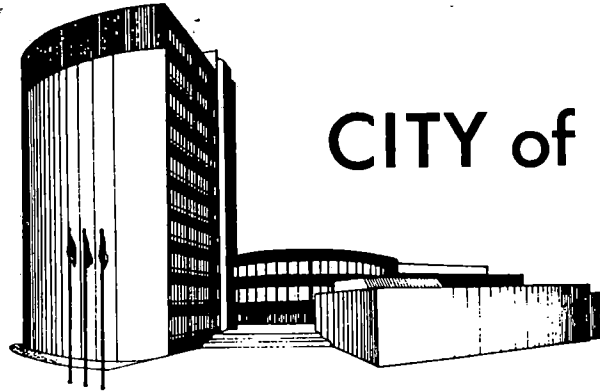
HPF:cme

MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Frank Pavey
217 Pershing Drive
Las Vegas, Nevada 89107

RE: AV-6-83

Dear Mr. Pavey:

Your request for an Administrative Variance to enclose an existing patio and to allow it 3'6" from the property line on property located at 217 Pershing Drive, R-1 Zone, was considered by the City Planning Commission on November 10, 1983.

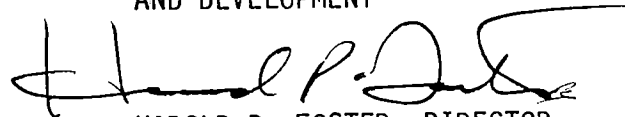
The Commission voted to APPROVE this item subject to the following condition:

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

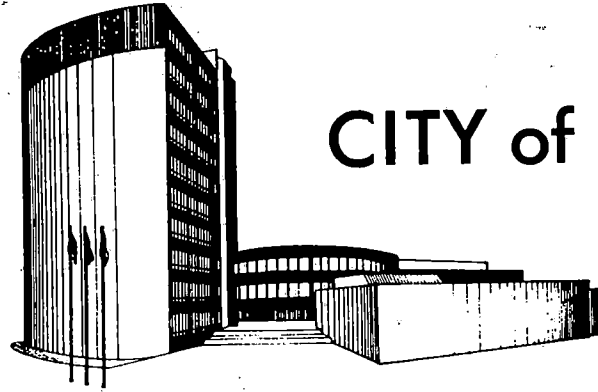


MAYOR BILL BRIARE

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AL LEVY
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GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Wallace Ekanger
804 N. Tonopah Drive
Las Vegas, Nevada 89106

RE: Z-81-83

Dear Mr. Ekanger:

Your request for a Review of Condition which required installation of street improvements on Tonopah Drive on property generally located on the east side of Tonopah Drive, between Bonanza Road and Washington Avenue, R-E Zone (under Resolution of Intent to R-PD3), was considered by the City Planning Commission on November 10, 1983.

The Commission voted to APPROVE this item item, subject to the following condition:

1. Condition #7 is hereby amended to allow the applicant to install these street improvements by an assessment district as required by the Department of Engineering Services.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

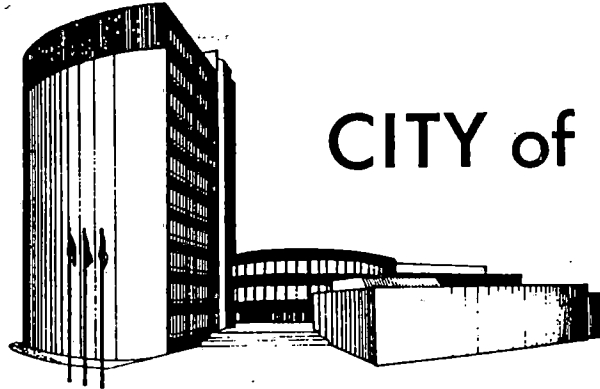


MAYOR BILL BRIARE

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BOB NOLEN

CITY ATTORNEY
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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Gary A. Sherrill, Et Al
5576 Madre Mesa Drive
Las Vegas, Nevada 89108

RE: Z-91-83

Dear Mr. Sherrill:

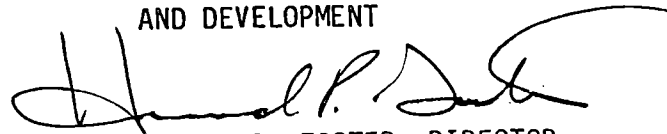
Your request for reclassification of property generally located on the north side of Tina Lane, 360' east of Rebecca Road, from R-E to R-PD2, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to hold this item in ABEYANCE because of a tie vote.

