

A G E N D A  
CITY PLANNING COMMISSION

NOVEMBER 22, 1983

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

ROLL CALL:

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

MINUTES: Approval of the September 27, 1983, October 13, 1983  
and October 25, 1983 City Planning Commission minutes.

OLD BUSINESS:

1. TENTATIVE MAP  
LEWIS HOMES  
RAINBOW PARK #8  
(Abeyance Item  
from 11/10/83)  
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. Z-91-83  
(Abeyance Item  
from 11/10/83)  
Application of GARY A. SHERRILL, ET AL for reclassifi-  
cation 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
  
3. Z-93-83  
(Abeyance Item  
from 11/10/83)  
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

NEW BUSINESS:

1. TENTATIVE MAP  
LARCHWOOD  
Property generally located on the northwest corner  
of Alta Drive and Buffalo Drive, N-U Zone (proposed R-CL).  
Owner: Donald Draper  
Subdivider: Clark Homes  
No. of Acres: 5.2 No. of Lots: 27
  
2. FINAL MAP  
LARCHWOOD  
Property generally located on the northwest corner  
of Alta Drive and Buffalo Drive, N-U Zone (proposed R-CL).  
Owner: Donald Draper  
Subdivider: Clark Homes  
No. of Acres: 5.2 No. of Lots: 27
  
3. TENTATIVE MAP  
OLIVE TREE  
CONDOMINIUM  
(CONVERSION)  
Property generally located on the north side of  
Bromley Avenue, east of Jones Boulevard, R-4 Zone.  
Owner/Subdivider: Olive Tree Apts. Partnership  
No. of Acres: .96 No. of Units: 46

4. TENTATIVE MAP  
CHELSEA PLACE  
Property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone (proposed R-CL).  
Owner: Oell R. Neilson  
Subdivider: National Heritage Corp. of Nevada  
No. of Acres: 10 No. of Lots: 77
  
5. FINAL MAP  
MIRAMONTE ESTATES  
NORTH UNIT #4  
Property generally located on the northeast corner of Lorenzi Boulevard and Alexander Road, R-E Zone (under Resolution of Intent to R-1).  
Owner: Nevada Savings and Loan Assoc.  
Subdivider: Nevada Young American Homes  
No. of Acres: 10.57 No. of Lots: 45
  
6. A-14-83(A)  
Petition of Annexation submitted by CYCLOPS CORP. to annex property generally located on the southwest corner of Oakley Boulevard and Decatur Boulevard, containing approximately 0.95 acres.
  
7. Z-97-83  
Application of BARBARA G. BAGLEY for reclassification of property generally located on the northeast corner of Madison Avenue and "M" Street, from R-1 to R-CL.  
Proposed Use: Medium Density Detached Single Family Residences
  
8. Z-98-83  
Application of OIANE HERR AND LLOYD HAMPTON for reclassification of property located at 1529 W. Bonanza Road, from R-E to C-2.  
Proposed Use: Offices
  
9. Z-99-83  
Application of ZELZAH TEMPLE, A.A.O.N.M.S. for reclassification of property generally located on the north side of Sahara Avenue, 200' east of Eastern Avenue, from R-1 and R-2 to C-1.  
Proposed Uses: Restaurant and Undesignated Commercial
  
10. Z-100-83  
Application of GENTAL SUITES, INC. for reclassification of property located at 801 S. 7th Street, from R-4 to C-1.  
Proposed Use: Offices
  
11. Z-101-83  
Application of URBAN AND MARY CHAVEZ for reclassification of property located at 2425 E. McWilliams Avenue, from R-1 to C-1.  
Proposed Use: Retail Sales

12. Z-59-82  
REVIEW OF  
CONDITION  
Request of DELTA ENGINEERING, INC. for a Review of Condition which required the building to be only one-story in height on property generally located on the north side of W. Oakey Boulevard, between Arville Street and Marcus Drive, P-R Zone.
13. Z-56-74  
PLOT PLAN  
REVIEW  
Request of OASIS FAMILY RESORTS, INC. for a Plot Plan Review to allow construction of a family entertainment complex to consist of two 18-hole miniature golf courses, a 50-game video arcade, a four-flumed tubular water slide, a two-flumed speed water slide, a nine-cage soft and hardball batting tent, a two-man and four-man "hi-ball" game, assorted kiddie rides including a "ball-crawl" and a central fast-food eatery on nine acres of land on property generally located on the Rancho Road, between Sirius Avenue and Meade Avenue, R-E Zone (under Resolution of Intent to M).
14. Z-58-66  
PLOT PLAN  
REVIEW  
Request of KENNETH R. EARL for a Plot Plan Review on property generally located on the southeast corner of Rancho Road and Bonanza Road, C-I Zone.
15. AR-7-83  
AESTHETIC  
REVIEW  
Request of J. CHRISTOPHER STUHMER, INC. for an Aesthetic Review on property generally located on the northeast corner of Highland Drive and Alta Drive, M Zone.
16. Z-36-82  
PLOT PLAN  
REVIEW  
Request of ROBERT L. CONN for a Plot Plan Review 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).

NOTICE OF PUBLIC HEARING

NOVEMBER 22, 1983

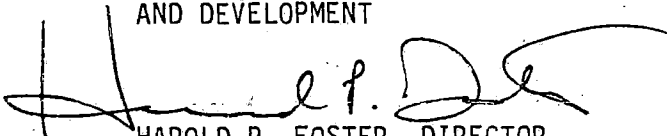
Notice is hereby given that on November 22, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will hear the application of:

Z-100-83            DENTAL SUITES, INC. FOR RECLASSIFICATION  
OF PROPERTY LOCATED AT 801 S. 7TH STREET.  
FROM: R-4 (APARTMENT RESIDENCE)  
TO:    C-1 (LIMITED COMMERCIAL)  
PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOTS 1, 2, 3 AND 4 OF BLOCK 34 OF SOUTH  
ADDITION.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



NOTICE OF PUBLIC HEARING

NOVEMBER 22, 1983

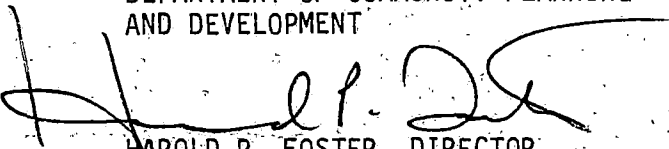
Notice is hereby given that on November 22, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will hear the application of:

Z-101-83            URBAN AND MARY CHAVEZ FOR RECLASSIFICATION  
OF PROPERTY LOCATED AT 2425 E. MCWILLIAMS AVENUE.  
FROM: R-1 (SINGLE FAMILY RESIDENCE)  
TO:     C-1 (LIMITED COMMERCIAL)  
PROPOSED USE: RETAIL SALES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOT 1, IN BLOCK 4 OF GREATER LAS VEGAS  
ADDITION NO. 1.

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

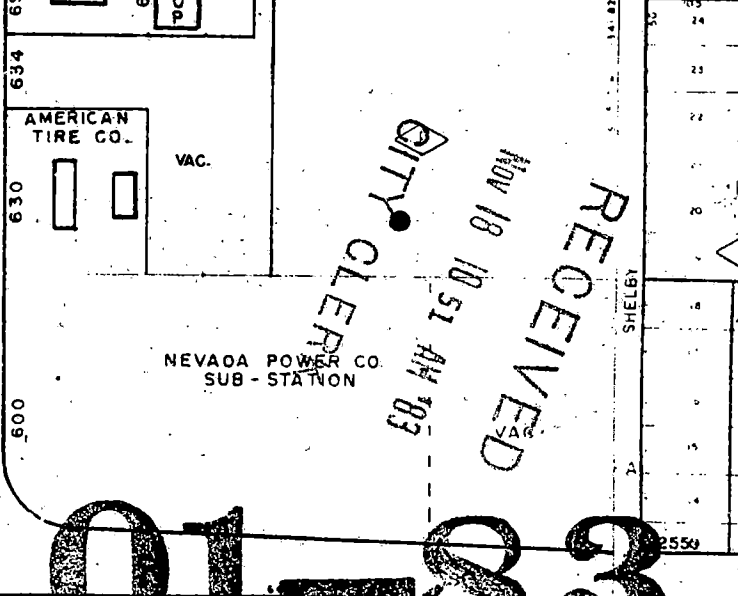
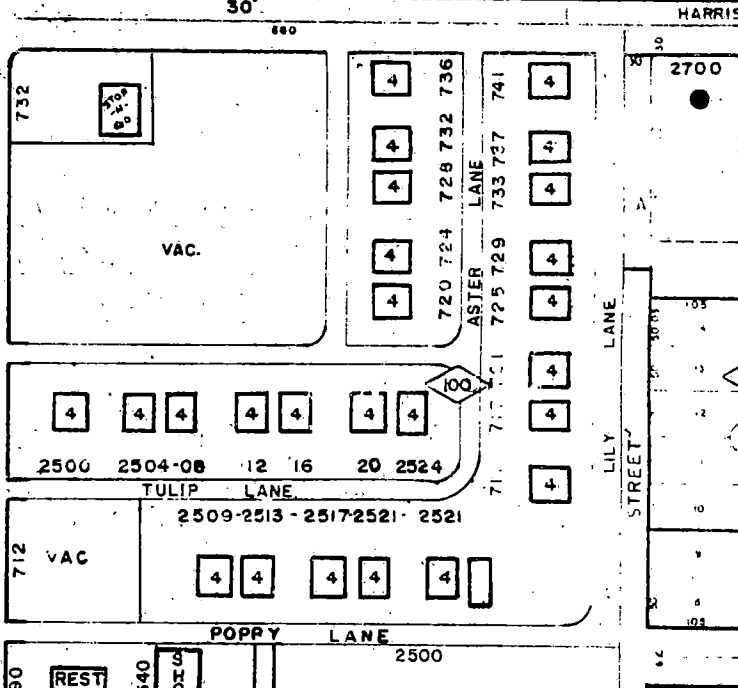
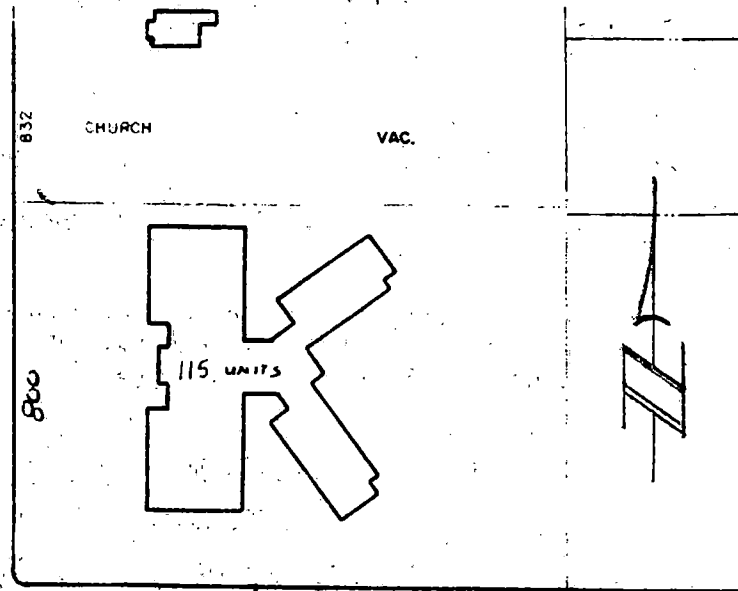
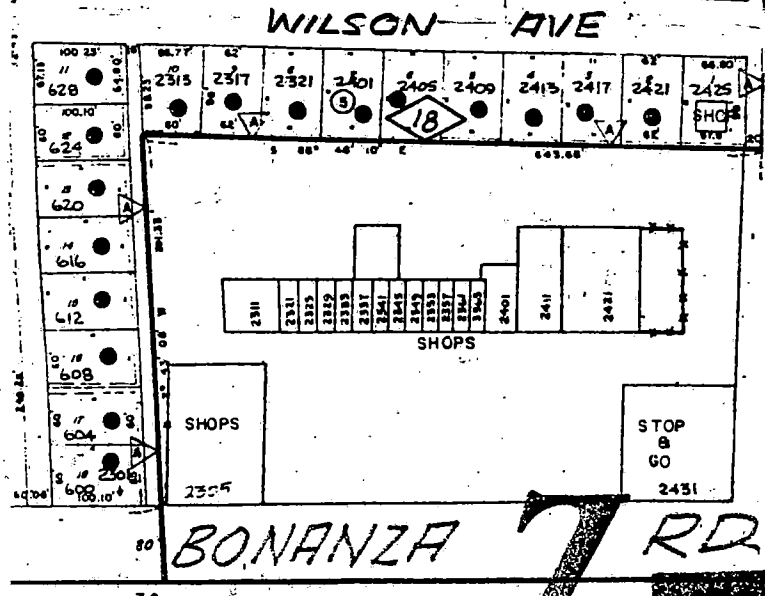
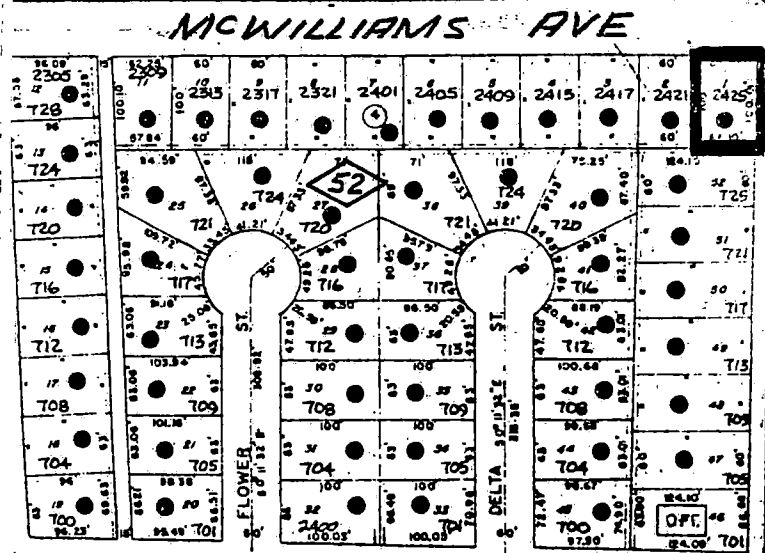
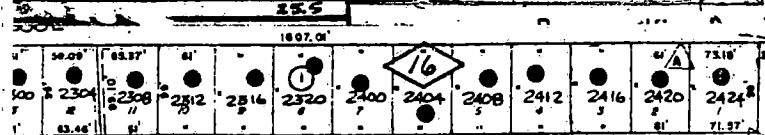
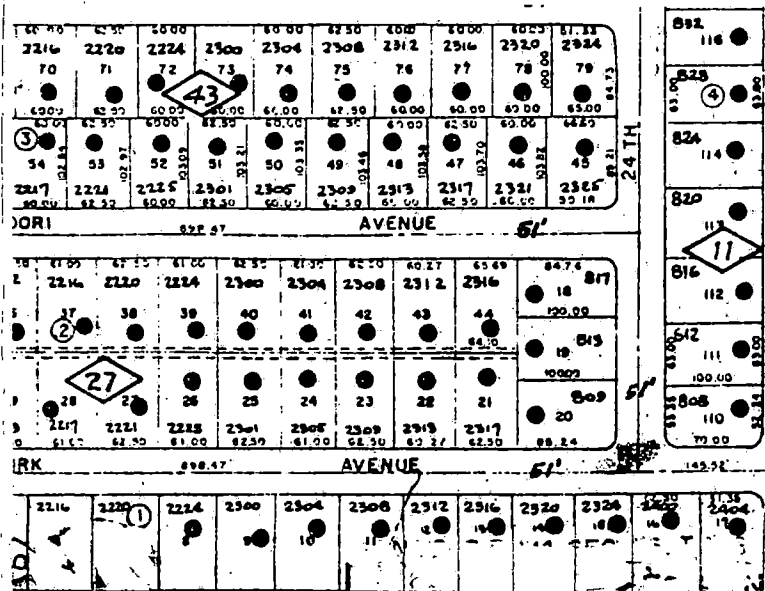
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
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.



