

A G E N D A
CITY PLANNING COMMISSION
DECEMBER 8, 1983

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

ROLL CALL:

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

OLD BUSINESS:

1. Z-91-83

(Abeyance from
11/22/83)

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

2. Z-93-83

(Abeyance from
11/22/83)

Application of JAMES C. SMITH, ET AL for reclassi-
fication 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

3. AR-7-83

AESTHETIC REVIEW

(Abeyance from
11/22/83)

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.

4. Z-36-82

PLOT PLAN
REVIEW

(Abeyance from
11/22/83)

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).

5. TENTATIVE MAP

LEWIS HOMES
RAINBOW PARK #8

(Abeyance from
11/22/83)

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

6. TENTATIVE MAP

CHELSEA PLACE

(Abeyance from
11/22/83)

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

NEW BUSINESS:

1. TENTATIVE MAP

TONOPAH SPRINGS
(CONDOMINIUM)

Property generally located on the southeast
corner of Washington Avenue and Tonopah Drive,
R-3 Zone.

Owner/Subdivider: Robert L. Conn

No. of Acres: 0.64 No. of Units: 16

2. FINAL MAP

DEL REY PLAZA

Property generally located on the north side
of Del Rey Avenue, east of Rainbow Boulevard,
N-U Zone (under Resolution of Intent to R-3).

Owner/Subdivider: R. J. Kaltenborn

No. of Acres: 5.2 No. of Lots: 20

3. FINAL MAP

METROPOLITAN'S ALTA
MEADOWS UNIT NO. 2

Property generally located on the west side
of Lorenzi Street, south of Alta Drive, R-1
Zone (under Resolution of Intent to R-CL).

Owner: Sunmist Service Co.

Subdivider: Metropolitan Development Corp.

No. of Acres: 7.7 No. of Lots: 58

4. FINAL MAP

METROPOLITAN'S ALTA
MEADOWS UNIT NO. 3

Property generally located on the west side
of Lorenzi Street, south of Alta Drive, R-1
Zone (under Resolution of Intent to R-CL).

Owner: Sunmist Service Co.

Subdivider: Metropolitan Development Corp.

No. of Acres: 5.3 No. of Lots: 44

5. FINAL MAP

LEWIS HOMES
STONEGATE NO. 4A

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

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 8.4 No. of Lots: 43

6. VAC-18-83

Petition of Vacation submitted by DONALD S.
DRAPER to vacate a portion of the fifty-four
foot (54') radius located on the northwest
corner of Alta Drive and Buffalo Drive.

7. VAC-19-83

Petition of Vacation submitted by THE STATE OF
NEVADA DEPARTMENT OF TRANSPORTATION to vacate
a 20' wide east/west alley located east of
Interstate 15 Freeway and north of Wilson Avenue.

8. MASTER PLAN OF
STREETS AND
HIGHWAYS AMENDMENT -
DECATUR BOULEVARD
Amendment to the Master Plan of Streets and
Highways to reduce the right-of-way width of
the west half of Decatur Boulevard from 60'
to 50' between Cheyenne Avenue and Moccasin Road.
9. Z-103-83
Application of CODY BOB BYRD for reclassification
of property generally located on the south side
of Owens Avenue between Marion Drive and Nellis
Boulevard, from R-2 to R-3.
Proposed Use: Medium High Density Residential
(Apartments)
10. TENTATIVE MAP
DESERTWIND
Property generally located on the south side
of Owens Avenue, west of Nellis Boulevard,
R-2 Zone (proposed R-3).
Owner/Subdivider: Cody Bob Byrd
No. of Acres: 1.75 No. of Lots: 8
11. AV-7-83
ADMINISTRATIVE
VARIANCE
Request of CODY BOB BYRD for an Administrative
Variance on property generally located on the
south side of Owens Avenue between Marion Drive
and Nellis Boulevard, R-2 Zone (proposed R-3).
12. Z-102-83
Application of GRETA STOLZLECHNER AND CAROLYN
THRESHER for reclassification of property generally
located on the northeast corner of Buckskin
Avenue and Lorenzi Boulevard, from R-E to R-D.
Proposed Use: Low Density Detached
Single Family Residences
13. Z-104-83
Application of CARL PON for reclassification
of property generally located on the north
side of Lake Mead Boulevard, 800' west of Torrey
Pines Drive, from N-U to R-PD14.
Proposed: Medium Density Residential
14. Z-105-83
Application of JAMES GARRETT MATHIS, ET AL for
reclassification of property generally located
on the west side of 4th Street, between Charleston
Boulevard and Colorado Street, from R-4 to C-1.
Proposed Use: Offices
15. ZC-57-67
PLOT PLAN
REVIEW
Request of SILVER EAGLE CONSTRUCTION for a Plot
Plan Review to construct a two-story office
building on property generally located on the
south side of Smoke Ranch Road, 129' west of
Decatur Boulevard, C-1 Zone.

16. ZC-203-78

EXTENSION
OF TIME

Request of GRACE LAND DEVELOPMENT CORPORATION
for an Extension of Time on property generally
located on the southwest corner of Charleston
Boulevard and Rainbow Boulevard, R-E Zone (under
Resolution of Intent to C-1).

17. CARSON AVENUE
PARKING GARAGE

Consideration of leasing the City-owned parking
garage at 222 E. Carson Avenue, C-2 Zone.

SUPPLEMENTAL AGENDA
CITY PLANNING COMMISSION
DECEMBER 8, 1983

1. A-15-83(A) Petition of Annexation submitted by J.A. TIBERTI
CONSTRUCTION CO. to annex property generally located
on the northeast corner of Lorenzi Street and Lake
Mead Boulevard, containing approximately 42 acres.

2. EXTENSION Request of ALCA ENGINEERING ON BEHALF OF ALMONO
OF TIME TREE CONDOMINIUMS for an Extension of Time on property
generally located on the southwest corner of Bromley
Avenue and Orland Street, R-4 Zone.

TENTATIVE MAP
ALMOND TREE
CONDOMINIUMS

3. SO-6-83 Request of RANDY BLACK ON BEHALF OF REDROCK HEIGHTS
for a Sales Office on property located at 7700 Tomich
Avenue, R-CL Zone.

SALES OFFICE

4. Z-6-61 Request of DAVID L. HARRIS for a Plot Plan Review
on property generally located on the east side
Rancho Drive between Charleston Boulevard and
Rancho Lane, C-1 Zone.

PLOT PLAN
REVIEW

5. Z-68-75 Request of FIRST INTERSTATE BANK for a Plot Plan
Review on property generally located on the northwest
corner of Charleston Boulevard and Marion Drive,
C-1 Zone.