This item will again be considered by the Planning Commission on November 22, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: Joseph L & Kristine M. Bauman

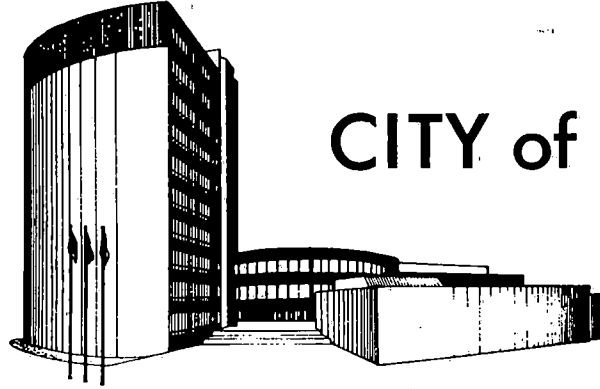


MAYOR BILL BRIARE

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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Donrey Outdoor Advertising
c/o Brett Reale
Lease Department
P.O. Box 4491
Las Vegas, Nevada 89127

RE: Z-67-79

Gentlemen:

Your request for a Plot Plan Review to construct one 12'x 24' and one 14'x 48' off-premise sign on property located at 900 Valley View Boulevard, C-2 Zone, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to refer this item with a recommendation of DENIAL because the off-premise signs would not be compatible in this area.

This item will be considered by the City Council on December 7, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

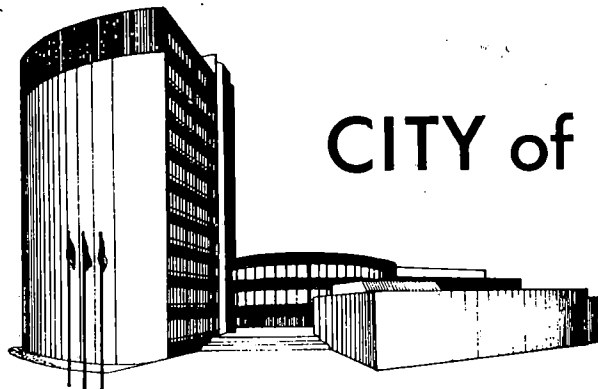


MAYOR BILL BRIARE

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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 15, 1983

Donrey Outdoor Advertising
c/o Brett Reale
Lease Department
P.O. Box 4491
Las Vegas, Nevada 89127

RE: Z-6-66(11)

Gentlemen:

Your request for a Plot Plan Review to construct a 12'x 24' off-premise sign on property located at 5600 W. Charleston Boulevard, C-2 Zone, was considered by the City Planning Commission on November 10, 1983.

The Commission voted to APPROVE this item subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. This sign shall be 200' from any other existing or permitted off-premise sign on the same side of the street.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



INTER-OFFICE MEMORANDUM

Date

November 10, 1983

TO:

FOSTER

FROM:

NULY

SUBJECT:

CITY PLANNING COMMISSION MEETING
NOVEMBER 10, 1983
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
LINDA OWENS
CINDY EADE

NEW BUSINESS:1. Tentative Map - Lewis Homes Rainbow Park #8

The City Attorney's office has advised that this tentative map be held in abeyance until drainage problems in the area can be resolved. The applicant has also requested abeyance until the November 22nd meeting.

2. Tentative Map - Lewis Homes Stonegate #4

- ☒ No vehicular access to Alta Drive, Rainbow Boulevard and Charleston Boulevard from the abutting lots.
 - ☒ Wall statement.
 - ☒ Redesign the street system by removing Mariel Street and forming a knuckle at the intersection of Kinkenon and Casarina Drives as required by the Department of Engineering Services.
 - ☒ Provision be made for sanitary sewers which is acceptable to the Department of Engineering Services.
 - ☒ A waiver be permitted for the length of Block A.
- Normal conditions 1-3.

3. VAC-17-83

- One year to record statement.
 - Vehicular access to be maintained to rear of buildings for fire and police protection.
- Standard conditions 1-3.

SUPPLEMENTAL:1. Final Map - Lewis Homes Sahara #12A

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

2. Final Map - Rosewood Estates Unit #4

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

HAN:cme

INTER-OFFICE MEMORANDUM

November 9, 1983

TO: HAROLD P. FOSTER, DIRECTOR	FROM: ROBERT C. CLEMMER, ACTING CHIEF ZONING DIVISION
SUBJECT: PLANNING COMMISSION MEETING OF NOVEMBER 10, 1983	COPIES TO: CITY CLERK'S OFFICE CITY ATTORNEY CINDY RICK WILLIAMS

OLD BUSINESS:

1. Z-89-83

ABEYANCE
FROM 10/25/83
MEETING.