REVISED  
OCT. 73 '66

101-83

CITY CLERK  
NOV 18 10 51 AM '83  
RECEIVED

NOTICE OF PUBLIC HEARING

NOVEMBER 22, 1983

Notice is hereby given that on November 22, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will hear the application of:

Z-99-83. ZELZAH TEMPLE, A.A.O.N.M.S. FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE  
OF SAHARA AVENUE, 200' EAST OF EASTERN AVENUE.  
FROM: R-1 (SINGLE FAMILY RESIDENCE) AND  
R-2 (TWO FAMILY RESIDENCE) (A PORTION UNDER  
RESOLUTION OF INTENT TO C-1 - LIMITED COMMERCIAL)  
TO: C-1 (LIMITED COMMERCIAL)  
PROPOSED USES: RESTAURANT AND UNDESIGNATED COMMERCIAL

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

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

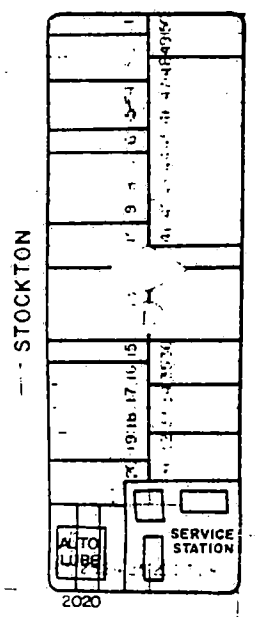
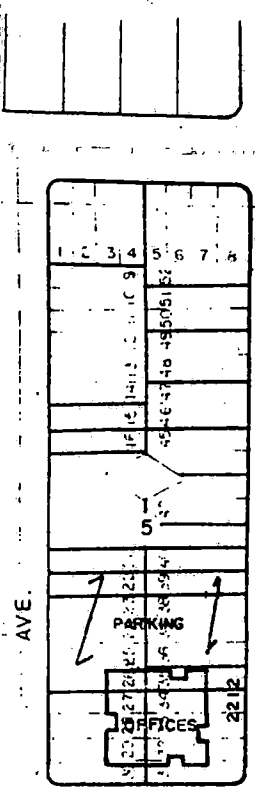
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE.



**EASTERN AVE**

STOCKTON AVE.

AVE.

EUCLID AVE

R-1-5

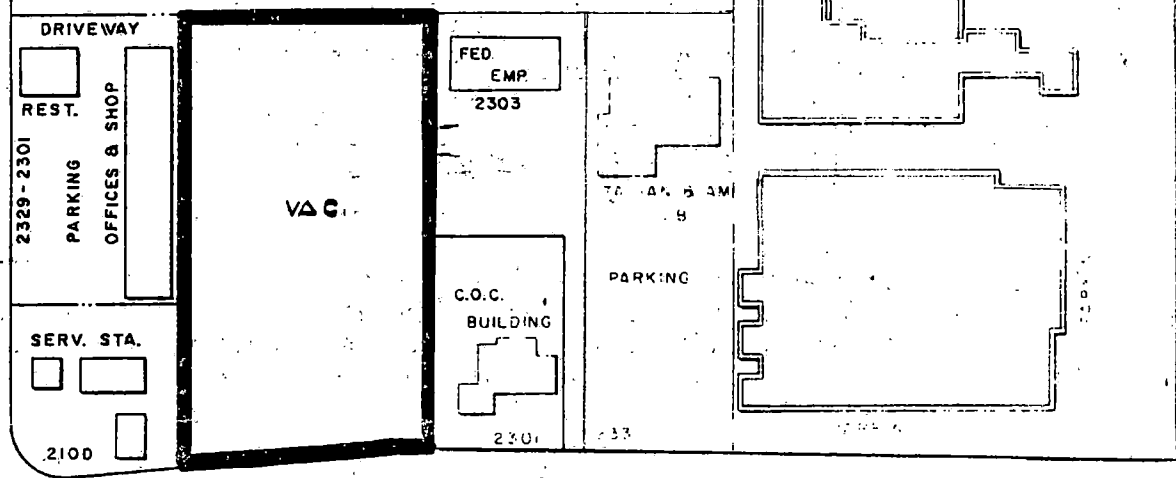
**ST. LOUIS AVE**

JAYCEE PARK

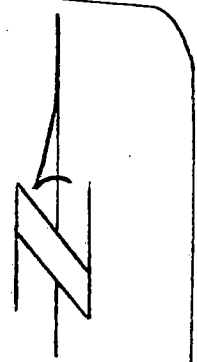
JAYCEE PARK

K O FRUUSEN SCHOOL

**ATLANTIC ST**



**SAHARA AVE**



**Z-99-83**

NOTICE OF PUBLIC HEARING

NOVEMBER 22, 1983

Notice is hereby given that on November 22, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will hear the application of:

Z-98-83

DIANE HERR AND LLOYD HAMPTON FOR RECLASSIFICATION  
OF PROPERTY LOCATED AT 1529 W. BONANZA ROAD.

FROM: R-E (RESIDENCE ESTATES)

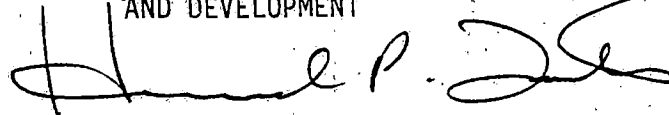
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: RESTAURANT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF  
THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 28,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE.



*Allen*

NOTICE OF PUBLIC HEARING

NOVEMBER 22, 1983

Notice is hereby given that on November 22, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will hear the application of:

Z-97-83

BARBARA G. BAGLEY FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE  
NORTHEAST CORNER OF MADISON AVENUE AND  
"M" STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

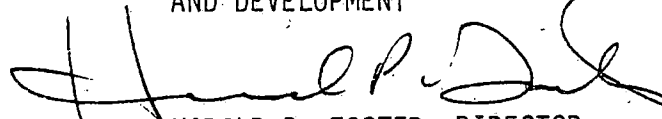
TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY DETACHED  
SINGLE FAMILY RESIDENCES

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

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.

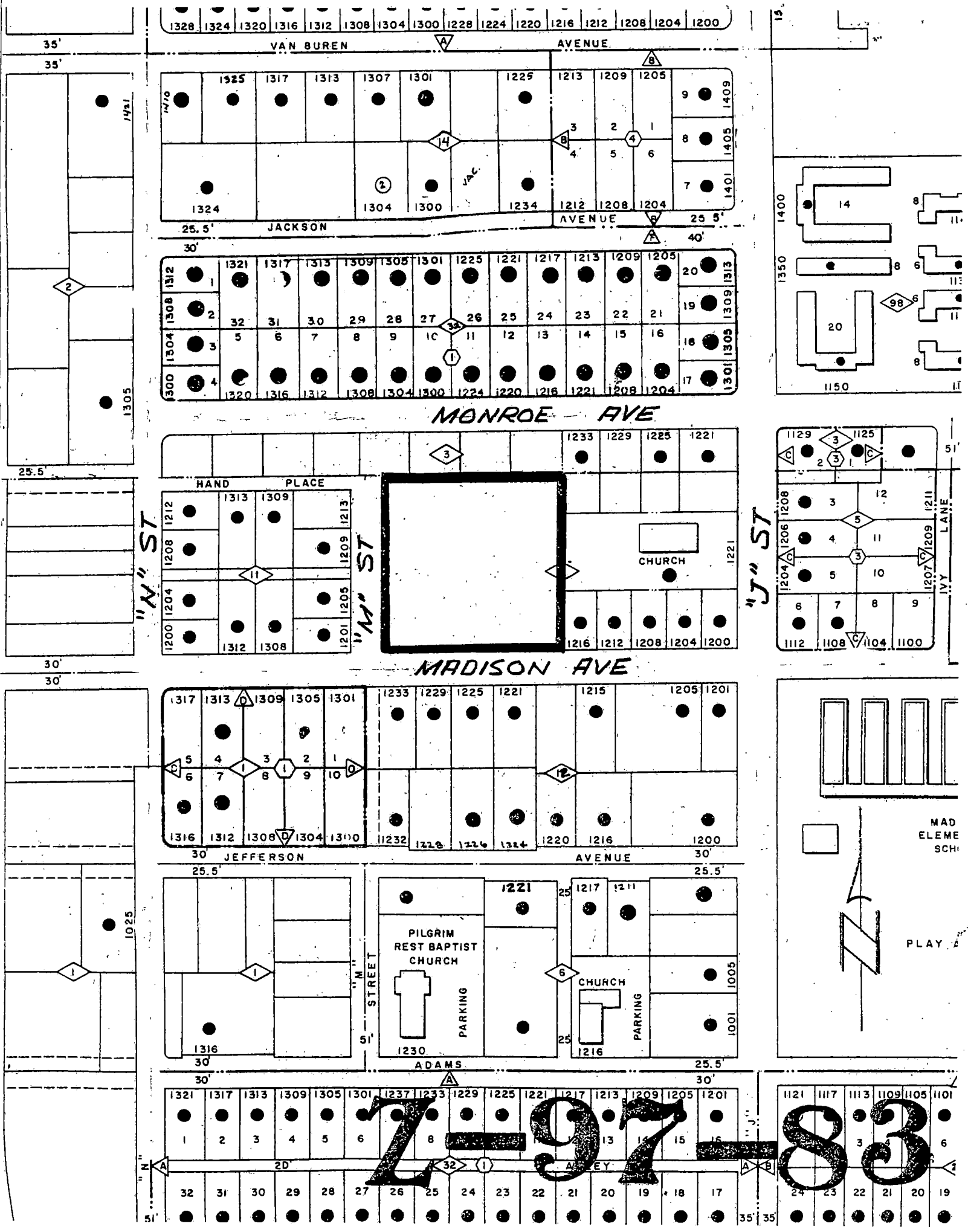
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