PLOT PLAN
REVIEW

6. Z-89-72 Request of BUILDING DYNAMICS for a Plot Plan Review
on property located at 1601 E. Sahara Avenue,
C-1 Zone.

PLOT PLAN
REVIEW

7. Z-17-67 Request of LYLE B'S INC. for a Plot Plan Review
on property located at 2123-25 Paradise Road,
C-1 Zone.

PLOT PLAN
REVIEW

8. LR-1-83 Request of ZURAFF CONSTRUCTION COMPANY for a Landscaping
Review on property generally located on the northwest
corner of Lake Mead Boulevard and Winwood Street,
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LANDSCAPING
REVIEW

9. Z-55-72(10)
PLOT PLAN
REVIEW
Request of TEDDY ENTERPRISES for a Plot Plan Review on property generally located south and west W. Sahara Avenue and Tamrich Drive, R-1 Zone (under Resolution of Intent to C-1).
10. Z-18-68(25)
C-D USE REVIEW
& PLOT PLAN
REVIEW
Request of ELIZABETH KROLAK for a C-D Use Review and Plot Plan Review to allow the University of Humanistic Studies on property located at 3124 W. Charleston Boulevard, C-D Zone.
11. FIRE STATION #3
Consider the sale of the City-owned Fire Station Site #3 at 2300 W. Bonanza Road, C-V Zone.

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& PLOT PLAN
REVIEW

Request of ELIZABETH KROLAK for a C-D Use Review and Plot Plan Review to allow the University of Humanistic Studies on property located at 3124 W. Charleston Boulevard, C-D Zone.

11. FIRE STATION #3

Consider the sale of the City-owned Fire Station Site #3. at 2300 W. Bonanza Road, C-V Zone.

NOTICE OF PUBLIC HEARING

DECEMBER 8, 1983

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

Z-102-83

GRETA STOLZLECHNER AND CAROLYN THRESHER
FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE NORTHEAST CORNER OF BUCKSKIN
AVENUE AND LORENZI BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

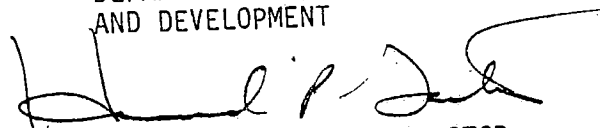
TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE
NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60
EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

(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

DECEMBER 8, 1983

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

Z-103-83

CODY ROB BYRD FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH
SIDE OF OWENS AVENUE BETWEEN MARION DRIVE
AND NELLIS BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

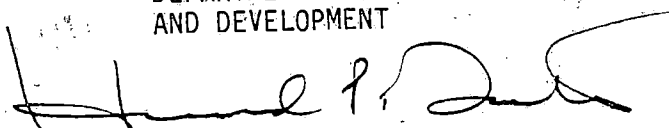
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOTS 11 AND 12, BLOCK 1, HAPPY VALLEY
RANCHOS TRACT NO. 1.

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

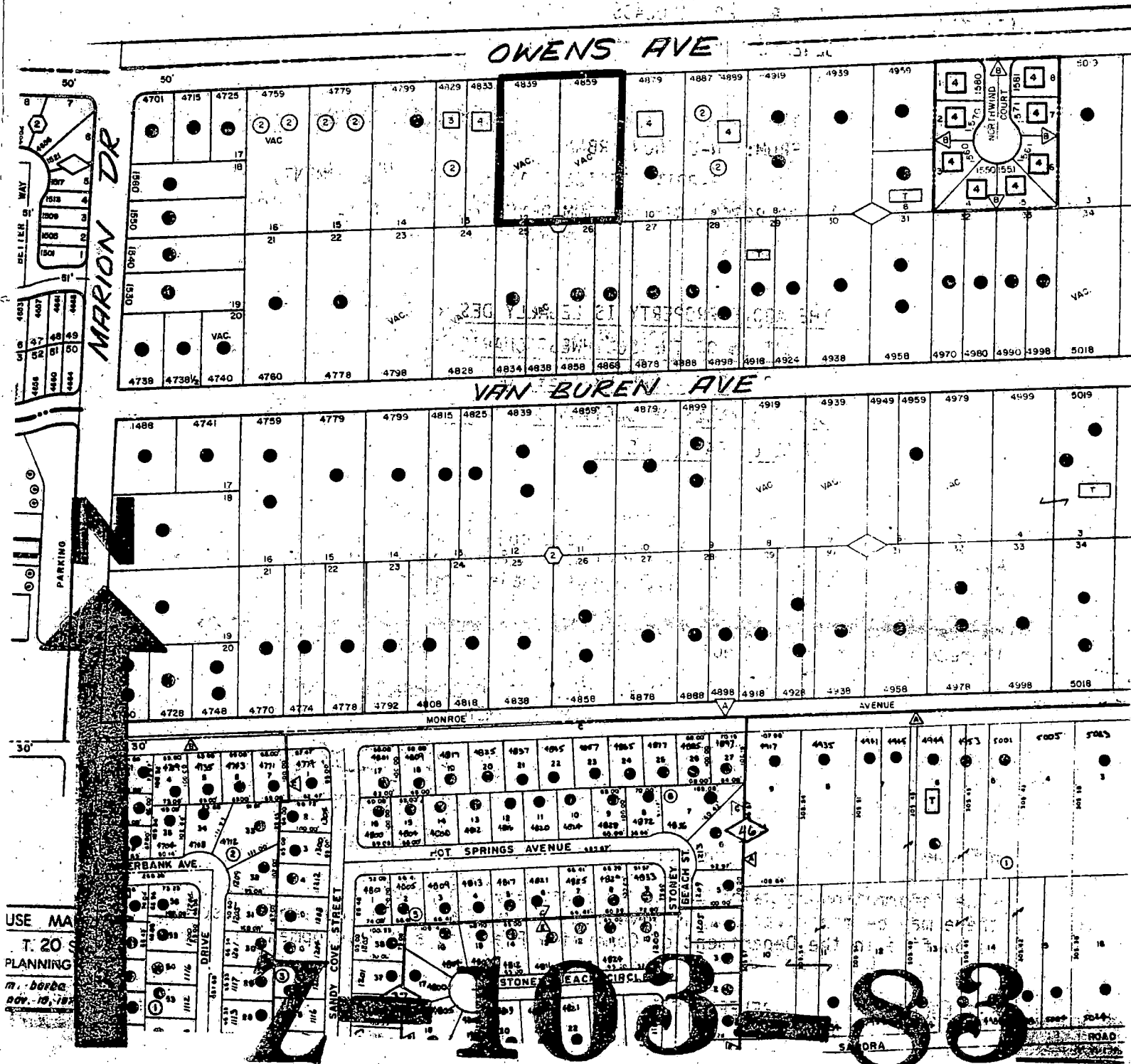

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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COUNTY



NOTICE OF PUBLIC HEARING

DECEMBER 8, 1983

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

Z-104-83

CARL PON FOR RECLASSIFICATION OF PROPERTY

GENERALLY LOCATED ON THE NORTH SIDE OF
LAKE MEAD BOULEVARD, 800' WEST OF TORREY
PINES DRIVE

FROM: N-U (NON-URBAN)

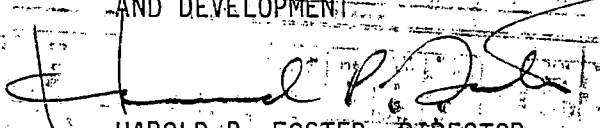
TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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Z-105-83

JAMES GARRETT MATHIS, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE
OF 4TH STREET, BETWEEN CHARLESTON BOULEVARD AND
COLORADO STREET.