This lot is being annexed to an approved four story office site which was extended October 19, 1983 by the City Council and there is an approved variance for the four story building (Z-29-82). The lot fronts Willow Street to the north of the parking area, in the other case. The plan reflects the required 6' block wall along the north end and west sides; setback on the west the required 5'. This adds 38 spaces for a total of 95 spaces for the complex. This is in the transitional area of the precise plan for this area and is an appropriate use.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Install street improvements on Willow Street as required by the Department of Engineering Services.
3. Standard conditions 1-8.

PROTESTS: 0

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

2. Z-49-77

This is the fifth request for an extension of time. They cite fund raising problems and indicate it will probably be their last request for an extension. They have a site in Pecolle's property west. P. C. held this in abeyance for notification the last several times.

Staff recommends that this be held in abeyance for notification of the surrounding property owners, if to be considered for two years, but approval without notice if one year granted.

If approved subject to:

1. The school use shall be discontinued August 15, 1984.

PROTESTS: N/A

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

NEW BUSINESS:

4. Z-90-83

The area between Garces and Gass from 7th Street to the alley east of 9th Street has been transitioning to P-R. The parking arrangement is too tight with the guest house remaining so it should be removed. If converted back to a garage it would replace space #3 which is not a workable space and spaces #4 and #5 can angle to the alley.

A variance is required for detached storage buildings.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to redesign the parking in the rear.
2. Repair the sidewalk on 9th Street as required by the Department of Engineering Services.
3. Enter an Assessment District for the street lights and alley paving as required by the Department of Engineering Services.
4. Standard conditions 2-8.
5. Resolution of Intent with a twelve (12) month time limit.

PROTESTS: 0

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

5. Z-91-83

This proposal is immediately west of another R-PD2 development utilizing a private drive. It contains two acres necessitating the five acre minimum waiver. The developer expects the custom housing to front the cul-de-sac. Lots are too shallow for horses.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Recording of the parcel map.
3. The lots shall front the private cul-de-sac with R-D setbacks from the road easement line and accessory buildings may be permitted as allowed in the R-E district, except there shall be no horses or horse related structures.
4. Install pavement on Tina Lane as required by the Department of Engineering Services.
5. Standard condition #8.

PROTESTS: 0

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

6. Z-92-83

The proposal is for 24 units in two, two story structures. Twenty are one bedroom units and four are two bedroom units. The buildings are attractive with 15' front setback and landscaping. They are providing 31 spaces where 25 are required.

The precise plan for this area indicates multifamily units with orange tint reflecting medium high density; however, that is not etched in stone. R-4 exists to the immediate north and southeast and as well, a block south. C-2 has been allowed for high density development in this neighborhood. This is an appropriate location for R-4 due to the major streets immediately north and east, the zoning pattern and the need for efficiency units in this area for employees, patients and visitors to the fast evolving medical center area.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Pave the north-south alley as required by the Department of Engineering Services.
3. Install sidewalk and street lighting on Desert Lane as required by the Department of Engineering Services.
4. Standard conditions 1-8.

PROTESTS: 0

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

7. Z-93-83

This project borders the interim urbanized planning line and rural density areas of the General Plan. There are seven R-1 lots proposed to front the east boundary of the site. They propose 124 (50'x 100') lots on this 20.8 acre parcel which is 5.96 units per gross acre.

I don't believe there is paved access to the thoroughfare system and for that reason development might be premature, as well. The Fire Department cites design problems. There should be a block wall along the rear property lines backing to public right-of-way.

Staff recommends that this be held in abeyance for consideration under the recommendations of the revised General Plan. No site plan submitted.

If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the site plans and elevations by the Planning Commission.
3. Recording of a final map.

Z-93-83(Continued)

4. Provision of a 6' block wall along the rear property lines abutting Tenaya Way and Pioneer Way.
5. Renotification after General Plan is adopted and applicant to pay one-half the fee.

PROTESTS: 0

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

8. Z-94-83

This proposal is for 6.35 units per gross acre or 33 units on 5.2 acres. The elevations are attractive. Two car garages, but design of driveways allow only one car 16' deep, if garages are enclosed. They have gone to the setback limits, but the unique design gives good corner cutoff visibility and open space.