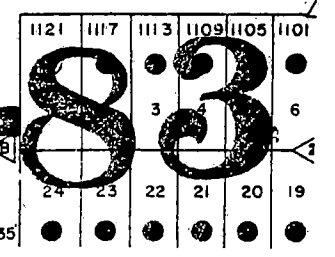
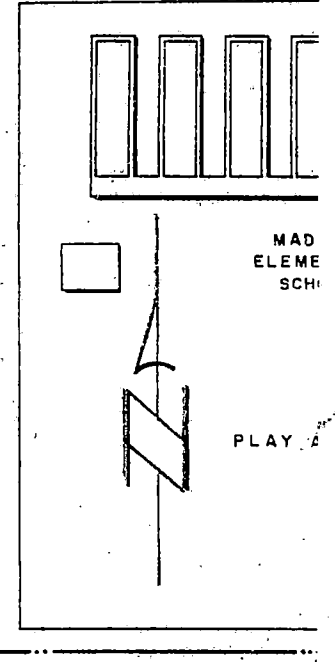
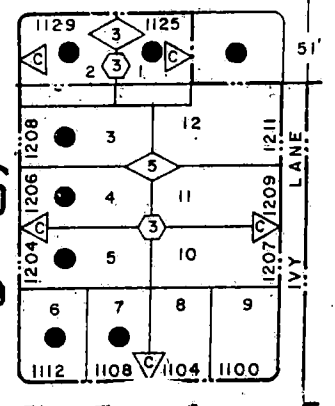
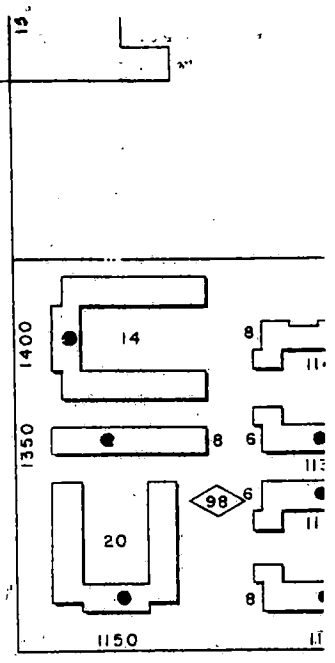
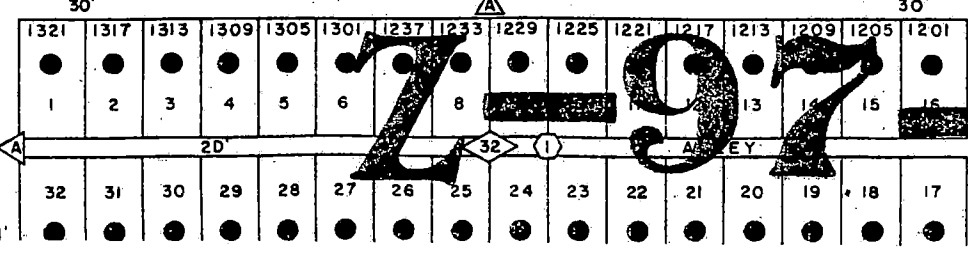
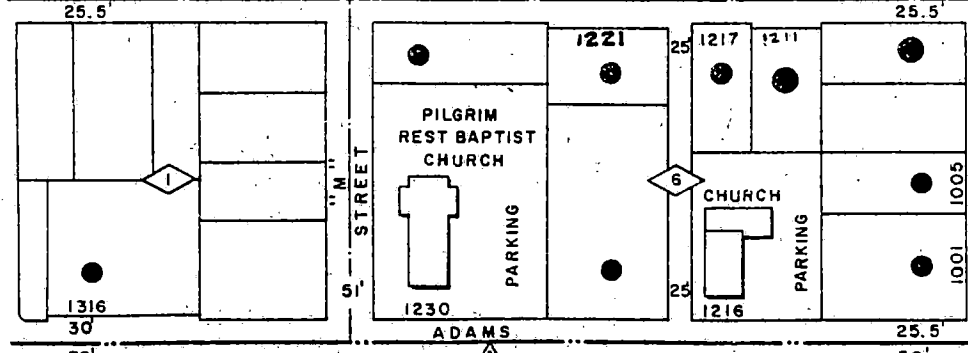
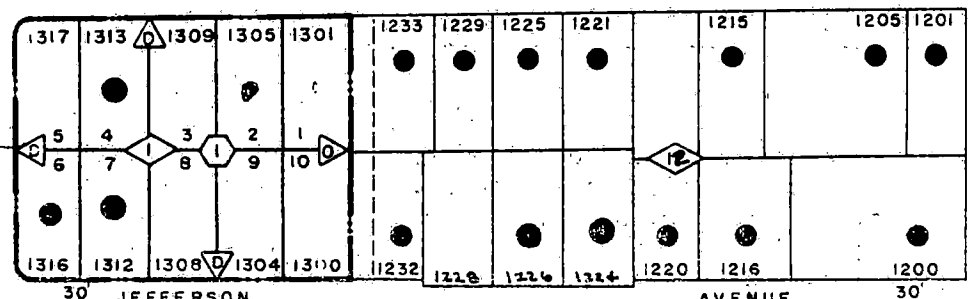
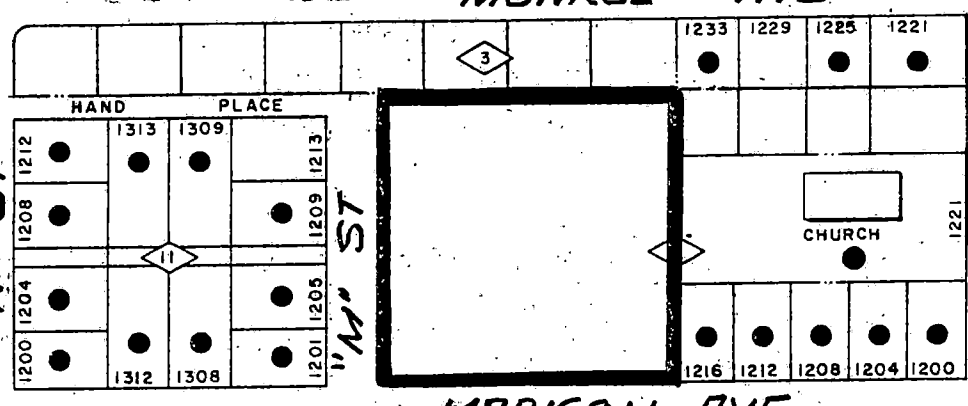
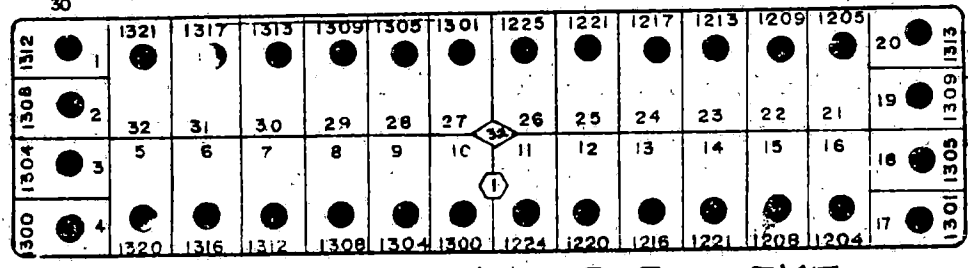
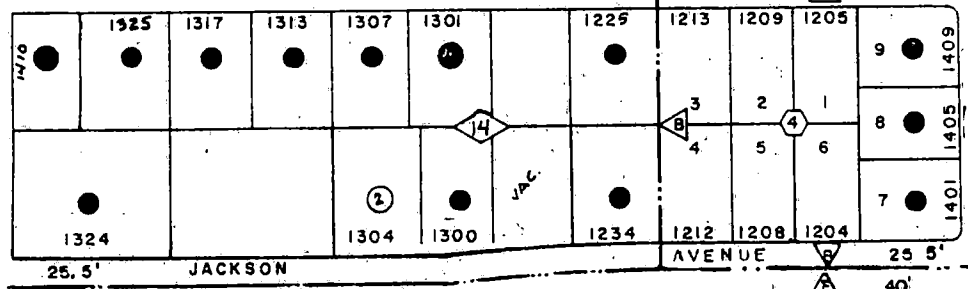
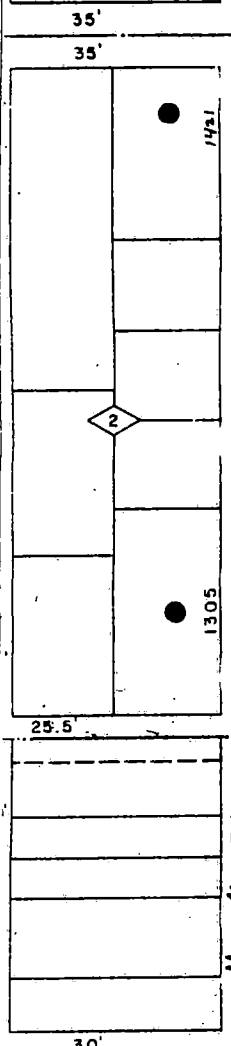
HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE.



1328 1324 1320 1316 1312 1308 1304 1300 1228 1224 1220 1216 1212 1208 1204 1200



797-83

MINUTES

CITY PLANNING COMMISSION

NOVEMBER 22, 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  
Harry Von Busch, Planner  
Val Steed, Deputy City Attorney  
Linda Owens, Recording Secretary

ANNOUNCEMENT:

MR. FOSTER stated the agenda for this regular meeting of the City Planning Commission has been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the Department of Community Planning and Development.

REZONING CONDITIONS:

MR. FOSTER read the normal conditions that would apply to any approved rezoning items heard at this meeting.

MINUTES:

MR. GUTHRIE made a Motion for APPROVAL of the Minutes for the September 27, 1983, October 13, 1983 and October 25, 1983 City Planning Commission meetings. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. TENTATIVE MAP

S. LEWIS HOMES

800 RAINBOW PARK #8

(Abeysance Item  
from 11/10/83)

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 tentative map is on the remaining parcel of this development. This item was held in abeyance from the last meeting at the request of the applicant. Staff has been concerned about drainage problems in this general area. However, the City Attorney's Office has indicated this subdivision can be moved forward, based on the following conditions: 1) Conformance to the conditions of approval for Z-41-83, 2) No vehicular access to Vegas Drive from the abutting lots, 3) Wall statement, 4) Sixteen foot minimum front yard setback be required, and 5) Applicant is to provide the Department of Engineering Services with engineering calculations concerning ponding along Rock Springs Drive. These calculations shall show amount and frequency

1. TENTATIVE MAP

(Continued)

of ponding acceptable to the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval.

NICK DANE, Lewis Homes, 5240 South Polaris Avenue, appeared and represented the application. They agree with staff's recommendations.

JAMES MCCALL, 3700 Las Vegas Boulevard South, appeared in protest. One of the conditions of the R-CL zoning was that a 30 foot right-of-way be dedicated on Rock Springs Drive. They are now trying to change that condition which will deny him access to his property and deny him the highest and best use of that property. Charles Ruthe owns the parcel just to the south of his parcel and they are contemplating going in with condominium construction on both parcels. In order to do that and to get 12 to 14 units per lot, they need a 60-foot street, which is Rock Springs Drive.

MR. FOSTER said that at the time the zoning was approved, there was a street proposed along the east side of the parcel and when it was proposed, Engineering Services recommended it be improved. There was another condition that it be redesigned as required by staff. In the redesign it excluded the major portion of Rock Springs Drive. That condition needs to be modified.

JAMES MCCALL said his sister and he own 16 acres of land to the north of this application and they need Rock Springs Drive for access to this land.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared and represented Lewis Homes. He has worked with the Planning Department, Public Works Department and representatives of the Traffic Engineer and they felt that if Rock Springs Drive continued north and intersected with Vegas Drive it would be too close to the proposed interstate facility.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Lewis Homes, Rainbow Park #8, subject to staff's conditions.

Voting was as follows:

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

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

CHAIRMAN BUGBEE announced this item would be held in abeyance until the December 8, 1983 City Planning Commission meeting.

2. Z-91-83

(Abeyance Item  
from 11/10/83)

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 item was held in abeyance from the last meeting due to a 3/3 tie vote.

CHAIRMAN BUGBEE said this item would be held in abeyance until the December 8, 1983 City Planning Commission meeting due to the fact the same six members are present at this meeting which resulted in the previous tie vote.

3. Z-93-83

(Abeyance Item  
from 11/10/83)

ABEYANCE

Application of JAMES C. SMITH, ET AL for reclassification of property generally located 660 feet 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 item was held in abeyance from the last meeting due to a 3/3 tie vote.

CHAIRMAN BUGBEE announced this item would be held in abeyance until the December 8, 1983 City Planning Commission meeting due to the fact the same six members were present at this meeting which would result in a tie vote.

NEW BUSINESS:

1. TENTATIVE MAP

LARCHWOOD

APPROVED

Property generally located on the northwest corner of Alta Drive and Buffalo Drive, N-U Zone (proposed R-CL).

Owner: Donald Draper

Subdivider: Clark Homes

No. of Acres: 5.2 No. of Lots: 27

MR. NULL stated there has been a Vacation petition to reduce the 54 foot radius at the corner of Alta and Buffalo to 25 feet. Staff would recommend the following conditions: 1) Approval of zoning request Z-95-83, 2) Conformance to the conditions of approval for Z-95-83, 2) Approval and recordation of VAC-18-83 prior to recording of the final map, 4) No vehicular access to Buffalo and Alta Drives from the abutting lots, 5) Wall statement, 6) A 16 foot minimum front yard setback be required, and the normal conditions.

DICK CLARK, Clark Homes, 4741 Avenida del Diablo, appeared and represented the applicant. They concur with staff's recommendations. He presented plans of this proposed subdivision. These homes would be an asset to any area.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Larchwood, subject to conditions of staff.

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 21, 1983 at 2:00 P.M.

2. FINAL MAP

LARCHWOOD

APPROVED

Property generally located on the northwest corner of Alta Drive and Buffalo Drive, N-U Zone (proposed R-CL).

Owner: Donald Draper

Subdivider: Clark Homes

No. of Acres: 5.2 No. of Lots: 27

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

2. FINAL MAP  
(Continued)

DICK CLARK, Clark Homes, 4741 Avenida del Diablo, appeared and represented the applicant. They concur with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Larchwood, 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.

3. TENTATIVE MAP  
OLIVE TREE  
CONDOMINIUM  
(CONVERSION)

APPROVED

Property generally located on the north side of Bromley Avenue, east of Jones Boulevard, R-4 Zone.

Owner/Subdivider: Olive Tree Apts. Partnership  
No. of Acres: .96 No. of Units: 46

MR. NULL stated this is an existing apartment project which they are going to convert to condominiums. Staff would recommend approval with the normal conditions.

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

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Olive Tree Condominium (Conversion), 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 21, 1983 at 2:00 P.M.

4. TENTATIVE MAP  
CHELSEA PLACE  
ABEYANCE

Property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone (proposed R-CL).