FROM: R-4 (APARTMENT RESIDENCE)

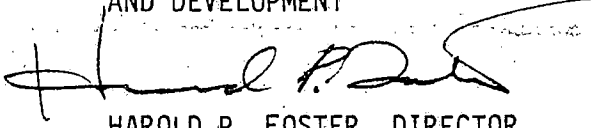
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 13, 14, 15, 16 AND A PORTION OF LOT 17
IN BECKLEY SUBDIVISION.

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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NOTICE OF PUBLIC HEARING
DECEMBER 8, 1983

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

ZC-57-67

PLOT PLAN
REVIEW

REQUEST OF SILVER EAGLE CONSTRUCTION
FOR A PLOT PLAN REVIEW TO CONSTRUCT A
TWO-STORY OFFICE BUILDING ON PROPERTY
GENERALLY LOCATED ON THE SOUTH SIDE OF
SMOKE RANCH ROAD, 129' WEST OF DECATUR
BOULEVARD, C-1 (LIMITED COMMERCIAL) ZONE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT 2, BLOCK 4 IN BURTIS PARK MANOR
UNIT 2.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

Harold P. Foster
HAROLD P. FOSTER, DIRECTOR

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MINUTES

CITY PLANNING COMMISSION

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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
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.

OLD BUSINESS:

1. Z-91-83

(Abeyance from
11/22/83)

APPROVED

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 Residential

MR. FOSTER stated there is existing R-PD2 zoning to the east and R-E zoning to the north, west and south. There are some R-E lots slightly under size just to the west along Rebecca Street. This request is for a planned development with a private street that is a cul-de-sac. The cul-de-sac area is included in the lot size, which comprises the half acre sized lots. This parcel is two acres in size and the R-PD requires a minimum of 5 acres. They are asking for a waiver of the 5 acre requirement. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Recording of a parcel map, 3) The lots shall front on the private cul-de-sac with R-D setbacks, 25' in the front, 30' in the rear, and 10' on each side, from the road easement line and accessory buildings and uses may be permitted as allowed in the R-E district, except there shall be no horses or horse related structures, 4) Install pavement on Tina Lane as required by the Department of Engineering Services, and 5) Provision of fire hydrants and water flow as

1. Z-91-83

(Continued)

required by the Department of Fire Services. There were 3 persons in protest at the November 22, 1983 meeting.

There were 2 persons in the audience in protest in addition to the speakers.

GARY A. SHERRILL, 5576 Madre Mesa Road, represented the application. Eighteen of the twenty-four lots in the block are half acre, excluding this parcel. They do not feel this project will be a detriment to the persons owning horses in the area.

VERA SAGE, 5517 Rebecca Road, and BILL MAIRS, 6451 Tina Lane, appeared in protest. They submitted 6 letters in protest. They feel there would be a water problem created by this project. They approve of the half-acre size lots, but object to the fact they will not have zoning for horses. The protestants in this area either own full half-acre size lots or larger.

GARY A. SHERRILL said this project consists of four lots.

MR. MACK made a Motion for APPROVAL of Z-91-83, subject to staff's conditions and that horses be allowed on these lots with horse structures meeting the R-E setbacks.

Voting was as follows:

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

"NOES" Mrs. Coleman

Motion for APPROVAL carried by a 6/1 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on January 4, 1984 at 2:00 P.M.

2. Z-93-83

(Abeyance from
11/22/83)

DENIED

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 is a request for R-CL zoning on 20.8 acres. They are proposing one hundred twenty-four 50' x 100' lots at a density of 5.96 units per acre. There is R-1 zoning to the east. There is R-1, R-3 and C-1 zoning in the area. There would be a series of cul-de-sacs off Buckskin Avenue. They are proposing a half-street to the west. Staff feels that Tenaya is the dividing line between the R-E to the west and the higher density to the east. However, since the City is in the process of updating the General Plan, staff would recommend abeyance until the recommendations are received from the consultant the latter part of January. If this item is held until the February Planning Commission meeting, the applicant would be requested to pay a half fee in order for staff to renotify the surrounding property owners. Staff has 18 protests on record primarily from the R-E homeowners to the west.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, and LARRY CANARELLI, Metropolitan Development, 2501 North Green Valley Parkway, appeared for the applicant. They feel there is a market for the small homes. This project conforms to the General Plan. It will enhance the neighborhood and not depress any property values in the area.

There were 7 persons in the audience in protest in addition to the speakers.

2. Z-93-83

(Continued)

ALLEN IVIE, 3441 North Tioga Way, appeared in protest. He feels this will lessen the value of his property.

KRISTINA A. JENSON, 7415 Buckskin Avenue, appeared in protest. She presented a petition with approximately 24 signatures in protest. They like the rural living in this area and want it to remain as it is.

GLADE WILGAR, 3355 North Pioneer Way, appeared in protest. If this project is approved, he would like a buffer between this development and his home.

NANCY KASTER, 7410 West Buckskin Avenue, appeared in protest. She objected to the high density of this development, but would approve of half-acre lots.

PAITAKA MIYAHIRA, 3421 North Tioga Way, appeared in protest. They bought in this area assuming it would be zoned half-acre lots.

TASEY MIYAHIRA, 3421 North Tioga Way, appeared in protest. She feels this should be denied because of the small size of the lots.

PAUL BONNETT, 6804 High Bluff Way, appeared in protest. The main reason he purchased his home was that the area was designed for half-acre custom-built homes.

SCOTT JENSON, 7415 Buckskin Avenue, appeared in protest. He feels this would create too much traffic for the intersection at Cheyenne and Rainbow because there isn't any traffic signal.

GEORGE KASTER, 7410 West Buckskin Avenue, appeared in protest. He feels this will create too much traffic for the area.

RHONDA IVIE, 3441 North Tioga Way, appeared in protest. If this is approved, they would like a buffer zone.

G. C. WALLACE and LARRY CANARELLI appeared in rebuttal. The most impact would be on two existing homes. The current Master Plan allows higher density in this area. A large lot is difficult to maintain and oftentimes becomes unsightly.

MRS. COLEMAN said that in some areas the ground is not level which makes for a variety of elevations so a buffer zone is not needed. However, this property is flat and would not be as compatible in the area. She feels that Tenaya Way is the suitable dividing line between the R-1 and the area of Ranch Estates.

G. C. WALLACE suggested that the developer could provide 10,000 or 11,000 square foot lots as a buffer zone which would still work out with their proposed street configuration.

GLADE WILGAR said he would still prefer a larger lot as a buffer zone. He also requested any buffer area be developed and not just zoned.

RHONDA IVIE still objected to one-quarter acre lots as not being an adequate buffer for the area. She would like to have this item held in abeyance until the update of the General Plan is completed.

LARRY CANARELLI said all of the houses will have tile roofs and many amenities.

2. Z-93-83

(Continued)

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

Voting was as follows:

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

Motion for DENIAL carried by a 4/3 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on January 4, 1984 at 2:00 P.M.