We anticipated medium density on these sites fronting Bonanza to Nellis in that sewer study. There are R-1 homes facing these on the west side of Marion and R-CL to the east. These lots are 49' wide and could be viewed as compatible with the R-1 to the west. It is a tough site to develop as R-1 and with in-filling needs staff feels that it is appropriate, but would prefer R-1 lots facing the R-1 to the west as we have required in past cases. I don't think it is possible, in this case. R-1 lot fronting Marion on cul-de-sac design.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Recording of a final map.
3. Conformance to the plot plans and elevations with a redesign of the layout.

PROTESTS: 0

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

9. Z-95-83

This area has R-1 to the south with lots siding and backing-up to Alta, C-1 and R-1 on the east side of Buffalo with R-1 lots backing to Buffalo. These lots are basically 42' and 43' x 100'. There are 27 lots on 5.2 acres which is 5.2 units per acre. The models are 2 and 3 bedroom, 1 and 2 story with 2 car garages. The buildings are attractive. (Slumpstone)

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plans and elevations.
3. Recording of a final map.

PROTESTS: 0

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

10. Z-96-83

This ten acre site abuts the Charleston Heights development on the south side of Evergreen. A rezoning request to R-3 was made on these lots in 1976 which was withdrawn (Z-92-76) after P. C. recommended denial. There were several hundred people who protested that case and an R-PD10 case east at Milan (Z-89-76).

R-1 subdivision and development is occurring, although, very slowly around this site.

This proposal is to allow 84 lots on ten acres of land or 8.4 units per gross acre. The detached units will range in size from 1,050 sq. ft. to 1,500 sq. ft. in 2 and 3 bedroom units, one and two stories. They have two car garages and a 16' front setback. There are no elevations. They are not following the approved street plan as there is a power line on the west. There is no improved access to this site.

For the sake of in-filling, the staff would not preclude R-CL from the area if it were in the medium low density range of 5-6 units per acre and it could be done on the basis of larger lots facing existing R-1 as was done along Harris and followed the existing approved street plan and preferably in the area behind the lots fronting Charleston or Jones, but this may be an unlikely possibility.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the elevations by the Department of Community Planning and Development.
3. Redesign the subdivision as required by the Department of Community Planning and Development.
4. Provision of paved access to Upland Boulevard.
5. A minimum of one-third of the lots in each block shall be at least 40' wide.
6. Recording of a final map.

PROTESTS: 1

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

11. Z-36-82

This expired September 1, 1983 and is within the six month reinstatement period. This is the first request for an extension of time. The applicant indicates that they now have financing.

Staff recommends APPROVAL subject to:

1. This Resolution of Intent shall expire September 1, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original conditions of approval.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

SUPPLEMENTAL:

3. Z-72-83

This new building is eight stories and contains 50,850 sq. ft. of office space and 61,000 sq. ft. of parking space for 140 vehicles where 128 spaces are required based on the 400 sq. ft. provision, but based on 1-1/2 spaces per employee the maximum allowed would be 93 employees and it is unknown how many there will be. There is no setback for landscaping, but they propose to landscape the right-of-way. The building is typical high rise office-type and is not unattractive.

This is a relatively high building for this area and too much of a change not to hold a public hearing. Originally, this was a two story project.

Staff recommends APPROVAL subject to:

1. Conformance to the revised plans and elevations.
2. Conformance to all the original conditions of Z-72-83.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

4. Z-90-80

This is the third request for an extension of time. They cite financial reasons. Staff certainly wants this extended as the underlying zoning is partly C-M and partly C-1.

Staff recommends APPROVAL subject to:

1. The Resolution of Intent shall expire December 2, 1984.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

5. Z-20-81

Since the original zoning case, there has been a land division. The original plan contained a 33,800 sq. ft. grocery store and this revision eliminates that and provides 37,600 sq. ft. of retail space designed as though there will be many lease units. There seems to be equivalency. The original grocery store was to be 70' from the west property line where there is a trailer park with a 35' driveway at the line and this new building form will be 35' rather than 70' which still is sufficient separation and a new public hearing should not be necessary.

General retail requires 75 spaces and they are providing 125 spaces as well as there is a surge capability to the huge K-Mart site.

Staff recommends APPROVAL subject to:

1. Conformance to the revised plot plan and elevations.

2. Conformance to the original conditions of approval of Z-20-81.

PROTESTS: N/A

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

6. Z-67-79

This proposal is on a secondary major which obviously has the traffic count to warrant off-premise signs. We have in the past not supported opening new areas to off-premise signs.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A SET FOR P. C. FINAL ACTION.