Owner: Dell R. Neilson  
Subdivider: National Heritage Corp. of Nevada  
No. of Acres: 10 No. of Lots: 77

MR. NULL stated staff is concerned about the street layout because 61 lots are served by a single street. Also, the area of this tentative map consists of four government lots. Therefore, staff would recommend the following conditions: 1) Approval of zoning request Z-96-83, 2) Conformance to the conditions of approval for Z-96-83, 3) Government patent access reservations be vacated prior to recording of the final map, 4) Provide a drainage study as required by the Department of Engineering Services, 5) Street layout to be redesigned by the Department of Community Planning and Development, 6) Wall statement, and 7) A 16 foot minimum front yard setback be required. With these conditions and the normal conditions, staff recommends approval. The rezoning on this subdivision was denied at the last Planning Commission meeting, but the applicant wants to proceed because the City Council may approve the rezoning.

MR. MACK made a Motion for ABEYANCE of the Tentative Map for Chelsea Place until after the City Council makes a decision on the rezoning.

4. TENTATIVE MAP

(Continued)

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

5. FINAL MAP

MIRAMONTE ESTATES  
NORTH UNIT #4

APPROVED

Property generally located on the northeast corner of  
Lorenzi Boulevard and Alexander Road, R-E Zone (under  
Resolution of Intent to R-1).

Owner: Nevada Savings and Loan Association  
Subdivider: Nevada Young American Homes  
No. of Acres: 10.57 No. of Lots: 45

MR. NULL stated this is the final unit in this subdivision.  
This 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.

HELMUT OGRIS, 2810 West Charleston Boulevard, appeared and  
represented Nevada Young American Homes. They concur with  
staff's recommendations.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. A-14-83(A)

APPROVED

Petition of Annexation submitted by CYCLOPS CORPORATION to  
annex property generally located on the southwest corner  
of Oakey Boulevard and Decatur Boulevard, containing  
approximately 0.95 acres.

MR. NULL stated this is a request to annex an existing  
retail building. It has R-E County zoning with a Resolution  
of Intent to C-1. The City equivalent would be R-E with a  
Resolution of Intent to C-1 also. Staff would recommend  
approval.

ATTY. BARRY GOOLD, 300 South 4th Street, appeared and  
represented Cyclops Corporation, which is TV-Appliance City.  
This property will add to the tax base.

MRS. COLEMAN made a Motion for APPROVAL of A-14-83(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. Z-97-83

DENIED

Application of BARBARA G. BAGLEY for reclassification of property generally located on the northeast corner of Madison Avenue and "M" Street, from R-1 (Single-Family Residence) to R-CL (Single-Family Compact Lot).

Proposed Use: Medium Density Detached  
Single-Family Residences

MR. FOSTER stated the property all around this parcel is zoned R-1, except R-PD10 on one parcel. They propose a street on an east/west direction and then extending south to Madison Avenue. The lots range from 3,200 to 4,000 square feet. Staff would recommend denial as it feels this parcel should be developed on an R-1 basis. There are 55 protests on record.

ATTY. GEORGE BOCHANIS, 702 South 4th Street, appeared and represented the applicant. This rezoning request is to affect a sale between Barbara G. Bagley and Evan Williams. They feel this project will improve the economic development of the area and will not affect the property valuations of the surrounding homes.

JAY DOWNEY, 637 East Sahara Avenue, appeared and represented Evan Williams, the builder. They feel this would be compatible with the area.

ESTELLA KLINE, 1221 Madison Avenue, appeared in protest. She feels this project will devalue the properties in the area and increase the crime rate due to the increased density.

LARRY BOLDEN, 1201 Madison Avenue, appeared in protest and represented approximately 40 neighbors in that area. It's too small an area to build so many homes.

MELVIN BAGLEY, 601 Fairway Road, Henderson, appeared as the owner of the property. They offered this property to persons living in the area, but no one was interested. Then they contacted Evan Williams who is interested in developing this property. It is of no value in its present state.

JAY DOWNEY said the homes will sell in the \$50,000 to \$65,000 price range.

MR. JOHNSTON made a Motion for DENIAL of Z-97-83 because it will not be 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 21, 1983 at 2:00 P.M.

8. Z-98-83

APPROVED

Application of DIANE HERR AND LLOYD HAMPTON for reclassification of property located at 1529 West Bonanza Road, from R-E (Residence Estates) to C-2 (General Commercial).

Proposed Use: Office

MR. FOSTER stated there is an existing residence on the front portion of this property and they wish to convert it to an office. They will have the required off-street

8. Z-98-83

(Continued)

parking on the north portion. There is a parcel to the south of this property that does not have any access to Bonanza Road except through an easement. The Code does require all parcels to be on a public street. Staff feels the request is in accordance with the pattern in the area and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 thru 8, 3) Approval of a land division, 4) Approval of the Variance for the lot to the south which does not have street frontage, 5) Conformance to the plot plan amended to move the storage building, 6) Dedication of 15 feet of right-of-way for Bonanza Road as required by the Department of Engineering Services, and 7) Install sidewalk on Bonanza Road as required by the Department of Engineering Services.

LLOYD HAMPTON, 1529 West Bonanza Road, appeared and represented the application. They are in agreement with staff's recommendations. They plan to have a tax consulting office in this building.

ENNA GRAHAM, 1627 West Bonanza Road, appeared and requested a block wall between this property and her property. There is a difference in ground level and water runs into her basement when it rains. She was not in opposition to the rezoning.

MRS. COLEMAN made a Motion for APPROVAL of Z-98-83, subject to staff's conditions, no outside storage, and retaining wall on east side of the property to keep the water off the adjacent property.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. Z-99-83

APPROVED

Application of ZELZAH TEMPLE, A.A.O.N.M.S. for reclassification of property generally located on the north side of Sahara Avenue, 200 feet east of Eastern Avenue, from R-1 (Single-Family Residence) and R-2 (Two-Family Residence) to C-1 (Limited Commercial).  
Proposed Uses: Restaurant and Undesignated Commercial

MR. FOSTER stated there is a shopping center to the west of this property at Eastern Avenue. There is C-1 zoning to the east and west of this property and a south portion is approved for C-1 zoning. They are proposing a Burger King facility on one portion of this site and the remainder is for an undesignated commercial use. The request is in accordance with the zoning pattern in the area. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 thru 8, 3) Planning Commission approval of the plans for the area north and east of the restaurant site, and 4) Expunge previous zoning application Z-159-63. Staff does not have any protests on record.

SKIP ~~SH~~ERDLOW, 3380 South Arville Street, appeared and represented the Burger King franchisee and Zelzah Temple. They have no objections to staff's recommendations.

No one appeared in opposition.

MR. MACK made a Motion for APPROVAL of Z-99-83, subject to staff's conditions.

Voting was as follows:

9. Z-99-83 "AYES" Chairman Bugbee, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy  
(Continued) "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-100-83  
APPROVED

Application of DENTAL SUITES, INC. for reclassification of property located at 801 South 7th Street, from R-4 (Apartment Residence) to C-1 (Limited Commercial).  
Proposed Use: Offices

MR. FOSTER stated this building has been used as a dental clinic by means of a Use Permit in the R-4 zoning. The applicant is requesting C-1 and there is C-1 approved immediately to the east and at the south end of the block at Charleston Boulevard. The applicant is requesting C-1 zoning because he is proposing an addition to the dental building. He would like to construct the building to the north and west property lines. The C-1 would allow the addition right to the property line, which is not allowed in R-4 zoning. There will be some landscaping in the right-of-way through an encroachment agreement. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 thru 8, 3) Elevations shall be approved by the Department of Community Planning and Development, 4) Provision of landscaping along the street frontage in front of the addition as required by the Department of Community Planning and Development, and 5) Approval of the encroachment agreement as required by the Department of Engineering Services for the landscaping in the right-of-way. Staff does not have any protests on record.

DR. WAYNE L. ZEIGER, 3016 Bel Air Drive, appeared and represented the application. He would like to increase his laboratory space and supply area by means of this addition.

No one appeared in opposition.

MR. KENNEDY made a Motion for APPROVAL of Z-100-83, 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.

11. Z-101-83  
APPROVED

Application of URBAN AND MARY CHAVEZ for reclassification of property located at 2425 East McWilliams Avenue, from R-1 (Single-Family Residence) to C-1 (Limited Commercial).  
Proposed Use: Retail Sales

MR. FOSTER stated this property is located a quarter of a mile north of Bonanza Road on the corner of McWilliams and Eastern Avenue. It is all R-1 zoning on this segment of

11. Z-101-83

(Continued)

Eastern Avenue. North of this property there is multi-family and P-R zoning. South of Bonanza on Eastern this area is transitioning to commercial zoning. A few years ago it was determined that the corner lots in this area could transition to P-R. This request is for C-1 because they wish to produce and sell ceramic items on the premises. Staff feels the policy for this area should be adhered to and that this application should be amended to P-R. However, P-R would not allow them to sell ceramic items out of this house.

URBAN AND MARY CHAVEZ, 2425 East McWilliams Avenue, appeared and represented the application. They plan to move from this house and use it to sell figurines.

ERNEST L. BOGGS, 2421 East McWilliams, appeared in protest. He obtained 13 signatures on a petition in protest. They object to the increased traffic this will create and inadequate parking facilities.

MR. FOSTER pointed out they are proposing parking off of McWilliams in the front yard for six spaces and two spaces off Eastern Avenue.

ERNEST L. BOGGS also objected to having a business next door to his home. He feels the patrons of this business will be parking in front of his house.

URBAN CHAVEZ does not feel this business will affect the homes in the area. They plan to install landscaping and there will be proper parking. They closed the entrance to the property on McWilliams.

MR. FOSTER said staff would have the following conditions if this item is approved: 1) Resolution of Intent with a twelve-month time limit amended to P-R, 2) Standard conditions 1 thru 8, and 3) Construct a 6 foot block wall along the west property line reduced to 4 feet with the top 2 feet fifty-percent open in the front 20 feet.

MRS. COLEMAN made a Motion for APPROVAL of Z-101-83, subject to application being amended to P-R and McWilliams Avenue entrance closed and low decorative fence constructed along that side.

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 21, 1983 at 2:00 P.M.

12. Z-59-82

REVIEW OF  
CONDITION

APPROVED

Request of DELTA ENGINEERING, INC. for a Review of Condition which required the building to be only one-story in height on property generally located on the north side of West Oakey Boulevard, between Arville Street and Marcus Drive, P-R Zone.

MR. FOSTER stated this zoning was approved with the condition that only a one-story office building be allowed. This building will be used for an engineering firm. They are changing the elevation of the building from what was approved to a building that has more roof area, but still has the appearance of a

12. Z-59-82  
(Continued)

one-story building. They are proposing a mezzanine in the building which is creating this issue. Staff feels this is an incidental floor area in this particular building and still is a one-story structure. Staff would recommend approval, subject to: 1) Conformance to the revised elevations, and 2) Mezzanine shall be considered as incidental to this one-story building and shall meet the Uniform Building Code requirements in that the mezzanine stays open and that there are certain limitations on the size of it.

GARY WILSON, architect, 3355 Spring Mountain Road, appeared and represented the applicant. When they submitted this mezzanine plan the other day, they showed an opening between two rooms. They want to have the same square footage, but change the opening to two other rooms.

MR. FOSTER said staff would have no opposition as long as they meet the Building Codes.

GARY WILSON said this new plan would lower the building height a few inches.

MR. MACK made a Motion for APPROVAL of Z-59-82, 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 is final action.

13. Z-56-74  
PLOT PLAN  
REVIEW  
APPROVED

Request of OASIS FAMILY RESORTS, INC. for a Plot Plan Review to allow construction of a family entertainment complex to consist of two 18-hole miniature golf courses, a 50-game video arcade, a four-flumed tubular water slide, a two-flumed speed water slide, a nine-cage soft and hardball batting tent, a two-man and four-man "hi-ball" game, assorted kiddie rides including a "ball-crawl" and a central fast-food eatery on nine acres of land on property generally located on Rancho Road, between Sirius Avenue and Meade Avenue, R-E Zone (under Resolution of Intent to M).

MR. FOSTER stated there is a requirement on this property that when it was developed the site plan would have to be approved by the Planning Commission. This is a 6.2 acre triangular piece of property. They do not plan to develop the entire site at this time. They are proposing a structure that has a vinyl skinned air supported roof. The water slides and batting tent will be outdoors. Staff is treating this as a project in an enclosed building. The Code requires they have 755 parking spaces; whereas, they are proposing 150 spaces. If all the uses were outdoors, then 150 spaces would satisfy the Code. They will have to pursue a Variance on the parking. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) Approval of a Variance relative to the required parking for this facility, 3) Standard conditions 2 thru 8, 4) Install street improvements on Rigel Street as required by the Department of Engineering Services, and 5) Install sidewalk on Rancho Road and Sirius Avenue as required by the Department of Engineering Services.

13. Z-56-74

(Continued)

TODD CRAMM, 6132 Foxcroft, appeared and represented Oasis Family Resorts. They concur with staff's findings.

MR. MACK made a Motion for APPROVAL of Z-56-74, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

14. Z-58-66

PLOT PLAN  
REVIEW

APPROVED

Request of KENNETH R. EARL for a Plot Plan Review on property generally located on the southeast corner of Rancho Road and Bonanza Road, C-1 Zone.

MR. FOSTER stated this is a proposal for a retail tire sales building on the southeast corner of Rancho Road and Bonanza Road. It will fit into the existing commercial development to the south and east. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) No exterior display of tires nor storage of semi-truck trailers shall be permitted, and 3) Standard conditions 2 thru 8.

KENNETH R. EARL, 6224 Little Water Lane, appeared for the application. He agrees to staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of Z-58-66, 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 is final action.

15. AR-7-83

AESTHETIC  
REVIEW

ABEYANCE

Request of J. CHRISTOPHER STUHMER, INC. for an Aesthetic Review on property generally located on the northeast corner of Highland Drive and Alta Drive, M Zone.

MR. FOSTER stated the applicant has requested this item be held in abeyance until the December 8, 1983 meeting.