3. AR-7-83

AESTHETIC REVIEW

(Abeyance from
11/22/83)

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 this item should be held in abeyance because the applicant has not submitted the plans.

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

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

MR. FOSTER announced this item would be heard by the City Planning Commission on January 12, 1984.

4. Z-36-82

PLOT PLAN REVIEW

(Abeyance from
11/22/83)

APPROVED

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. FOSTER stated this is a revised plot plan for this planned development. It is 16 units per acre. The applicant was proposing to include a small parcel of land off Dike Lane, but is now proposing to exclude that parcel. The two buildings that were shown at that location will be placed on the south portion of this development that was approved for off-street parking. This is still within the R-PD16 that was approved. A six-foot wall was proposed around the entire project and now wrought iron with block columns is proposed along the east and west sides of the development. Staff would recommend approval, subject to:
1) Conformance to the revised plot plan, and 2) Conformance to all other original conditions of approval.

BOB MCNUTT, engineer, appeared and represented the applicant. They concur with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of Z-36-82, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, 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.

5. TENTATIVE MAP
LEWIS HOMES
RAINBOW PARK #8

(Abeyance from
11/22/83)

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

CHAIRMAN BUGBEE announced this item is to be held in abeyance.

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

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Planning Commission on January 12, 1984.

6. TENTATIVE MAP
CHELSEA PLACE

(Abeyance from
11/22/83)

STRICKEN FROM
AGENDA

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

CHAIRMAN BUGBEE announced this item has been stricken from the agenda.

NEW BUSINESS:

1. TENTATIVE MAP
TONOPAH SPRINGS
(CONDOMINIUM)

APPROVED

Property generally located on the southeast corner of Washington Avenue and Tonopah Drive, R-3 Zone.

Owner/Subdivider: Robert L. Conn
No. of Acres: 0.64 No. of Units: 16

MR. NULL stated this is a condominium project. Staff would recommend the following conditions: 1) Conformance to the Flood Hazard Reduction Ordinance, 2) Conformance to the conditions of approval for Plot Plan Review Z-63-78. With these conditions, and the normal conditions, staff would recommend approval.

ROBERT L. CONN, 2228 West Bonanza Road, appeared and represented the application. He concurred with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Tonopah Springs (Condominium).

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on January 4, 1984 at 2:00 P.M.

2. FINAL MAP

DEL REY PLAZA

APPROVED

Property generally located on the north side of Del Rey Avenue, east of Rainbow Boulevard, N-U Zone (under Resolution of Intent to R-3).

Owner/Subdivider: R. J. Kaltenborn

No. of Acres: 5.2 No. of Lots: 20

MR. NULL stated this final map is not in substantial conformity with the tentative map. Condition 2 of Z-67-83, however, allows the Department of Community Planning and Development to retain approval of the final site design and building siting. The basic difference is the type of cul-de-sac street. Staff is concerned with the lot configuration. The final map shows that they straightened out the cul-de-sac streets and the lots. The Department of Engineering Services is also concerned about the ability of this design to handle the large amount of storm water crossing this property. Staff would recommend approval of this final map, subject to: 1) Conformance to the conditions of approval for the tentative map, 2) Approval of the drainage plan as required by the Department of Engineering Services, and 3) Expunge that portion of Condition 2 of Z-67-83 that requires rear yard parking because this plan shows parking in the front and rear yards.

GEORGE SMITH, 730 East Sahara Avenue, appeared and represented the developer. They concur with staff's conditions. They changed this final map because some of the lots did not provide for the proper setbacks for four-plexes.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Del Rey Plaza, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. FINAL MAP

METROPOLITAN'S
ALTA MEADOWS
UNIT NO. 2

APPROVED

Property generally located on the west side of Lorenzi Street, south of Alta Drive, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Sunmist Service Company

Subdivider: Metropolitan Development Corp.

No. of Acres: 7.7 No. of Lots: 58

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to: 1) Conformance with the tentative map, 2) Conformance to the conditions of approval for the tentative map, and 3) A 16-foot minimum front yard setback be required.

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

MRS. TRACY made a Motion for APPROVAL of the Final Map for Metropolitan's Alta Meadows Unit No. 2, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. FINAL MAP

METROPOLITAN'S
ALTA MEADOWS
UNIT NO. 3

APPROVED

Property generally located on the west side of Lorenzi Street, south of Alta Drive, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Sunmist Service Company
Subdivider: Metropolitan Development Corp.
No. of Acres: 5.3 No. of Lots: 44

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Conformance with the tentative map, 2) Conformance to the conditions of approval for the tentative map, and 3) A 16-foot minimum front yard setback be required.

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

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Metropolitan's Alta Meadows, Unit No. 3, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP

LEWIS HOMES
STONEGATE NO. 4A

APPROVED

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

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8.4 No. of Lots: 43

MR. NULL stated there is a minor change between this final map and the tentative map. They have two less lots than in the tentative map. However, this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Conformance with the tentative map, and 2) Conformance to the conditions of approval for the tentative map.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared and represented the applicant.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Lewis Homes, Stonegate No. 4A,

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. VAC-18-83
APPROVED

Petition of Vacation submitted by DONALD S. DRAPER to vacate a portion of the fifty-four foot (54') radius located on the northwest corner of Alta Drive and Buffalo Drive.

MR. NULL stated such a large radius is not needed and will be reduced to 25 feet. Staff would recommend approval, subject to: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, and 2) Standard conditions.

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

MR. JOHNSTON made a Motion for APPROVAL of VAC-18-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced that at the December 21st City Council meeting a date will be set for a public hearing on this item.

7. VAC-19-83
APPROVED

Petition of Vacation submitted by THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, to vacate a 20 foot wide east/west alley located east of Interstate 15 Freeway and north of Wilson Avenue.

MR. NULL stated this is an unimproved alley. Staff would recommend approval, subject to: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, and 2) Standard conditions.

ANN IRVING, 1200 North Main Street, appeared and represented the applicant. They concur with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of VAC-19-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced that at the December 21st City Council meeting a date will be set for a public hearing on this item.

8. MASTER PLAN OF
STREETS AND
HIGHWAYS AMEND-
MENT - DECATUR
BOULEVARD

APPROVED

Amendment to the Master Plan of Streets and Highways to reduce the right-of-way width of the west half of Decatur Boulevard from 60 feet to 50 feet between Cheyenne Avenue and Moccasin Road.

MR. NULL stated the City of North Las Vegas has reduced the east half of Decatur Boulevard, which is in their jurisdiction, from 60 feet to 50 feet. They have requested the City of Las Vegas to consider similar action. Staff

8. MASTER PLAN OF
STREETS AND
HIGHWAYS AMEND-
MENT - DECATUR
BOULEVARD

(Continued)

recommends that the west half of Decatur Boulevard be reduced in width from 60 feet to 50 feet between Cheyenne Avenue and Moccasin Road.

MR. KENNEDY made a Motion for APPROVAL of the Master Plan of Streets and Highways Amendment for Decatur Boulevard.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced that at the December 21, 1983 City Council meeting a date will be set for a public hearing on this item.