7. Z-6-66(27)

The plan submitted is unclear, but if this is on the west side of the Vet site it will be 200' from a permit issued July 21, 1982 for an off-premise sign at 5636 W. Charleston Boulevard, but too close to a sign permitted at 5600 or 5550 (9-9-82) 65' away.

In addition, Brett referred to Z-6-66(27) which is the El Jardin site, whereas this location is Z-6-66(11). These are our arbitrary reference numbers so do not effect the open meeting law and necessitate reporting (the proper address was posted). There are other off-premise signs in this area. Brett was told the site was 34' wide, but it is 65' wide so it will be on the west side.

Z-6-66(27)
(continued)

Building Department records show the sign issued at 5600 West Charleston Boulevard has been finalled. Brett said they were allowed to expire. Will have to field check. If no other signs exist within 200':

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Being 200' from any other existing or permitted off-premise sign on the same side of the street.

PROTESTS: N/A

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

8. Z-68-75

This one story medical office and outpatient treatment facility contains 8,500 sq. ft. with four offices. They are providing 52 spaces where the Code requires approximately 37 spaces. The building is attractive and landscaping areas are properly reflected.

There is a conditional ordinance which requires the necessary street improvements (934-230).

Staff recommends APPROVAL subject to:

1. Conformance to the original conditions of Z-68-75.
2. Standard conditions 1-8.

PROTESTS: N/A

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

9. Z-75-81

The final design of the buildings do give a 16' depth in the driveways although the buildings on the specified lots are a 15'+ setback and these occur in the cul-de-sac areas only.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. The minimum setback of the buildings on the cul-de-sacs shall be reduced to 15 feet (15').

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

10. AV-6-83

The patio room has existed for 19 years. Planning Commission has authority to authorize if over 10 years old, however, the new addition may only encroach in 50% of the required side yard which is 7' even though the patio room is 2'.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan amended to provide a 3-1/2'

AV-6-83 (continued)

side setback and a 15' rear setback.

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

11. Z-81-83

I talked to Doug Petersen and he does not object to an S.I.D. Does not warrant City Council review.

Staff recommends APPROVAL subject to:

1. Condition #7 is hereby amended to allow the applicant to enter an Assessment District for street improvements as required by the Department of Engineering Services.

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

RCC:hb

EXCERPT - CITY PLANNING COMMISSION MEETING - NOVEMBER 10, 1983 - 7:30 P.M. - PAGE 1
NEW BUSINESS: ITEM NO. 10, Z-96-83. Application of Dell R. Neilson, Et Al for
reclassification of property generally located on the north side of Cory Place
between Upland Boulevard and Mohawk Street from R-1 to R-CL. Proposed Use: Medium
Density Detached Single-Family Residential

CHAIRMAN BUGBEE: Item 10. The application of Dell R. Neilson for reclassification
of property generally located on the north side of Cory Place
between Upland Boulevard and Mohawk Street from R-1 to R-CL.
Proposed Use: Medium Density Detached Single-Family Residential.

HAROLD FOSTER: The property is located just east of Upland Drive. You can see
Upland there to the west. Gary Dexter Park is that green parcel.
Charleston Boulevard is to the south about a couple of blocks.
Evergreen is to the north. On Evergreen we have developed R-1
on both sides of it and onto the north. In this general area
there is immediately west of this the Red Rock Swim Club and
south of that is the single-family home on the one parcel down
to Cory Place. Cory Place is the street along the south side
of the property. Across from Cory or on the south side of Cory
Place across from this property there are two new single-family
homes and one of the two and a half acre parcels has been
divided into R-1 size lots and then to the southeast of it
over to Mohawk there are four homes; again the parcels have
been divided into R-1 size. Immediately to the northeast in
that area it has all been divided on an R-1 basis. As you
know, this particular area between Jones Boulevard on the
west and Decatur Boulevard on the east there is government
lots that have been under various multiple ownership over the
years and there have been a number of applications in this
area for higher density and they have all been denied with
somewhat the policy being to allow commercial, which is the
pink shaded area on the north side of Charleston Boulevard,
and north of that R-1. On this particular parcel back in
'76 there was an application for R-3 and it was recommended
for denial by this Commission and then it was withdrawn.
There has been other parcels to the east that were requested
for higher density. They have either been withdrawn or denied.
This particular development is for 84 lots. Fifty-six of them
will be 35' x 100' in size and 28 will be 40' x 100' in size.
They propose this one looped street pattern that will all go
to the easterly street down to Cory Place. These are the
typicals showing a 16 foot front setback and rear setbacks
ranging from 10 foot to about 15½ feet with 5 foot side set-
backs. They will all have garages on the front portion. These
lots will front on Cory. All the rest will be on an interior
except those to the east will front on that easterly street.
Staff has some reservation about the design. We feel that
there should be another access to it if the development would
be allowed. Also, there is an approved street pattern for this
area. The street layout indicates that a street is proposed
in about this alignment and then to knuckle and go along the
westerly side of this property. We have some concerns as to
whether the street is needed for the easterly part of this