MR. KENNEDY made a Motion for ABEYANCE of AR-7-83, Aesthetic Review.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

16. Z-36-82  
PLOT PLAN  
REVIEW  
ABEYANCE

Request of ROBERT L. CONN for a Plot Plan Review 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. MACK made a Motion for ABEYANCE of Z-36-82, Plot Plan Review, because there was no representative present for this application.

Voting was as follows:

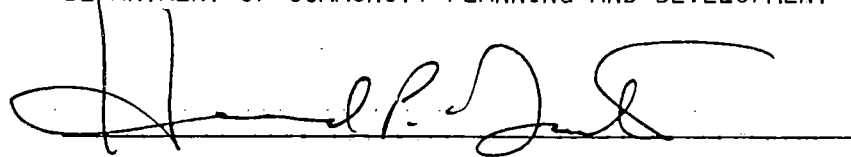
"AYES" Chairman Bugbee, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA

CITY PLANNING COMMISSION

NOVEMBER 22, 1983

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

ROLL CALL: PRESENT: JOHNSTON, BUGBEE, MACK, GUTHRIE, COLEMAN, KENNEDY  
EXCUSED: TRACY

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

MINUTES: Approval of the September 27, 1983, October 13, 1983  
and October 25, 1983 City Planning Commission minutes.

ACTION: APPROVED  
GUTHRIE/UNANIMOUS

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OLD 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  
(Abeyance Item  
from 11/10/83)

ACTION: ABEYANCE  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: DECEMBER 8, 1983

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2. Z-91-83 Application of GARY A. SHERRILL, ET AL for reclassi-  
fication of property generally located on the north  
side of Tina Lane, 360' east of Rebecca Road, from  
(Abeyance Item R-E to R-PD2.  
from 11/10/83)

Proposed Use: Low Density Detached Single  
Family Residence  
ACTION: ABEYANCE

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: DECEMBER 8, 1983

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3. Z-93-83 Application of JAMES C. SMITH, ET AL for reclassi-  
fication of property generally located 660' northwest  
(Abeyance Item of Tenaya Way and Cheyenne Avenue, from N-U to R-CL.  
from 11/10/83) Proposed Use: Medium Low Density  
Single Family Residential

ACTION: ABEYANCE

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: DECEMBER 8, 1983

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NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the northwest corner of  
Alta Drive and Buffalo Drive, N-U Zone (proposed R-CL).  
LARCHWOOD Owner: Donald Draper  
Subdivider: Clark Homes  
ACTION: APPROVED No. of Acres: 5.2 No. of Lots: 27  
JOHNSTON/UNANIMOUS



3. TENTATIVE MAP - OLIVE TREE CONDOMINIUM (CONVERSION) (Continued)
2. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.

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

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4. TENTATIVE MAP  
     CHELSEA PLACE  
     Property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone (proposed R-CL).  
     Owner: Dell R. Neilson  
     Subdivider: National Heritage Corp. of Nevada  
     No. of Acres: 10      No. of Lots: 77

ACTION: ABEYANCE  
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL  
 TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: DECEMBER 8, 1983

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5. FINAL MAP  
     MIRAMONTE ESTATES  
     NORTH UNIT #4  
     Property generally located on the northeast corner of Lorenzi Boulevard and Alexander Road, R-E Zone (under Resolution of Intent to R-1).  
     Owner: Nevada Savings and Loan Association  
     Subdivider: Nevada Young American Homes  
     No. of Acres: 10.57      No. of Lots: 45

ACTION: APPROVED  
KENNEDY/5-0  
 (BUGBEE EXCUSED FOR THIS ITEM)

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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6. A-14-83(A)  
     Petition of Annexation submitted by CYCLOPS CORP. to annex property generally located on the southwest corner of Oakey Boulevard and Decatur Boulevard, containing approximately 0.95 acres.

ACTION: APPROVED  
COLEMAN/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

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7. Z-97-83  
     Application of BARBARA G. BAGLEY for reclassification of property generally located on the northeast corner of Madison Avenue and "M" Street, from R-1 to R-CL.  
     Proposed Use: Medium Density Detached Single Family Residences

ACTION: DENIED  
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: DENIAL  
 TO BE HEARD BY CITY COUNCIL: DECEMBER 21, 1983      PROTESTS: 57

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8. Z-98-83  
     Application of DIANE HERR AND LLOYD HAMPTON for reclassification of property located at 1529 West Bonanza Road, from R-E to C-2.  
     Proposed Use: Offices

ACTION: APPROVED  
COLEMAN/UNANIMOUS

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the land division.

8. Z-98-83 (Continued)

3. Approval of a variance for the lot to the south which does not have street frontage.
4. Conformance to the plot plan amended to move the storage building.
5. Dedication of 15' of right-of-way for Bonanza Road as required by the Department of Engineering Services.
6. Install sidewalk on Bonanza Road as required by the Department of Engineering Services.
7. No outside storage shall be permitted.
8. Construct a wall along the east side of the property to help protect the lot to the east from flood water.
9. Conformance to the elevations.
10. 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.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
13. Satisfaction of City Code requirements and design standards of all City departments.
14. Approval of the parking and driveway plans by the Traffic Engineer.
15. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
16. 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 21, 1983

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9. Z-99-83

Application of ZELZAH TEMPLE, A.A.O.N.M.S. for reclassification of property generally located on the north side of Sahara Avenue, 200' east of Eastern Avenue, from R-1 and R-2 (south portion under Resolution of Intent to C-1) to C-1.

ACTION: APPROVED  
MACK/UNANIMOUS

Proposed Uses: Restaurant and Undesignated Commercial

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Planning Commission approval of the plans for the future uses of this site.
3. Expungement of zoning application Z-159-63.
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.

9. Z-99-83 (Continued)
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: DECEMBER 7, 1983

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10. Z-100-83 Application of DENTAL SUITES, INC. for reclassification of property located at 801 S. 7th Street, from R-4 to C-1.  
 ACTION: APPROVED  
 KENNEDY/UNANIMOUS Proposed Use: Offices

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: DECEMBER 7, 1983

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11. Z-101-83 Application of URBAN AND MARY CHAVEZ for reclassification of property located at 2425 East McWilliams Avenue, from R-1 to C-1.  
ACTION: APPROVED  
COLEMAN/UNANIMOUS Proposed Use: Retail Sales

CONDITIONS:

1. Application be amended to P-R.
2. Resolution of Intent with a twelve (12) month time limit.
3. Construct a 6' block wall along the west property lines reduced to 4', with the top 2' fifty percent open in the front 20'.
4. No access from McWilliams Avenue and construct a low decorative fence along McWilliams, with no openings.
5. Conformance to the plot plan and elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL FOR P-R ZONING PROTESTS: 14  
TO BE HEARD BY CITY COUNCIL: DECEMBER 21, 1983

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12. Z-59-82 Request of DELTA ENGINEERING, INC. for a Review of Condition which required the building to be only one-story in height on property generally located on the north side of West Oakey Boulevard, between Arville Street and Marcus Drive, P-R Zone.  
REVIEW OF CONDITION  
ACTION: APPROVED  
MACK/UNANIMOUS

CONDITIONS:

1. Conformance to the revised elevations.
2. Only a mezzanine shall be allowed which is considered as incidental to this one-story building and it shall conform to all Uniform Building Code requirements.

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

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13. Z-56-74

PLOT PLAN  
REVIEW

Request of OASIS FAMILY RESORTS, INC. for a Plot Plan Review to allow construction of a family entertainment complex to consist of two 18-hole miniature golf courses, a 50-game video arcade, a four-flumed tubular water slide, a two-flumed speed water slide, a nine-cage soft and hardball batting tent, a two-man and four-man "hi-ball" game, assorted kiddie rides, including a "ball crawl", and a central fast-food eatery on nine acres of land on property generally located on Rancho Road, between Sirius Avenue and Meade Avenue, R-E Zone (under Resolution of Intent to M).

ACTION: APPROVED  
MACK/4-0-2  
(JOHNSTON AND KENNEDY ABSTAINED)

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of a variance relative to the required parking for this facility.
3. Install street improvements on Rigel Avenue as required by the Department of Engineering Services.
4. Install sidewalks on Rancho Road and Sirius Avenue 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  
THIS ACTION BY THE CITY PLANNING COMMISSION IS FINAL

14. Z-58-66

PLOT PLAN  
REVIEW

Request of KENNETH R. EARL for a Plot Plan Review on property generally located on the southeast corner of Rancho Road and Bonanza Road, C-1 Zone.

ACTION: APPROVED  
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. No exterior display of tires or storage of semi-truck trailers shall be permitted.
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.

14. Z-58-66 (Continued)

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

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

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15. AR-7-83 Request of J. CHRISTOPHER STUHMER, INC. for an  
Aesthetic Review on property generally located  
on the northeast corner of Highland Drive and  
Alta Drive, M Zone.

ACTION: ABEYANCE  
KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE AT REQUEST OF APPLICANT  
TO BE HEARD AGAIN BY THE CITY PLANNING COMMISSION: DECEMBER 8, 1983

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16. Z-36-82 Request of ROBERT L. CONN for a Plot Plan Review  
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).

ACTION: ABEYANCE  
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD AGAIN BY THE CITY PLANNING COMMISSION: DECEMBER 8, 1983

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ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
NOVEMBER 22, 1983

MINUTES:

September 27, 1983  
October 13, 1983  
October 25, 1983

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

OLD BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES  
RAINBOW PARK #8

(Abeyance Item  
from 11/10/83)

ABEYANCE - 12/8/83 City Planning Commission Meeting - TIE VOTE

Voting was as follows:

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

PROTEST: James B. McCall, 3700 Las Vegas Blvd. South

2. Z-91-83

(Abeyance Item  
from 11/10/83)

ABEYANCE - 12/8/83 City Planning Commission Meeting

This item was automatically held in abeyance due to the fact  
the voting would result in a tie vote.

3. Z-93-83

(Abeyance Item  
from 11/10/83)

ABEYANCE - 12/8/83 City Planning Commission Meeting

This item was automatically held in abeyance due to the fact  
the voting would result in a tie vote.





8. Z-98-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Standard conditions 1 thru 8.
  3. Approval of the land division.
  4. Approval of the Variance for the lot to the south which does not have street frontage.
  5. Conformance to the plot plan amended to move the storage building.
  6. Dedication of 15' of right-of-way for Bonanza Road as required by the Dept. of Engineering Services.
  7. Install sidewalk on Bonanza Rd. as required by the Dept. of Engineering Services.
  8. No outside storage.
  9. Retaining wall on east side of property to keep water out of adjacent property.

PROTESTS: 0

9. Z-99-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Standard conditions 1 thru 8.
  3. Planning Commission approval of the plans for the area north and east of the restaurant site.
  4. Z-159-63 is hereby expunged.

PROTESTS: 0

10. Z-100-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Standard conditions 1 thru 8.
  3. Elevations shall be approved by the Dept. of Community Planning and Development.
  4. Provision of landscaping along the street frontage in front of the addition as required by the Dept. of Community Planning and Development.
  5. Approval of an Enroachment Agreement as required by the Dept. of Engineering Services for the landscaping in the right-of-way.

PROTESTS: 0

11. Z-101-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit to P-R.
  2. Standard conditions 1 thru 8.
  3. Construct a 6' block wall along the west property line reduced to 4' with the top 2' fifty-percent open in the front 20'.
  4. McWilliams Avenue entrance closed and fence constructed along that side.

PROTESTS: 13 Signatures on Petition  
Ernest Boggs, 2421 E. McWilliams Ave.

12. Z-59-82

REVIEW OF  
CONDITION

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

- SPECIAL CONDITIONS:
1. Conformance to the revised elevations.
  2. This mezzanine shall be considered as incidental to this one-story building and shall meet the Uniform Building Code standards.

PROTESTS: 0

13. Z-56-74  
PLOT PLAN  
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
  2. Approval of a Variance relative to the required parking for this facility.
  3. Standard conditions 2 thru 8.
  4. Install street improvements on Rigel Street as required by the Dept. of Engineering Services.
  5. Install sidewalks on Rancho Rd. and Sirius Ave. as required by the Dept. of Engineering Services.

14. Z-58-66  
PLOT PLAN  
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
  2. No exterior display of tires nor storage of tractor-trailers shall be permitted.
  3. Standard conditions 2 thru 8.

15. AR-7-83  
AESTHETIC  
REVIEW

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

NOTE: This item was held in abeyance at the request of the applicant and will be heard at the 12/8/83 P.C. meeting.

16. Z-36-82  
PLOT PLAN  
REVIEW

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

NOTE: This item was held in abeyance because there was no representation of the application and will be heard at the 12/8/83 City Planning Commission meeting.

NAME

ADDRESS

Nick Dine

3240 South Polaris

Dick Clark

4741 Avenida del Diablo L.V.

G.C. Wallace

1100 E. Sahara Ave.

MIKEISERMAN

3233 W. CHARLESTON L.V.

Helmut Ogris

2810 W. Charleston

George T. Bochanis

702 S. 4th Street

Jan Downey

637 E. SKAARA -

Gary Johnson

3355 SPRING KATEL ROAD

Todd

6132 FOX CROFT L.V.

Kenneth R. Lee

6224 Judd Lake Lane L.V.

NAME

ADDRESS

James B. McCall

3700 Las Vegas Blvd So

Gay Sheerin

5576 MADRUE MESA

Estelle Kline

1221 Madison Ave, L.V. 89106

L. Noyes

1529 W. Bonanza

Skip Swell

3980 S. Arville, Suite F

Wayne L. Ferguson

3016 Bol Air Dr. - L.V.

## INTER-OFFICE MEMORANDUM

Date

November 22, 1983

<b>TO:</b> FOSTER	<b>FROM:</b> NULL
<b>SUBJECT:</b> CITY PLANNING COMMISSION MEETING NOVEMBER 22, 1983 AGENDA ITEM CONDITIONS	<b>COPIES TO:</b> VAL STEED ✓INDA OWENS CINDY EADE

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

This item was held in abeyance from the last meeting at the request of the applicant. The City Attorney's office has advised that this tentative map be held in abeyance until the drainage and street access problems in the area can be solved. Staff concurs and would recommend this item be removed from the agenda until such time that these problems can be resolved.