9. Z-103-83
APPROVED

Application of CODY BOB BYRD for reclassification of property generally located on the south side of Owens Avenue between Marion Drive and Nellis Boulevard, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Proposed Use: Medium High Density Residential
(Apartments)

MR. FOSTER stated Items 10 and 11 on this agenda are also associated with this rezoning. There is R-3 existing to the east and west of this site and R-E to the south. This request is in accordance with the zoning pattern along Owens Avenue. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 thru 8, 3) Approval of AV-7-83, 4) All lots contain a minimum of 7,000 square feet, and 5) Install street improvements on Owens Avenue as required by the Department of Engineering Services. Staff does not have any protests on record.

CODY BOB BYRD, 6879 East Mesquite Avenue, appeared and represented the application. He is in agreement with staff's conditions.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-103-83, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

10. TENTATIVE MAP
DESERTWIND
APPROVED

Property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (proposed R-3).

Owner/Subdivider: Cody Bob Byrd
No. of Acres: 1.75 No. of Lots: 8

MR. NULL stated staff would have the following conditions on this item: 1) Approval of zoning request Z-103-83, 2) Conformance to the conditions of approval for Z-103-83, 3) No vehicular access to Owens Avenue from the abutting lots, 4) Wall statement, 5) Provide for proper drainage as required

10. TENTATIVE MAP

(Continued)

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

CODY BOB BYRD, 6879 East Mesquite Avenue, appeared and represented the application. He is in agreement with staff's conditions.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Desertwind, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, 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 January 4, 1984 at 2:00 P.M.

11. AV-7-83

ADMINISTRATIVE
VARIANCE

APPROVED

Request of CODY BOB BYRD for an Administrative Variance on property generally located on the south side of Owens Avenue, between Marion Drive and Nellis Boulevard, R-2 Zone (proposed R-3).

MR. FOSTER stated this project requires approval of an Administrative Variance because there are some stairs protruding into the 20-foot setback area.

CODY BOB BYRD, 6879 East Mesquite Avenue, appeared and represented the application. He is in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of AV-7-83, Administrative Variance, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

12. Z-102-83

APPROVED

Application of GRETA STOLZLECHNER AND CAROLYN THRESHER for reclassification of property generally located on the northeast corner of Buckskin Avenue and Lorenzi Boulevard, from R-E (Residence Estates) to R-D (Single-Family Residence, Restricted).

Proposed Use: Low Density Detached
Single-Family Residences

MR. FOSTER stated this site has been before the Commission twice this year for higher density. There is a strip of land to the south, but that is left out of this application because they are going to leave that R-E zoning. To the north is a well site owned by the Water District and north of that is R-1 and R-CL. Immediately to the east is an elementary school and to the east of that is developed R-E and also developed R-E to the south. The area to the east and south is in the County. They are proposing R-E on the north side of Buckskin and R-D north of the R-E. They have asked that an Administrative Variance be allowed to reduce the lot sizes in the R-D area to about 4% in terms of

12. Z-102-83

(Continued)

the square footage. The applicant is preparing to reduce the depth of the R-D lots from 103.5 to 100.0 feet. The additional area on the four rows of lots could then be added to the R-E lots, giving them a depth of 139.0 feet, which would give them a buildable depth of 39.5 feet. The lots have a width of 140.0 feet. Staff would recommend approval of the application and include their request for an Administrative Variance. If this application is approved, it should be subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Application be amended to exclude the south 14 feet and the south 167.75 feet of the east 129.0 feet so it remains R-E, 3) The minimum floor area of the houses constructed on the R-E lots shall not be less than 1,500 square feet and the minimum floor area of the houses constructed on the R-D lots shall not be less than 1,362 square feet, 4) The R-E lots shall be developed first or concurrently with this R-D development, and 5) A deed restriction shall be recorded on the R-E lots that prohibits horses. Staff has one protest on record.

KARSTEN BRONKEN appeared and represented the applicants. They are in agreement with staff's conditions.

There were 10 persons in the audience in protest.

GAIL MCQUARY, 3386 North Garehime Avenue, appeared to obtain further information. She is concerned that this land will be developed and not just rezoned because she has known of cases where land has been rezoned and then sold to other developers for different building plans.

ROBERT DITMAR, 3445 North Mustang Street, appeared in protest stating the project will create too much additional traffic and pointed out this area is designated for horses. He felt the Water District property would be a good buffer zone for the R-E Zoning.

JAY ROBERTS, 3385 North Garehime Avenue, appeared stating he and Gail McClory feel this is an excellent compromise for this parcel of land.

ELIZABETH ADAMS, 6505 Atwood Avenue, appeared in favor. She would like to see this property developed as it is proposed.

BARBARA KENT, 6772 Atwood Avenue, appeared in favor requesting that this property be fully developed as proposed so there will be no changes.

CINDY DUNLAP, 3410 North Torrey Pines Avenue, appeared in protest. She wanted this property developed for R-E only.

MARILYN EDWARDS, 6665 Buckskin Road, appeared in protest. She wanted this developed R-E and stated the water situation should be looked into very closely.

CURLY SCHROEDER, Lorenzi and Buckskin, appeared in favor and pointed out this is a good way to develop this property.

MR. MACK made a Motion for APPROVAL of Z-102-83, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

13. Z-104-83

APPROVED

Application of CARL PON for reclassification of property generally located on the north side of Lake Mead Boulevard, 800 feet west of Torrey Pines Drive, from N-U (Non-Urban) to R-PD14 (Residential Planned Development).
Proposed Use: Medium Density Residential

MR. FOSTER stated the subject site is 3.92 acres in size. Above this site to the north is an approved R-PD14 zoning that is still vacant and extends east of this parcel to Torrey Pines Drive. The area in the east and west is in the County. This applicant is proposing a 56-unit development showing one access off Lake Mead Boulevard. Staff feels there should be two accesses off Lake Mead Boulevard. There should be more open space on the site, a greater building setback along Lake Mead and improved aesthetics. Staff is recommending this application be held in abeyance so the applicant can revise the plot plan. Staff does not have any protests on record.

CARL PON, 439 Panorama Drive, Stateline, Nevada, appeared for the application. He would like approval of this density, subject to any conditions that might be imposed, so he can approach a lender for financing.

MR. FOSTER stated a waiver would be needed for the 5-acre minimum site requirement. Also, there is no paved access or dedicated streets to this particular site so that situation will have to be resolved.

MRS. COLEMAN made a Motion for ABEYANCE of Z-104-83 until another plan can be drawn up. After discussion by the Commissioners, MRS. COLEMAN withdrew her Motion and made a Motion for APPROVAL of Z-104-83 with the application amended to R-PD12 and subject to staff's recommendations.