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HAROLD FOSTER:

parcel, these parcels, for access and we're in the process of contacting those, but anyway, if it would be approved, it could be worked out when the subdivision would be brought in. In terms of the zoning, staff feels that the higher density on the north portion of this area that's been relegated to essentially R-1, it is contrary to the policy the Commission has had over the years that has probably existed for the last fifteen to twenty years, and we feel that if there is going to be any higher density allowed in this general area that it would be more appropriate if it was right next to the -- in that block between this parcel and the C-1 that fronts on Charleston, and even that, as I pointed out, has been pretty well divided into R-1 size lots and you do have R-1 for homes on some of the lots; so for this reason, staff would recommend denial of the application. We have one protest on record.

CHAIRMAN BUGBEE:

Yes, sir.

MARK KEISERMAN:

I'm Mark Keiserman with National Heritage Corporation, the developer. I'd like to correct one error first of all. We're applying for 77 lots, not 84 in this parcel. Also, if we could I'd like to limit our discussion tonight to the rezoning. The Commission will have the opportunity to consider our tentative map at the November 22nd meeting. We only became aware of the staff's recommendations yesterday at 4 o'clock and not really had time to consider them. As Mr. Foster said, I believe any problems with the design of the subdivision can be worked out with the tentative map application. I'd like to say that when we first had the idea for the subdivision, I met with Commissioner Lurie and asked him if there were any people in his constituency that I should contact that he thought would have a special interest about this property, especially in the rezoning. He said: "No, he didn't believe that there was." I also have had my agent walk the neighborhood, contact 80 homeowners in the area and personally present the development to them. The 80 people that she spoke to, one person said that they would oppose the development. The development we hope to build in this area is a single-family detached residential development of the product type which is becoming quickly the most popular residential product in Las Vegas; I think for a variety of reasons. Right now, fifteen out of the best selling twenty subdivisions in Las Vegas are this product type. I think it addresses the need of the market; that is, this is the product type that people want the most of. I have some renderings and plans that I can show you the development. If you have any questions, I'd be happy to answer them.

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COMMISSIONER COLEMAN: What's the size of this parcel?

MARK KEISERMAN: Ten acres.

COMMISSIONER COLEMAN: Ten acres.

MARK KEISERMAN: I believe also from Mr. Foster's earlier description that this
would be classified as medium-low density, even though our
application, as Commissioner Coleman pointed out, says medium
density, rather than medium-low density. These are homes that
range in size, or approximately the same size, as the existing
R-1 in the neighborhood.

CHAIRMAN BUGBEE: What size is that?

MARK KEISERMAN: They range from about 1,200 to 1,600 square feet. I think this
is a pretty good idea of the kind of development we intend to
build there.

CHAIRMAN BUGBEE: That lower right hand, is that a dead flat roof there?

MARK KEISERMAN: No, no. They are all sloped roofs. It's only distorted by
the high symmetric drawing.

CHAIRMAN BUGBEE: I understand isometrics, but that looks like a flat roof.

MARK KEISERMAN: No, there are no flat roofs.

CHAIRMAN BUGBEE: Well, you might have to break the bubble to get the water
out of it, but it's not a pitched roof, is it?

MARK KEISERMAN: Yes, all the roofs we have a minimum of 4 and 12 pitch.

CHAIRMAN BUGBEE: Bring that up closer, will you please. I just can't see that.

COMMISSIONER COLEMAN: It looks flat to me.

CHAIRMAN BUGBEE: Yes, you can see it.

COMMISSIONER GUTHRIE: Oh, it's --

COMMISSIONER COLEMAN: It's the angle that it was.

MARK KEISERMAN: I think you can see better in these elevations.

CHAIRMAN BUGBEE: Any questions, Commissioners? There are people here that are
opposed to this. We will hear from them now and you'll have
a chance for rebuttal.

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JUANITA BURROWS: First off, he said he talked to Commissioner --

CHAIRMAN BUGBEE: Your name, please?