NEW BUSINESS:1. Tentative Map - Larchwood

- Approval of zoning request Z-95-83.
  - Conformance to the conditions of approval for Z-95-83.
  - Approval and recordation of VAC-18-83 prior to recordation of the final map.
  - No vehicular access to Buffalo and Alta Drives from the abutting lots.
  - Wall statement.
  - A 16' minimum front yard setback be required.
- Normal conditions 1-3

2. Final Map - Larchwood

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

3. Tentative Map - Olive Tree Condominiums (Conversion)

Normal conditions 1-3

TO: FOSTER  
RE: AGENDA ITEM CONDITIONS  
NOVEMBER 22, 1983 CITY PLANNING COMMISSION MEETING  
NOVEMBER 22, 1983  
PAGE TWO

4. Tentative Map - Chelsea Place

- Approval of zoning request Z-96-83.
  - Conformance to the conditions of approval for Z-96-83.
  - Government patent access reservations to be vacated prior to recording of the final map.
  - Provide a drainage study as required by the Department of Engineering Services.
  - Street layout to be redesigned as required by the Department of Community Planning and Development.
  - Wall statement.
  - A 16' minimum front yard setback be required.
- Normal conditions 1-3

5. Final Map - Miramonte Estates North Unit #4

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

6. A-14-83(A)

This is a request to annex an existing retail building on .95 acres with County zoning of R-E (under Resolution of Intent to C-1); City equivalent is R-E (under Resolution of Intent to C-1). Staff recommends APPROVAL.

HAN:cme

## INTER-OFFICE MEMORANDUM

November 21, 1983

## TO:

HAROLD P. FOSTER, DIRECTOR

## FROM:

ROBERT C. CLEMMER, ACTING CHIEF  
ZONING DIVISION

## SUBJECT:

PLANNING COMMISSION MEETING OF  
NOVEMBER 22, 1983

## COPIES TO:

CITY CLERK'S OFFICE  
CITY ATTORNEY  
CINDY  
RICKOLD BUSINESS:

2. Z-91-83

This item was held for this meeting due to a tie vote at the November 10th Planning Commission Meeting.

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: 3 at last meeting.

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL DECEMBER 21, 1983.

3. Z-93-83

This item was also held for this meeting due to a tie vote at the November 10, 1983 Planning Commission meeting.

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. Received detached single family residence site plan. If held for General Plan, applicant to pay one-half fee for renotification.

If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. Recording of a final map.
4. Provision of a 6' block wall along the rear property lines abutting Tenaya Way and Pioneer Way.

PROTESTS: Petition 14 signatures + 3 at last meeting.  
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL DECEMBER 21, 1983.

7. Z-97-83

This proposal consists of 20 lots on 2.65 gross acres which is 7.5 units per gross acre. Some of the lots are 3,200 sq. ft. and range to 4,000 on the one-third basis. The units are detached and are 1,260 sq. ft. to 1,760 sq. ft. There is a setback problem on the corner lots as the minimum is 10' and the typicals show they intend 5' setbacks. This can be corrected but it requires "0" setback from the interior side and maintenance strips and no openings on the "0" side and in those cases, puts the houses 5' apart and affects the overhangs.

There is R-PD10 zoning to the north but this proposal is isolated in the midst of R-1 development and would be a spot of R-CL with R-1 facing on two sides and siding on the other. The curb location on the east street looks improper.

Staff recommends DENIAL. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Provide 10' side yards on all corner lots.
3. Standard conditions 1 & 7.
4. Record a revisionary map and a final map.
5. Conformance to the flood control provisions of the City Code as required by the Department of Engineering Services.

PROTESTS: Petition with 55 signatures.

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL DECEMBER 21, 1983.

8. Z-98-83                      This is a unique situation as the property has been divided into two lots. The south lot is land-locked and a variance application has been filed. Doug Petersen agreed that a land division would be allowed if Herr agreed to the improvements on Bonanza which she did agree to timed with the office development.

The property had been zoned before but expired (Z-47-81). C-2 is an appropriate zone. In discussing this she mentioned that she had operated several restaurants in town and there was no mention of use on the plan so I placed restaurant on the agenda which is wrong as it will be an office. Rear lot created in 1970.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Approval of the land division.
4. Approval of the variance for the lot to the south which does not have street frontage.
5. Conformance to the plot plan amended to move the storage building.
6. Dedication of 15' of right-of-way for Bonanza Road as required by the Department of Engineering Services.
7. Install sidewalk on Bonanza Road as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL DECEMBER 21, 1983.

9. Z-99-83

This property is between C-1 to the east and west. J. C. Park to the north. There is a resolution on the south portion to C-1. This action is all inclusive. There is no plan for the north and eastern portions of this site.

The proposed restaurant on the southwest portion has a gross floor area of 2,435 sq. ft., will have sit-down capacity for 60 persons and there will be 15 employees.

They show 43 spaces and the drive-in lane. It is predominantly take-out. Net floor area is 850 sq. ft. which requires 17 spaces and the employee count requires 19 for a total of 32. Property currently R-1 and R-2 with ROI to C-1 on the south 260' to 270'. Landscaping and aesthetics okay.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Planning Commission approval of the plans for the area north and east of the restaurant site.
4. Z-159-63 is hereby expunged.

PROTESTS: 0

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

10. Z-100-83

This proposal is for C-1 Zoning. The east half of the block has been approved for C-1 Zoning (8th St. side) and there is C-1 Zoning on the west side of 6th Street and along Charleston and Hoover extending the C-1 to Gass appears to be appropriate as the area between Garces and Gass is transitioning to P-R quite rapidly.

I don't believe there is an immediate proposed change of use from offices but the C-1 type setback justifies this change of zoning. The Vacation (VAC-20-82) has not been consummated as Engineering Services is requiring an Assessment District formation and installation of improvements before recording. There still will be a strip of unused right-of-way for landscaping but encroachment approval may be required. Red brick to be used for construction. Parking okay.

Staff recommends APPROVAL subject to:

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

Z-100-83(continued)

3. Elevations shall be approved by the Dept. of Community Planning and Development.
4. Provision of landscaping along the street frontage in front of the addition as required by the Department of Community Planning and Development.
5. Approval of an Encroachment Agreement as required by the Department of Engineering Services for the landscaping.

PROTESTS: 0

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

11. Z-101-83

The plan staff arrived at to handle changes on Eastern Avenue provided for P-R on this lot. It appears the City Council may authorize a variance two blocks north for sale of art objects and antiques for Dwight Gould so this might take the same course, i.e., Planning Commission recommends C-D and City Council holds for variance application for this retail use. They are aware that residential occupancy must cease.

It appears that the produce is low cost and this will be a traffic generator. The parking is ample but it reduces a lot of landscaping. The larger bay is off McWilliams. Major remodeling required. A block wall is required along the west property line. Keep C-D in mind in case you can salvage something.

Staff recommends APPROVAL to P-R, subject to:

1. Resolution of Intent with a twelve (12) month time limit to P-R.
2. Standard conditions 1-8.
3. Construct a 6' block wall along the west property line reduced to 4' with the top 2' fifty-percent open in the front 20'.
4. Conformance to the requirements of the Department of Building and Safety.

PROTESTS: Petition 13 signatures

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL DECEMBER 21, 1983.

12. Z-59-82

This is a unique situation where the building Code treats mezzanines which are open to the floor below as not being an additional floor. (Story per our general definition). In this case, the ridge line was elongated to create additional attic space for this mezzanine, but it still appears one story and would be an acceptable elevation.

Staff has no objection to this concept but the Planning Commission should be aware of this situation due to the height limitation condition. A public hearing would not be necessary and City Council may not need to be bothered.

Z-59-82(continued)

Staff has no objection. If approved subject to:

1. Conformance to the revised elevations.
2. This mezzanine shall be considered as incidental to this one story building and shall meet the Uniform Building Code standards.

PROTESTS: 0

NOT A PUBLIC HEARING ITEM.

P. C. FINAL ACTION.

13. Z-56-74

This site contains 6.2 acres. The main assembly area is enclosed by a vinyl skin (air supported) and contains 66,000 sq. ft. which requires 733 spaces when treated as an assembly hall plus 22 for open uses. Staff feels that the enclosure is a glorified canopy and a variance is in order which would allow parking to be determined as an outdoor recreation facility, i.e., 1 space per 10 persons using the facility, except the area is not conducive to delivery by public transportation or pedestrianation. Therefore, I feel a maximum occupancy load must be established under the variance procedure.

Staff would expect the following utilization:

1. Hydro-tubes in N. Las Vegas have several people abreast going up the stairs and with one tube I have witnessed 75 to 80 people in this area. Since the facility has four tubes, we would expect a possibility of 150 persons in that facility.
2. The slide takes time to set up and release and a maximum of 30 persons per slide is anticipated as was the case in a Florida facility which totals 60 persons.
3. The baseball batting area has 9 cages and one spectator average to probable for 18 persons.
4. The two 18 hole pitch and putt courses, if 2 persons were playing each hole would total 72 persons.
5. The eating area, video game area, office and restroom, snack bar area is estimated to contain 300 persons but this could range higher.

This total breakdown is an estimate of 600 people probably with 750 possible. If there were some way to control the occupant load of this total facility to 750 people, I feel the 150 spaces provided would be sufficient and that a variance would be in order. If it is such that the occupant load is higher there is a possibility that the 3 acre site north of the facility could be used for additional parking development, but I don't feel it is necessary to make that a condition if the occupancy is controlled. Whether the management can control this occupancy through tickets or the like is unknown.

Z-56-74 (continued)

Staff does not feel that this use will adversely affect the industrial area unless there is inadequate parking provided. The landscaping and structures are aesthetically okay.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Approval of a variance relative to the required parking for this facility.
3. Standard conditions 2-8.
4. Install street improvements on Rigel Street as required by the Department of Engineering Services.
5. Install sidewalks on Rancho Road and Sirius Avenue as required by the Department of Engineering Services.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM.

P. C. FINAL ACTION.

14. Z-58-66

This proposal is for retail tire sales and mounting which is a permitted use in the C-1 District as long as storage of tires and equipment is done in an enclosed building. We have had trouble with semi-trucks and outdoor display in conjunction with tire sales operations. The proposed building is block with mission tile trim and aesthetically okay. This change does not reduce the parking below Code for the entire center.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. No exterior display of tires nor storage of tractor-trailers shall be permitted.
3. Standard conditions 2-8.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM.

P. C. FINAL ACTION.

15. AR-7-83

This proposal abutts the Freeway (I-15) and they have a parapet but the Freeway is elevated at this location so roof mechanics will be visible. The Freeway landscaping will suffice in this area. ABEYANCE FOR REVISED PLANS AT REQUEST OF APPLICANT.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Install curb, gutters and sidewalks on Highland Drive and Alta Drive as required by the Department of Engineering Services.

AR-7-83(continued)

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

16. Z-36-82

This proposal is to eliminate a lot on the southwest of the originally approved project. The buildings affected by this change will be relocated to the south. The remaining land area is 4.16 acres (gross) which is 15.86 units per gross acre still within the approved range. McNutt ran a closure so that figure is exact. They also wish to provide a wrought iron and block fence east and west property lines, but will provide the 6' solid wall adjacent to the low density residential north and southwest.

The relocated buildings will be setback 20' from the property to the west. Staff does not feel the changes will impact the adjacent property owners and therefore, would not advocate a new hearing.

Staff recommends APPROVAL subject to:

1. Conformance to the revised plot plan.
2. Conformance to all of the other original conditions of approval.

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL DECEMBER 7, 1983.

CITY OF LAS VEGAS

Date

*hinda*

INTER-OFFICE MEMORANDUM

November 28, 1983

<b>TO:</b>  DEPARTMENT OF ENGINEERING SERVICES ADMINISTRATIVE DIVISION	<b>FROM:</b> <i>Howard A. Null</i> HOWARD A. NULL, CHIEF OF PLANNING DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
<b>SUBJECT:</b>  FINAL MAPS APPROVED BY THE PLANNING COMMISSION FOR THE CITY COUNCIL MEETING	<b>COPIES TO:</b>  CHUCK TURK BOB GENZER

The following final maps were approved by the City Planning Commission on November 22, 1983:

1. Final Map - Larchwood

The tentative map is scheduled to be heard by the City Council on December 21, 1983. If final action is taken to approve the tentative map at that time, then the final map may be placed on the City Council agenda upon meeting the requirements of the Department of Engineering Services.

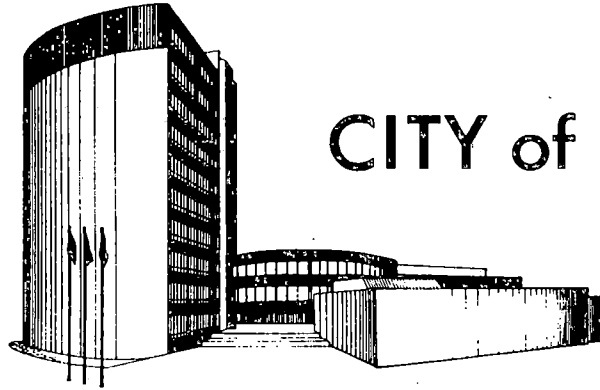
2. Final Map - Miramonte Estates North Unit #4

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

Copies of the letters are attached.