MR. FOSTER said if this application is approved, it would be subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit to R-PD12, 2) Amend the application to R-PD12, 3) Conformance to the plot plan and elevations amended to: a. Provide two means of access to Lake Mead Boulevard, b. Eliminate the north access to the Torrey Pines Clusters private drive system, c. Provide a 20-foot building setback from Lake Mead Boulevard with minimum of 15 gallon trees, d. Approval of the aesthetically acceptable rear building elevations along Lake Mead Boulevard by the Department of Community Planning and Development, e. Provide additional common open space as required by the Department of Community Planning and Development, 3) Provide adequate paved and dedicated access to the City thoroughfare system as required by the Department of Engineering Services, 4) Provide adequate paved and dedicated access to the City thoroughfare system as required by the Department of Engineering Services, 5) Dedicate 50 feet of right-of-way for Lake Mead Boulevard as required by the Department of Engineering Services, 6) Install street improvements on Lake Mead Boulevard as required by the Department of Engineering Services, and 6) Standard conditions 2, 6 and 8.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, 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 January 4, 1984 at 2:00 P.M.

14. Z-105-83

APPROVED

Application of JAMES GARRETT MATHIS, ET AL for reclassification of property generally located on the west side of 4th Street, between Charleston Boulevard and Colorado Street, from R-4 (Apartment Residence) to C-1 (Limited Commercial).

Proposed Use: Offices

MR. FOSTER stated there was a Use Permit on this property for customer and employee parking in connection with the Ford car agency that used to exist to the east and front on Las Vegas Boulevard. They are now requesting C-1 zoning for an office building. This will be a one-story building with parking to the north and south. The building will be 11,600 square feet. They will provide 56 parking spaces where 29 spaces are required. There is ample landscaping proposed. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 thru 8, and 3) Install sidewalk on 4th Street as required by the Department of Engineering Services. Staff does not have any protests and one letter of approval.

KEN FLEMING, 630 Las Vegas Boulevard South, appeared and represented the applicant. They accept staff's conditions.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-105-83, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, 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 January 4, 1984 at 2:00 P.M.

15. ZC-57-67

PLOT PLAN REVIEW

ABEYANCE

Request of SILVER EAGLE CONSTRUCTION for a Plot Plan Review to construct a two-story office building on property generally located on the south side of Smoke Ranch Road, 129 feet west of Decatur Boulevard, C-1 Zone.

MR. FOSTER stated this property was annexed into the City from the County. There is a convenience store on the parcel to the east at the corner. When this property was approved in the County, it just proposed a convenience store on the corner and there wasn't any specific use proposed on the balance of the property. They are now proposing a two-story office building that will be along the westerly side of the property. There are R-E lots to the west and south, but vacant land immediately to the west. The building will be 5 feet from the south property line. The back side of the building would be facing the R-E lots to the west. The applicant has commercial zoning, but staff feels something less intense should be proposed on this site and there should be a 6-foot block wall along the west and south, the building should only be one-story and reversed with the building placed on the easterly side of the property and a greater setback from the south property line than the 5 feet that is proposed. Staff would recommend approval, subject to: 1) Amend application to reduce the building height to one story, 2) Relocating the building along the easterly side of the site, 3) Six-foot

15. ZC-57-67

(Continued)

block wall along the south and west property lines, and 4) Providing a 25-foot setback from the south property line. This application would also include standard conditions 2 through 8.

ART BAKER, 3225 North Sisk, appeared and represented Silver Eagle Construction. There is a 6-foot block wall to the west the full length of the property at this time. The intent of this proposal is to have a shopping center complex. They do not feel the two stories are incompatible with the properties on Decatur Boulevard.

ED SELDNEY, 4852 Auburn Avenue, appeared in protest. He feels this project will ruin his privacy because of the two-stories. He also objected to the proposed air conditioners being on the outside of the building which will create a considerable amount of noise.

MARILYN BAILEY, 4871 Stacey Avenue, appeared in protest. The property owners in the area do not object to one-story commercial along Decatur Boulevard, but object to two stories.

ROSEANNE WILKINSON, 5104 Auburn Avenue, appeared in protest. She disapproves because this is a two-story building and will create congestion in the area. She asked if this was to be a shopping center or offices.

MR. FOSTER said it will be offices, except for the convenience store, but will have the appearance of a shopping center.

ART BAKER appeared in rebuttal. This property is zoned for commercial and a two-story building on Decatur is compatible. If there is an objection to the air conditioning units on the back of the building, he would be willing to redesign the back of it.

MR. MACK made a Motion for ABEYANCE of ZC-57-67 to enable the applicant to redesign the plot plan.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on January 12, 1984 at 7:30 P.M.

16. ZC-203-78

EXTENSION
OF TIME

APPROVED

Request of GRACE LAND DEVELOPMENT CORPORATION for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is their fourth request for an extension of time for a shopping center. It is somewhat premature for a shopping center at this corner. Staff would recommend approval, subject to: 1) The extension shall expire December 5, 1984, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

PHYLLIS SILVESTRI, 610 Canosa Avenue, appeared and represented the application. They are in agreement with staff's conditions.

16. ZC-203-78
(Continued)

MR. MACK made a Motion for APPROVAL of ZC-203-78, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, 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 January 4, 1984 at 2:00 P.M.

17. CARSON AVENUE
PARKING GARAGE

APPROVED

Consideration of leasing the City-owned parking garage at 222 East Carson Avenue, C-2 Zone.

MR. FOSTER stated the State Statute requires that any time the City intends to dispose or lease any City-owned land, it should come before the Planning Commission for a recommendation. The City is considering leasing the parking structure on Carson Avenue because they feel construction of the County parking facility and the abundance of parking provided by the major hotels and other private lots in the area, that this facility could be put to private use without being a detriment to the parking facilities in the downtown area in the foreseeable future. However, if it is leased, it would be used for the same purpose as it is presently. The City will have a public hearing on this and then solicit proposals for the leasing of this facility. Staff would recommend it be approved for the City to lease this facility. One of the requirements of the lease will be that the Lessee pay what is owed on the property immediately.

MR. MACK made a Motion for APPROVAL of Leasing the Carson Avenue Parking Garage.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. A-15-83(A)

APPROVED

Petition of Annexation submitted by J. A. TIBERTI CONSTRUCTION COMPANY to annex property generally located on the northeast corner of Lorenzi Street and Lake Mead Boulevard, containing approximately 42 acres.

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

MARIO TIBERTI appeared to represent the construction company.

MR. KENNEDY made a Motion for APPROVAL of A-15-83(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. EXTENSION
OF TIME

TENTATIVE MAP

ALMOND TREE
CONDOMINIUMS

APPROVED

Request of ALCA ENGINEERING ON BEHALF OF ALMOND TREE CONDOMINIUMS for an Extension of Time on property generally located on the southwest corner of Bromley Avenue and Orland Street, R-4 Zone.

MR. NULL stated this tentative map will expire on December 15, 1983. Staff would recommend a one-year extension.

JERRY SLIGAR, Alca Engineering, appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of the Extension of Time for the Tentative Map for Almond Tree Condominiums.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

3. SO-6-83

SALES OFFICE

APPROVED

Request of RANDY BLACK ON BEHALF OF REDROCK HEIGHTS for a Sales Office on property located at 7700 Tomich Avenue, R-CL Zone.