JUANITA BURROWS: I'm Juanita Burrows and I live at 917 Mohawk, one of the houses
at Cory and Mohawk. He said he talked to Commissioner Lurie and
there was no problems with the neighbors in the area. Commissioner
Lurie has it on record that we are opposed, the four houses that
go down Mohawk are completely opposed to anything under 60' x 100'
lots in that area and he knows it and he has known it for the
last eight years, so I have to disagree with that. The other
thing is the older homes in the area, and even the new ones that
are being built, there isn't a house--there's one house that's
under 1,800 square feet. We're all between 60' x 100' lots,
quarter acres. We again moved into that area and bought our
house because of the fact it was R-1 zoning. There was no
plans for it to change from R-1 zoning. We respectfully request
you do keep this R-1 zoning. We are not against people building
in that area as long as they keep it on 60' x 100' lots. We do
not want trailer-size lots in our area. Thank you very much.

CHAIRMAN BUGBEE: Would you please sign in and give your name and address just
before you speak, please.

ALAN CURTIS: My name is Alan Curtis and I own the property on the corner of
Upland and Cory Place. We are in the process of developing it
and planning to build five houses. Our lots are going to be
65' x 134' and I think this development the gentleman proposes
will be bad for that area.

CHAIRMAN BUGBEE: Thank you, Mr. Curtis.

PAUL KEETON: My name is Paul Keeton. I live at 1012 Mohawk. For the last
several years we've been down here over and over again about
this area. We were at one time promised there would be no
apartments where the Alpine Apartments are. We were then
promised there would be no apartments west of Brush Street
where the old Alpine Apartments are. We now have an elderly
citizens home there. We were told that that would be one
unit, it's two units. We were told there would be a park
behind it. There is no park. These homes were originally
quarter-acre ranch estates. They are now R-1. We would like
to leave them R-1. We don't believe that they should be down.
You are going to have -- I don't know -- you mentioned 77 and
85 units. The people here usually have two cars in their
family. You are talking 170 cars in that area without talking
about boats or trailers or recreational vehicles or anything
like that. Within five to seven years this area will be full

PAUL KEETON:

of children, which we are not opposed to. We have a park on one end so we have the children at one end of this property, on the west end. We've got the elderly at the other end. We just like to be left alone in the middle. We'd just like to leave it R-1 like the other lady said. These homes are 1,700-1,800 square foot. Mine is 2,500 square foot. There are people there with three-quarter acre lots, or excuse me, quarter-acre lots. The building that's going on there now we're not opposed to. They seem to be going very well, but this area here, you're going to have maybe 250 cars alone, if there's 85 units there within the next seven or eight years if people move in there with ten or seven or eight year old people. I'm just totally opposed to this. Our homes are larger than this and we think we've been crowded in enough.

W. H. PAINTER:

My name is W. H. Painter and I own the lot next door to 5409 Cory. I was at the Planning Commission Tuesday. They told me that the houses would be 1,100 square feet, 1,130 square feet and the two stories would be 1,240 and 1,520 and the lots would be 35 feet and 40 feet wide. So I'm opposed to this. It will lower my property value. I'm planning on building a house there and the man next door to me, the gentleman behind me, has four houses planned. He already has the pads in ready to pour the concrete on and he's spent a lot of money for soil testing there and everything. I cannot see them let him build anything on a 35 or 40 foot lot.

CHAIRMAN BUGBEE:

Thank you. Yes, sir, come forward.

BALDOMERO ARANGO:

Since I don't know you and my English is very bad.

CHAIRMAN BUGBEE:

We'll try.

BALDOMERO ARANGO:

I started already for building four houses right in the front.

CHAIRMAN BUGBEE:

First, give me your name and your address, please.

BALDOMERO ARANGO:

My name is Baldomero Arango, 3466 Frontier. I am contractor. I started building four houses already in the front. The lot is 83 for 134. Now, I asked before in the Building in the City about the proposition for building in the front. They told me "no proposition in the front." Nobody do anything. I don't receive letter. I don't receive anything about that. I started now the building in 83, lot 83 by 134 lot. Now,

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BALDOMERO ARANGO: somebody told me "this is the light. Put in an application for 35 lots." What are they doing now, living there? It's impossible to build there. I can't say a house about that, 83 x 35. I know a position when I see one. Building a nice house is R-1, half an acre is fine. I don't care, 1,200 is fine, 1,300 is fine, plus garage is fine, but I don't believe it. I don't believe it in 35 foot lots in this area. Beautiful homes all around, all around, beautiful homes now coming and putting this one in the middle. I don't believe in that. Thank you very much.