HAN:cme  
Attachments

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 28, 1983

Cyclops Corp.  
c/o Jay R. Winslow  
P.O. Box 29052  
Phoenix, Arizona 85038

RE: A-14-83(A)

Gentlemen:

Your petition to annex property generally located on the southwest corner of Oakey Boulevard and Decatur Boulevard, containing approximately 0.95 acres, was considered by the City Planning Commission on November 22, 1983.

The Commission voted to APPROVE this item.

After further review, this annexation will be forwarded to the City Council for final action. You will receive notification of 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  
Smith, Goolo, Watchka & Trenberth  
Attorneys at Law, 617 Valley Bank Plaza  
300 s. 4th Street, Las Vegas NV 89101

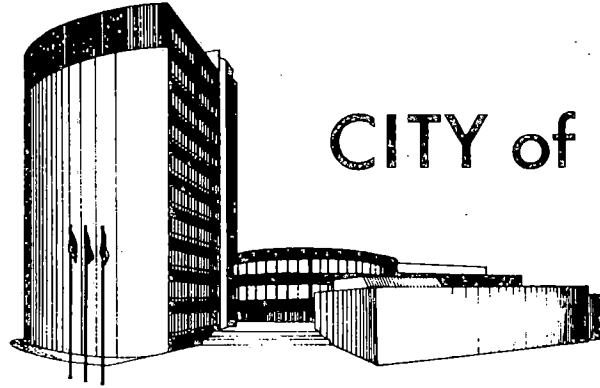


**BARRY S. GOOLD**  
ATTORNEY AT LAW

**SMITH, GOOLD,  
KOTCHKA & TRENBERTH**

617 VALLEY BANK PLAZA  
300 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101  
(702) 382-1707

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 28, 1983

Nevada Savings & Loan Assoc.  
201 Las Vegas Blvd. South  
Las Vegas, Nevada 89101

RE: Final Map - Miramonte Estates North Unit #4

Gentlemen:

The Final Map for Miramonte Estates North Unit #4 on property generally located on the northeast corner of Lorenzi Boulevard and Alexander Road, R-E zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on November 22, 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,

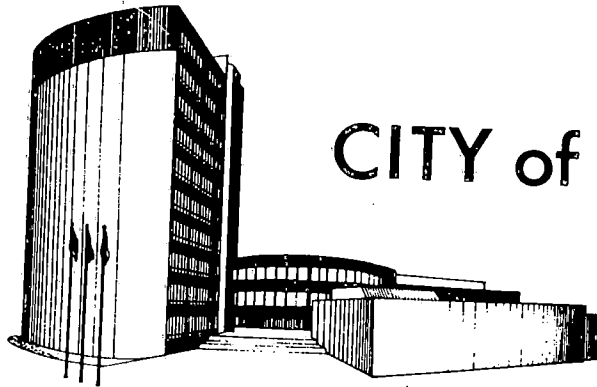
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL  
Chief of Planning

HPF:HAN:cme  
cc: Dept. of Engineering Services  
Nevada Young American Homes



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 28, 1983

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

RE: Tentative Map - Chelsea Place

Dear Mr. Neilson:

The Tentative Map for Chelsea Place on property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone (proposed R-CL), was considered by the City Planning Commission on November 22, 1983.

The Commission voted to hold this item in ABEYANCE until there is City Council action on the rezoning application relative to this property.

This item will again be considered by the City Planning Commission on December 8, 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:cme  
cc: National Heritage Corp. of Nevada

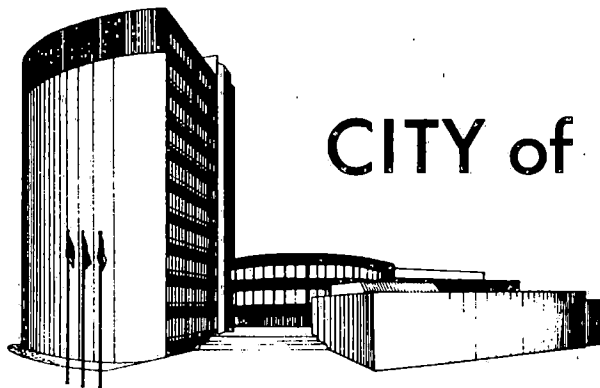


MAYOR BILL BRIARE

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 28, 1983

Olive Tree Apts. Partnership  
1100 E. Sahara Avenue  
Las Vegas, Nevada 89104

RE: Tentative Map - Olive Tree Condominium (Conversion)

Gentlemen:

The Tentative Map for Olive Tree Condominium (Conversion) on property generally located on the north side of Bromley Avenue, east of Jones Boulevard, R-4 Zone, was considered by the City Planning Commission on November 22, 1983.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.

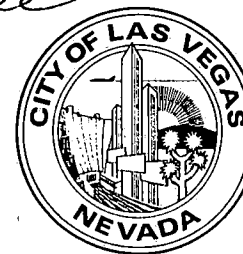
This item will be considered by the City Council on December 21, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

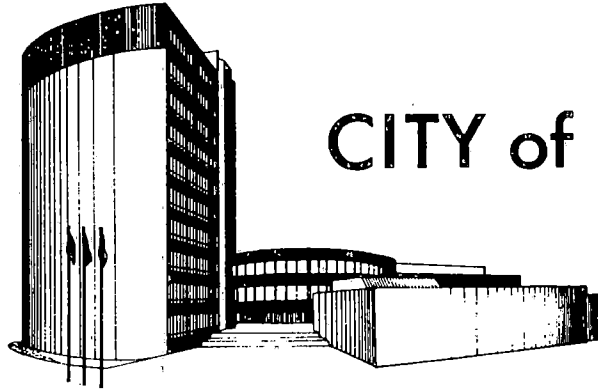
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

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 28, 1983

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

RE: Tentative Map - Lewis Homes Rainbow Park #8

Gentlemen:

The Tentative Map for Lewis Homes 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 22, 1983.

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

This item will again be considered by the City Planning Commission on December 8, 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,

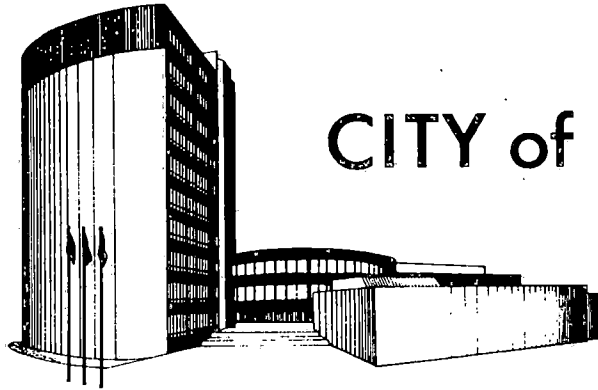
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL  
Chief of Planning

HPF:HAN:cme



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 28, 1983

Donald Draper  
2301 Sunset Road #10  
Las Vegas, Nevada 89119

RE: Final Map - Larchwood

Dear Mr. Draper:

The Final Map for Larchwood on property generally located on the northwest corner of Alta Drive and Buffalo Drive, N-U Zone (proposed R-CL), was considered by the City Planning Commission on November 22, 1983.

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

1. Approval of the tentative map.
2. Conformance with the tentative map.
3. 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  
Clark Homes

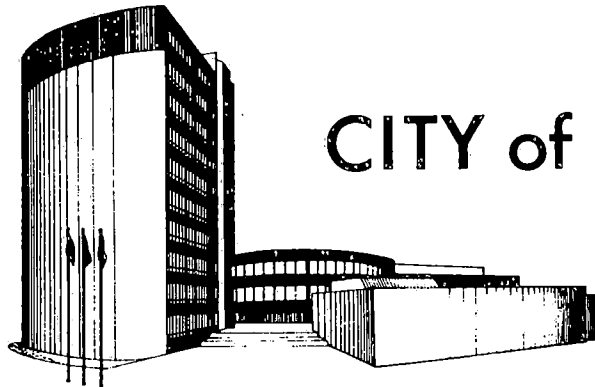


MAYOR BILL BRIARE

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 28, 1983

Donald Draper  
2301 Sunset Road #10  
Las Vegas, Nevada 89119

RE: Tentative Map - Larchwood

Dear Mr. Draper:

The Tentative Map for Larchwood on property generally located on the northwest corner of Alta Drive and Buffalo Drive, N-U Zone (proposed R-CL), was considered by the City Planning Commission on November 22, 1983.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Approval of zoning request Z-95-83.
3. Conformance to the conditions of approval for Z-95-83.
4. Approval and recordation of VAC-18-83 prior to recordation of the final map.
5. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. A 16' minimum front yard setback be required.
7. No vehicular access to Buffalo and Alta Drives from the abutting lots.



Donald Draper  
November 28, 1983  
Page Two  
RE: Tentative Map - Larchwood

8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on December 21, 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,

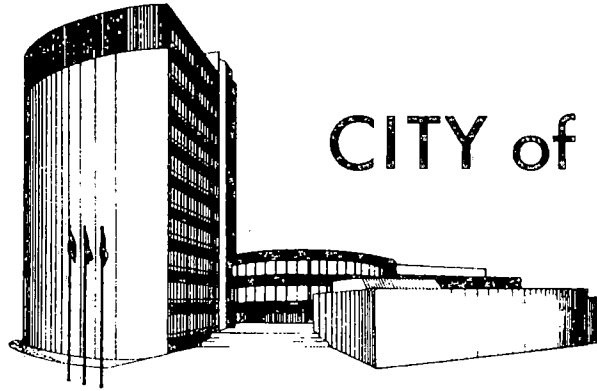
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR



HOWARD A. NULL  
Chief of Planning

HPF:HAN:cme  
cc: Clark Homes  
4741 Avenida Del Diablo  
Las Vegas NV 89121

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 28, 1983

J. Christopher Stuhmer, Inc.  
333 Rancho Drive, Ste. 111  
Las Vegas, Nevada 89106

RE: AR-7-83

Gentlemen:

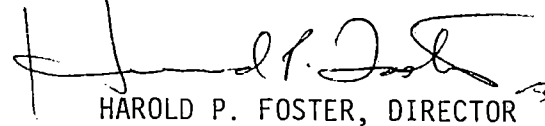
Your request for an Aesthetic Review on property generally located on the northeast corner of Highland Drive and Alta Drive, M Zone, was considered by the City Planning Commission on November 22, 1983.

Per your request, this item was held in ABEYANCE.

This item will again be considered by the Planning Commission on December 8, 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

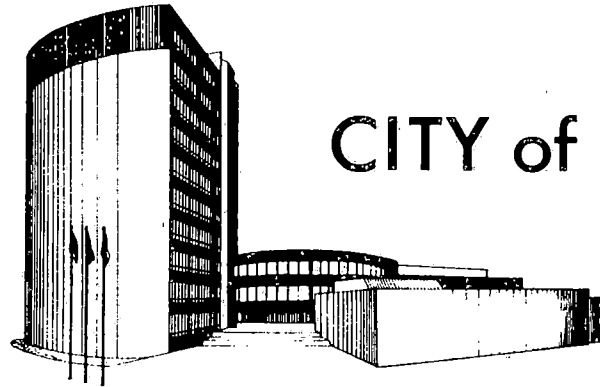


HAROLD P. FOSTER, DIRECTOR

HPF:cme



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 28, 1983

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

RE: Z-36-82

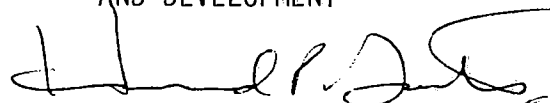
Dear Mr. Conn:

Your request for a Plot Plan Review 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 22, 1983.

The Commission voted to hold this item in ABEYANCE because there was no representative of the applicant at the meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

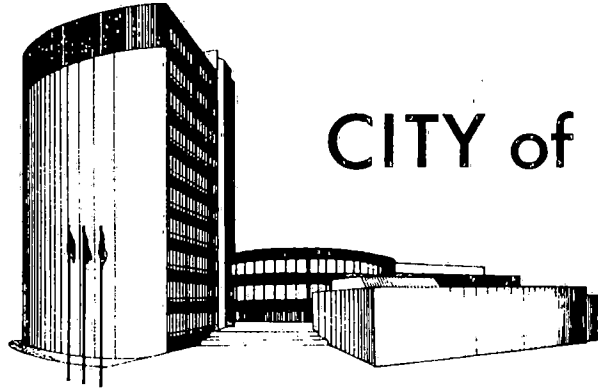


HAROLD P. FOSTER, DIRECTOR

HPF: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 28, 1983

Urban and Mary Chavez  
2425 E. McWilliams  
Las Vegas, Nevada 89101

RE: Z-101-83

Dear Mr. and Mrs. Chavez:

Your request for reclassification of property located at 2425 E. McWilliams Avenue, from R-1 to C-1, was considered by the City Planning Commission on November 22, 1983.

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

1. Application be amended to P-R.
2. Resolution of Intent with a twelve (12) month time limit.
3. Construct a 6' block wall along the west property lines reduced to 4' with the top 2' fifty percent open in the front 20'.
4. No access from McWilliams Avenue and construct a low decorative fence along McWilliams with no openings.
5. Conformance to the plot plan and elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.