MR. FOSTER stated this is for a sales office on the corner of Firestone and Westcliff. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) This use shall cease in two years or when the last unit in this tract is sold, whichever occurs first.

GARY BLACK, 1030 Sunny Circle, appeared and represented the applicant. They concur with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of SO-6-83, Sales Office, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

4. Z-6-61

PLOT PLAN REVIEW

APPROVED

Request of DAVID L. HARRIS for a Plot Plan Review on property generally located on the east side of Rancho Drive between Charleston Boulevard and Rancho Lane, C-1 Zone.

MR. FOSTER stated this is a plot plan review for a proposed office and retail building. This is a one-story building containing 22,670 square feet. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Standard conditions 1 thru 8, and 3) Install sidewalk on Rancho Road and full-street improvements on Rancho Lane as required by the Department of Engineering Services.

DAVID HARRIS, project architect, appeared for the application. They are in agreement with staff's conditions.

4. Z-6-61

(Continued)

MR. JOHNSTON made a Motion for APPROVAL of Z-6-61, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

5. Z-68-75

PLOT PLAN REVIEW

APPROVED

Request of FIRST INTERSTATE BANK for a Plot Plan Review on property generally located on the northwest corner of Charleston Boulevard and Marion Drive, C-1 Zone.

MR. FOSTER stated this is a new 4,000 square foot one-story bank. There are 9 parking spaces required and they are providing 51 spaces. The drive-in facility will be to the west. Staff would recommend approval, subject to: 1) Standard conditions 1 through 8.

JOHN ROEPPEL, George Tate and Associates, appeared and represented the applicant. They are in agreement with staff.

MR. KENNEDY made a Motion for APPROVAL of Z-68-75, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

6. Z-89-72

PLOT PLAN REVIEW

APPROVED

Request of BUILDING DYNAMICS for a Plot Plan Review on property located at 1601 East Sahara Avenue, C-1 Zone.

MR. FOSTER stated this is a one-story 600 square foot addition to a computer sales office. The building will go to the east property line. Parking is existing to the rear. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Standard conditions 6, 7 and 8.

BRUCE BILLINGS, Building Dynamics, 708 South 6th Street, appeared for the application. They agree with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of Z-89-72, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

7. Z-17-67

PLOT PLAN REVIEW

APPROVED

Request of LYLE'S INC. for a Plot Plan Review on property located at 2123-25 Paradise Road, C-1 Zone.

MR. FOSTER stated there are two existing buildings used for various commercial and office purposes on the site. They are proposing an addition that will extend to the north property line. This will be a two-story, 10 feet by 60 feet, addition. They are proposing a roll-up door on the back side of the building so they can get to the second story by means of a truck. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Elevations shall be amended to enhance the aesthetics as required by the Department of Community Planning and Development, and 3) Standard conditions 7 and 8.

LYLE BRENNAN appeared for the application. He concurs with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of Z-17-67, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

8. LR-1-83

LANDSCAPING
REVIEW

APPROVED

Request of ZURAFF CONSTRUCTION COMPANY for a Landscaping Review on property generally located on the northwest corner of Lake Mead Boulevard and Winwood Street, R-3 Zone.

MR. FOSTER stated a review is necessary because this is a deviation from the normal type of landscaping that is provided in front of 8 fourplexes. They are proposing 10' x 10' raised areas that will have live plants and crushed rock along with crushed white rock on the balance in each of the front yard areas. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) Conformance to the design specifications and plant sizes contained in the letter that was submitted for this request.

BILL ZURAFF appeared to represent the application. He is in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of LR-1-83, Landscaping Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

9. Z-55-72(10)
PLOT PLAN REVIEW
APPROVED

Request of TEDDY ENTERPRISES for a Plot Plan Review on property generally located south and west of West Sahara Avenue and Tamrich Drive, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated originally they showed one large building on the property and now they are proposing a building containing 36,600 square feet (27,600 square feet for retail and 9,000 square feet for a restaurant). There is ample landscaping. There are 236 parking spaces required and they are providing 266 spaces. Staff would recommend approval, subject to the standard conditions 1 through 8.

BRIAN MOPP appeared and represented Teddy Enterprises. They concur with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of Z-55-72(10), Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

10. Z-18-68(25)
C-D USE REVIEW
AND PLOT PLAN
REVIEW
APPROVED

Request of ELIZABETH KROLAK for a C-D Use Review and Plot Plan Review to allow the University of Humanistic Studies on property located at 3124 West Charleston Boulevard, C-D Zone.

MR. FOSTER stated this is a request for a plot plan review for a school. There is C-D zoning on both sides of Charleston Boulevard. There is an ordinance requirement that a 6-foot block wall be built along the rear property line. What they would like to do is eliminate that and put in walls from the building over to the property line. In order to deviate from the ordinance and not put in the rear wall, it would take a Variance. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to provide screening of the cooler and re-painting of the building where necessary, and 2) Standard conditions 2 through 8.

ELIZABETH KROLAK, 1710 Waldman, appeared and represented the application. This will be a licensed university which grants master's degrees and doctorate degrees in psychology and humanistic studies. The classes are usually between 8 and 12 students.

MR. MACK made a Motion for APPROVAL of Z-18-68(25), subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, 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 January 4, 1984 at 2:00 P.M.

11. FIRE STATION
#3

Consider the sale of the City-owned Fire Station Site #3
at 2300 West Bonanza Road, C-V Zone.

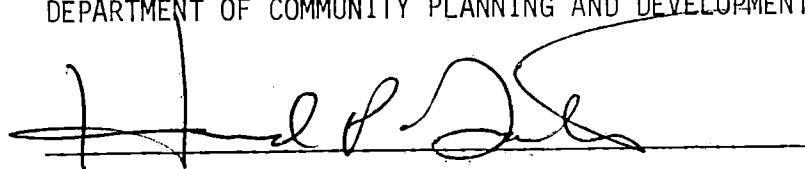
STRICKEN FROM
AGENDA

CHAIRMAN BUGBEE announced this item has been stricken from
the agenda.

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 10:35 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Harold P. Foster", written over a horizontal line.

HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA
CITY PLANNING COMMISSION
DECEMBER 8, 1983

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

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

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

OLD BUSINESS:

1. Z-91-83 Application of GARY A. SHERRILL, ET AL for reclassi-
(Abeyance from 11/22/83) fication 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 Residential

ACTION: APPROVED
MACK/6-1
(COLEMAN: NO)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Recording of a parcel map.
3. The lots shall front the private cul-de-sac and the setbacks shall conform to the R-D district. Accessory buildings and uses, including corrals and stables, shall conform to the R-E district requirements.
4. Install pavement on Tina Lane as required by the Department of Engineering Services.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

PROTESTS: 11

2. Z-93-83 Application of JAMES C. SMITH, ET AL for reclassi-
(Abeyance from 11/22/83) fication of property generally located 660' north-
west of Tenaya Way and Cheyenne Avenue, from N-U
to R-CL.
Proposed Use: Medium Low Density Single
Family Residential

ACTION: DENIED
GUTHRIE/4-3
(TRACY, BUGBEE, JOHNSTON: NO)

PROTESTS: 42

STAFF RECOMMENDATION: ABEYANCE FOR GENERAL PLAN UPDATE TO BE COMPLETED
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

3. 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.