CHAIRMAN BUGBEE: Thank you, sir. Please sign in. I'll hear one more and then if I've missed anybody--how many people out here are in opposition to this? Hold your hands, please. Thank you. (Seven persons raised their hands in addition to the speakers.) Yes, ma'am.

BARBARA ANN BONA: Hi, how do you do? My name is Barbara Ann Bona and I live at 811 Upland Boulevard and that's between Cory and then I'm right around the corner to the west of the proposed houses. I want to say we do have a beautiful area there and I am very much opposed to this. I'm not opposed to any type of homes, but like I said, the lots are too small and we'd like to keep our area as it is now. Thank you very much.

CHAIRMAN BUGBEE: Yes, sir, this will be it.

RALPH LUNA: My name is Ralph Luna. I live at 1008 Mohawk Street. I'd like to say in the first place, we don't have 80 people in that immediate area. I have never been contacted by any representative of this firm as to what my opinions were of them building any houses and I've never spoken to Ron Lurie about my opinion of how changing the zoning from R-1 to anything else. I bought my house there because it was R-1 zoning and they are pretty nice houses. I think anything else than what we have would really devalue what I've bought or anything around there. Anything smaller than 60' x 100' would really bring the value of my house or the houses around there down.

CHAIRMAN BUGBEE: Thank you, sir. We appreciate your opinion.

RALPH LUNA: Thank you.

CHAIRMAN BUGBEE: Any questions, Commissioners? I'm going to close -- well, I'll give you a chance for rebuttal, certainly, excuse me.

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MARK KEISERMAN: Maybe I can summarize it. It seems to me that there are really
mainly two major reasons that some of the local owners seem to
be in opposition. One: It seems to me that there is some fear
of increased parking problem in the area. I will say that each
of these units has an enclosed garage for two enclosed spaces
and two off-street, two additional off-street, spaces on the
driveway. That's why we have increased from the minimum setback
of 10 feet to 16 feet to allow off-street parking, so I don't
believe we would be adding any great deal of parking to the
area. The other objection always seems to be in this kind of
development. Local owners are afraid their property values are
going to be eroded and that was the very reason that I brought
up in the beginning the popularity of this product type. I
think if we look around Las Vegas, Las Vegas is an area of
many different kinds of zoning codes existing with each other.
These houses would be selling in the price range of the resale
values of the houses in the neighborhood and I submit to you
that this new development would not erode the property values
there.

CHAIRMAN BUGBEE: How many people were contacted by these people; by the developer?
(Approximately 6 or 7 persons raised their hands))

CHAIRMAN BUGBEE: Okay, thank you. What price range were you talking about?

MARK KEISERMAN: These should be in the 80's.

GENTLEMAN IN AUDIENCE: What is the square foot?

CHAIRMAN BUGBEE: I think you gave us the square footage once, didn't you?

MARK KEISERMAN: Yes. The square footage is as I quoted.

GENTLEMAN IN AUDIENCE: Can I rebut that?

CHAIRMAN BUGBEE: No. We've got some plans here. What is it -- what did you
give us? The two story was -- ?

HAROLD FOSTER: Thousand fifty to fifteen hundred square feet. Is that about
right? Thousand fifty to fifteen hundred square foot would be
the range of your models?

MARK KEISERMAN: No. I believe the smallest one is eleven seventy. That's why
I characterize it as twelve hundred and they do range up to
sixteen hundred square feet.

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COMMISSIONER GUTHRIE: Does that include the garage?

MARK KEISERMAN: Oh, no. That's only living area.

CHAIRMAN BUGBEE: And your largest is what, your two story? I think they said
twelve hundred and five hundred or --

MARK KEISERMAN: The two story, I believe, is -- I'm sorry I don't have the
plans with me, but the two story is almost sixteen hundred
square feet.

GENTLEMAN IN AUDIENCE: Fifteen twenty and twelve forty.

HAROLD FOSTER: They are about in that range, fifteen to sixteen hundred tops.

CHAIRMAN BUGBEE: Any other questions, Commissioners? (no comments) I'm going
to close the hearing.

COMMISSIONER JOHNSTON: I'm going to make a motion for DENIAL. I don't believe it's
compatible with the area.

CHAIRMAN BUGBEE: That has been DENIED. It will be heard again on the 7th of
December in these chambers at 2 P.M.

Voting was as follows:

"AYES" Bugbee, Johnston, Mack, Guthrie, Coleman, Kennedy

"NOES" None

"EXCUSED" Tracy

Motion carried unanimously.

END OF EXCERPT