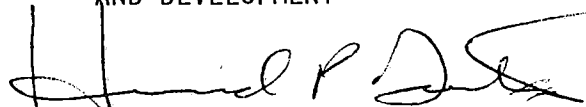
Urban and Mary Chavez  
November 28, 1983  
Page Two  
RE: Z-101-83

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on December 21, 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,

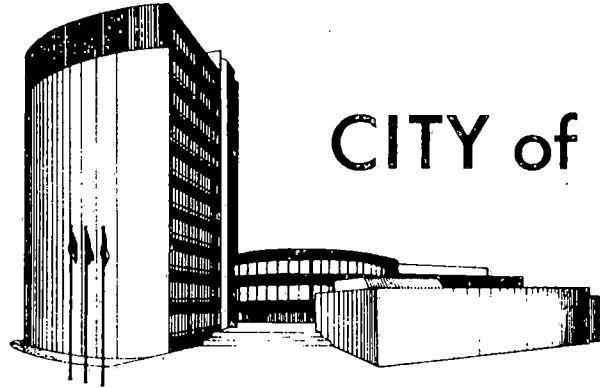
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



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 28, 1983

Delta Engineering, Inc.  
4601 W. Sahara Avenue  
Las Vegas, Nevada 89102

RE: Z-59-82

Gentlemen:

Your request for a Review of Condition which required the building to be only one-story in height on property generally located on the north side of W. Oakey Boulevard, between Arville Street and Marcus Drive, P-R Zone, was considered by the City Planning Commission on November 22, 1983.

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

1. Conformance to the revised elevations.
2. Only a mezzanine shall be allowed which is considered as incidental to this one-story building and it shall conform to all Uniform Building Code requirements.

This action by the Planning Commission is final.

Sincerely,

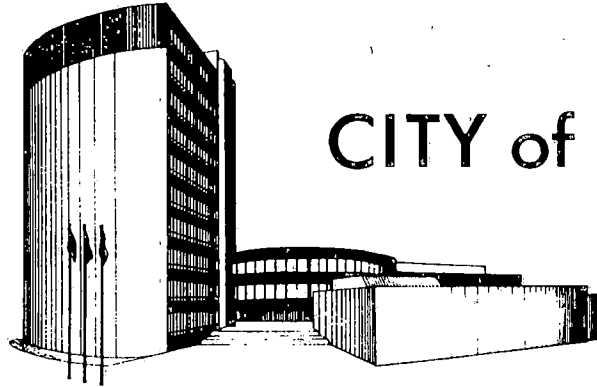
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF: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 28, 1983

Barbara G. Bagley  
601 Fairway Road  
Henderson, Nevada 89015

RE: Z-97-83

Dear Ms. Bagley:

Your request for reclassification of property generally located on the northeast corner of Madison Avenue and "M" Street, from R-1 to R-CL, was considered by the City Planning Commission on November 22, 1983.

The Commission voted to refer this item with a recommendation of DENIAL because it was not felt that this would be compatible with the existing development in the area.

This item will be considered by the City Council on December 21, 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

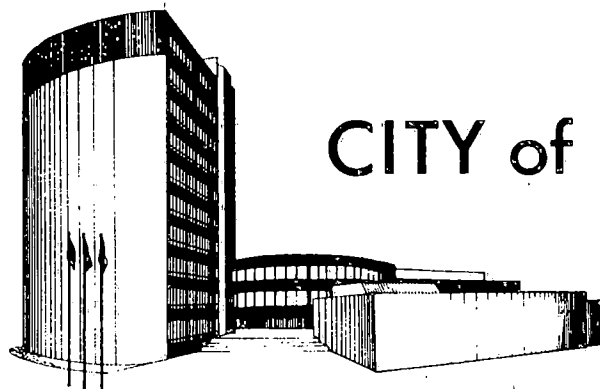


MAYOR BILL BRIARE

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 28, 1983

Zelzah Temple, A.A.O.N.M.S.  
c/o Milton Keefer  
2222 W. Mesquite  
Las Vegas, Nevada 89106

RE: Z-99-83

Gentlemen:

Your request for reclassification of property generally located on the north side of Sahara Avenue, 200' east of Eastern Avenue, from R-1 and R-2 (south portion under Resolution of Intent to C-1) to C-1, was considered by the City Planning Commission on November 22, 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. Planning Commission approval of the plans for the future uses of this site.
3. Expungement of zoning application Z-159-63.
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.



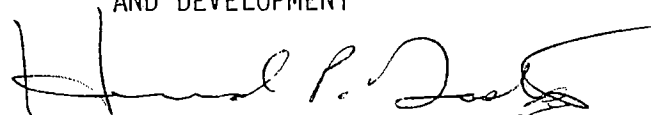
Zelzah Temple, A.A.O.N.M.S.  
November 28, 1983  
Page Two  
RE: Z-99-83

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,

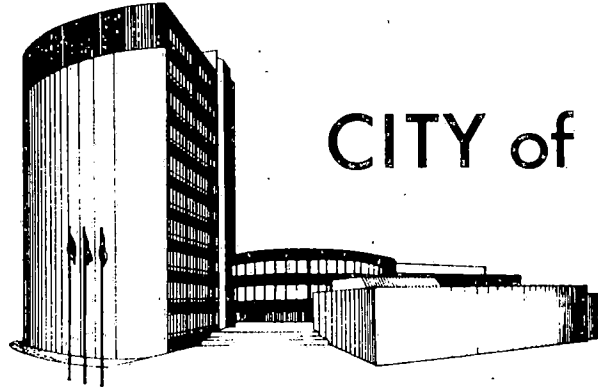
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



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 28, 1983

James C. Smith, Et Al  
5816 Carmen Boulevard  
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 22, 1983.

The Commission voted to hold this item in ABEYANCE.

This item will again be considered by the City Planning Commission on December 8, 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

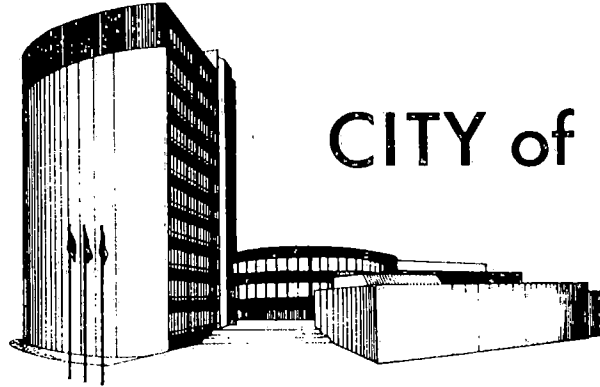


HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: Charles M. Brown



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



# CITY of LAS VEGAS

November 28, 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 22, 1983.

The Commission voted to hold this item in ABEYANCE.

This item will again be considered by the City Planning Commission on December 8, 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

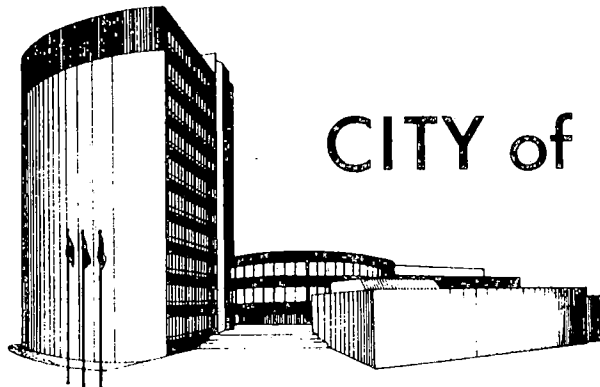


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
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BOB NOLEN

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GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

November 28, 1983

Dental Suites, Inc.  
c/o Wayne L. Zeiger  
801 S. 7th Street  
Las Vegas, Nevada 89101

RE: Z-100-83

Gentlemen:

Your request for reclassification of property located at 801 S. 7th Street, from R-4 to C-1, was considered by the City Planning Commission on November 22, 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. Elevations shall be approved by the Department of Community Planning and Development.
3. Install landscaping along the street frontage in front of the addition as required by the Department of Community Planning and Development.
4. Approval of an Encroachment Agreement as required by the Department of Engineering Services for the landscaping.
5. Conformance to the plot plan and elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.



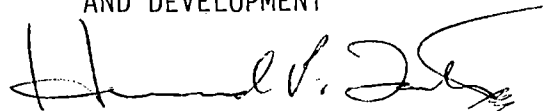
Dental Suites, Inc.  
November 28, 1983  
Page Two  
Re: Z-100-83

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

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,

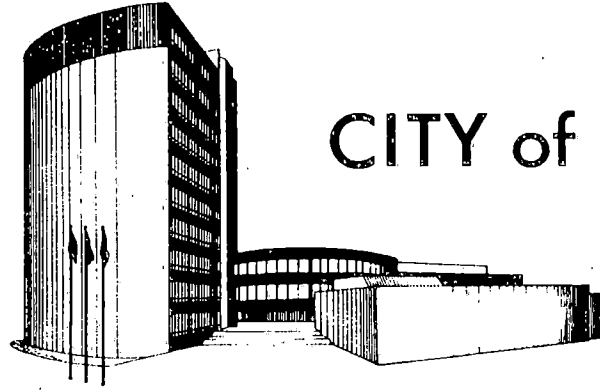
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



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 28, 1983

Kenneth R. Earl  
1601 N. Rancho Road  
Las Vegas, Nevada 89106

RE: Z-58-66

Dear Mr. Earl:

Your request for a Plot Plan Review on property generally located on the southeast corner of Rancho Road and Bonanza Road, C-1 Zone, was considered by the City Planning Commission on November 22, 1983.

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

1. Conformance to the plot plan and elevations.
2. No exterior display of tires or storage of semi-truck trailers shall be permitted.
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.



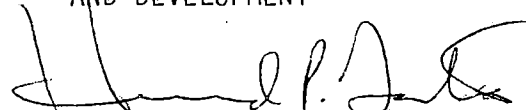
Kenneth R. Earl  
November 28, 1983  
Page Two  
RE: Z-58-66

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,

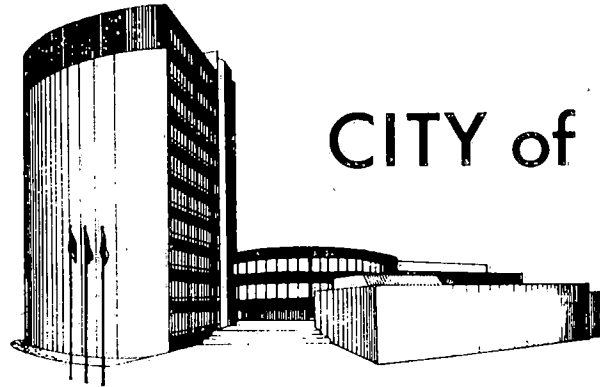
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

MAYOR BILL BRIARE  
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 28, 1983

Oasis Family Resorts, Inc.  
4241 W. Charleston Blvd., Ste. B  
Las Vegas, Nevada 89102

RE: Z-56-74

Gentlemen:

Your request for a Plot Plan Review to allow construction of a family entertainment complex to consist of two 18-hole miniature golf courses, a 50-game video arcade, a four-flumed tubular water slide, a two-flumed speed water slide, a nine-cage soft and hardball batting tent, a two-man and four-man "hi-ball" game, assorted kiddie rides including a "ball-crawl" and a central fast-food eatery on nine acres of land on property generally located on Rancho Road, between Sirius Avenue and Meade Avenue, R-E Zone (under Resolution of Intent to M), was considered by the City Planning Commission on November 22, 1983.

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

1. Conformance to the plot plan and elevations.
2. Approval of a variance relative to the required parking for this facility.
3. Install street improvements on Rigel Avenue as required by the Department of Engineering Services.
4. Install sidewalks on Rancho Road and Sirius Avenue 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.



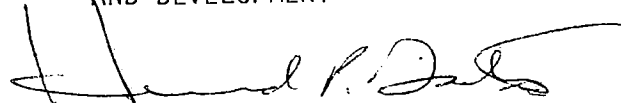
Oasis Family Resorts, Inc.  
November 28, 1983  
Page Two  
RE: Z-56-74

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.

This action by the Planning Commission is final.

Sincerely,

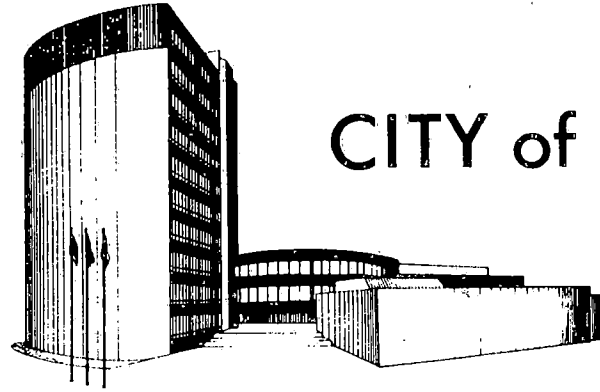
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

MAYOR BILL BRIARE  
COUNCILMEN  
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GEORGE F. OGILVIE  
CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

November 28, 1983

Diane Herr and  
Lloyd Hampton  
1529 W. Bonanza Road  
Las Vegas, Nevada 89106

RE: Z-98-83

Dear Ms. Herr & Mr. Hampton:

Your request for reclassification of property located at 1529 W. Bonanza Road, from R-E to C-2, was considered by the City Planning Commission on November 22, 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. Approval of the land division.
3. Approval of a variance for the lot to the south which does not have street frontage.
4. Conformance to the plot plan amended to move the storage building.
5. Dedication of 15' of right-of-way for Bonanza Road as required by the Department of Engineering Services.
6. Install sidewalk on Bonanza Road as required by the Department of Engineering Services.
7. No outside storage shall be permitted.
8. Construct a wall along the east side of the property to help protect the lot to the east from flood water.



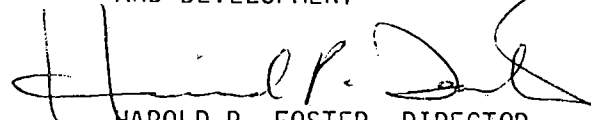
Diane Herr and  
Lloyd Hampton  
November 28, 1983  
Page Two  
RE: Z-98-83

9. Conformance to the elevations.
10. 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.
11. Submittal of a landscaping plan prior to or at the same time application if made for a building permit, license or prior to occupancy.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
13. Satisfaction of City Code requirements and design standards of all City departments.
14. Approval of the parking and driveway plans by the Traffic Engineer.
15. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
16. 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 21, 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