AESTHETIC REVIEW

(Abeyance from 11/22/83)

ACTION: ABEYANCE
KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JANUARY 12, 1984

4. 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).

(Abeyance from
11/22/83)

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

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

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

5. TENTATIVE MAP

LEWIS HOMES
RAINBOW PARK #8

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

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

(Abeyance from
11/22/83)

ACTION: ABEYANCE
TRACY/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE AS REQUESTED BY APPLICANT
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JANUARY 12, 1984

6. 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

(Abeyance from
11/22/83)

ACTION: STRICKEN

NEW BUSINESS:

1. TENTATIVE MAP

TONOPAH SPRINGS
(CONDOMINIUM)

Property generally located on the southeast corner of Washington Avenue and Tonopah Drive, R-3 Zone.

Owner/Subdivider: Robert L. Conn
No. of Acres: 0.64 No. of Units: 16

ACTION: APPROVED
GUTHRIE/6-0
(JOHNSTON EXCUSED FOR THIS ITEM)

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the Flood Hazard Reduction Ordinance.
3. Conformance to the conditions of approval for Plot Plan Review Z-63-78.

1. TENTATIVE MAP - TONOPAH SPRINGS (CONDOMINIUM) (Continued)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

2. FINAL MAP Property generally located on the north side of
DEL REY PLAZA Del Rey Avenue, east of Rainbow Boulevard, N-U Zone
 (under Resolution of Intent to R-3).
 Owner/Subdivider: R. J. Kaltenborn
ACTION: APPROVED No. of Acres: 5.2 No. of Lots: 20
 JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the conditions of approval for the tentative map.
2. Approval of the drainage plan as required by the Department of Engineering Services.
3. Constitutes amendment to condition #2 of Z-67-83 that required rear yard parking.

STAFF RECOMMENDATION: APPROVAL

3. FINAL MAP Property generally located on the west side of
METROPOLITAN'S ALTA Lorenzi Street, south of Alta Drive, R-1 Zone (under
MEADOWS UNIT NO. 2 Resolution of Intent to R-CL).
 Owner: Sunkist Service Co.
 Subdivider: Metropolitan Development Corp.
ACTION: APPROVED No. of Acres: 7.7 No. of Lots: 58
 TRACY/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. A 16' minimum front yard setback be required.

STAFF RECOMMENDATION: APPROVAL

4. FINAL MAP Property generally located on the west side of
METROPOLITAN'S ALTA Lorenzi Street, south of Alta Drive, R-1 Zone (under
MEADOWS UNIT NO. 3 Resolution of Intent to R-CL).
 Owner: Sunkist Service Co.
 Subdivider: Metropolitan Development Corp.
ACTION: APPROVED No. of Acres: 5.3 No. of Lots: 44
 COLEMAN/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. A 16' minimum front yard setback be required.

STAFF RECOMMENDATION: APPROVAL

5. FINAL MAP
LEWIS HOMES
STONEGATE NO. 4A

Property generally located on the southwest corner
of Rainbow Boulevard and Alta Drive, R-1 Zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8.4 No. of Lots: 43

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

6. VAC-18-83

Petition of Vacation submitted by DONALD S. DRAPER
to vacate a portion of the fifty-four foot (54')
radius located on the northwest corner of Alta Drive
and Buffalo Drive.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: DECEMBER 21, 1983 TO SET DATE FOR PUBLIC HEARING

PROTESTS: 0

7. VAC-19-83

Petition of Vacation submitted by THE STATE OF
NEVADA DEPARTMENT OF TRANSPORTATION to vacate a 20'
wide east/west alley located east of Interstate 15
Freeway and north of Wilson Avenue.

ACTION: APPROVED
JOHNSTON/6-0-1
(TRACY ABSTAINED)

CONDITIONS:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: DECEMBER 21, 1983 TO SET DATE FOR PUBLIC HEARING

PROTESTS: 0

8. MASTER PLAN OF
STREETS AND
HIGHWAYS AMENDMENT
DECATUR BOULEVARD

Amendment to the Master Plan of Streets and Highways
to reduce the right-of-way width of the west half
of Decatur Boulevard from 60' to 50' between
Cheyenne Avenue and Moccasin Road.

ACTION: APPROVED
KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: DECEMBER 21, 1983 TO SET DATE FOR PUBLIC HEARING

9. Z-103-83

Application of CODY BOB BYRD for reclassification of property generally located on the south side of Owens Avenue, between Marion Drive and Nellis Boulevard, from R-2 to R-3.

ACTION: APPROVED

JOHNSTON/UNANIMOUS Proposed Use: Medium High Density Residential (Apartments)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Approval of AV-7-83.
3. All lots shall contain a minimum of 7,000 square feet.
4. Install street improvements on Owens Avenue as required by the Department of Engineering Services.
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: JANUARY 4, 1984

10. TENTATIVE MAP

Property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (proposed R-3).

DESERTWIND

Owner/Subdivider: Cody Bob Byrd

ACTION: APPROVED

No. of Acres: 1.75

No. of Lots: 8

KENNEDY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Approval of the zoning application Z-103-83.
3. Conformance to the conditions of approval for Z-103-83.
4. No vehicular access to Owens Avenue from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.

10. TENTATIVE MAP - DESERTWIND (Continued)

6. Conformance to all drainage requirements of the Department of Engineering Services.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

11. AV-7-83 Request of CODY BOB BYRD for an Administrative
 Variance on property generally located on the south
 side of Owens Avenue, between Marion Drive and
 Nellis Boulevard, R-2 Zone (proposed R-3).

ACTION: APPROVED
 GUTHRIE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Approval of and conformance to the conditions of approval of Z-103-83.

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

12. Z-102-83 Application of GRETA STOLZLECHNER AND CAROLYN
 THRESHER for reclassification of property generally
 located on the northeast corner of Buckskin Avenue
 and Lorenzi Boulevard, from R-E to R-D.

ACTION: APPROVED
 MACK/UNANIMOUS

Proposed Use: Low Density Detached Single
Family Residences

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Application be amended to exclude the south 14' and the south 67.75' of the east 129'.
3. The minimum floor area of the houses constructed on the R-E lots on the north side of Buckskin Avenue shall not be less than 1,500 square feet and the minimum floor area of the houses constructed on the R-D lots shall not be less than 1,362 square feet.
4. The houses on the R-E lots to the south shall be developed first or concurrently with this R-D development.
5. A deed restriction shall be recorded prohibiting horses on the R-E lots.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

PROTESTS: 13

13. Z-104-83 Application of CARL PON for reclassification of
 property generally located on the north side of
 Lake Mead Boulevard, 800' west of Torrey Pines
 Drive, from N-U to R-PD14.

ACTION: APPROVED
 COLEMAN/UNANIMOUS

Proposed Use: Medium Density Residential

CONDITIONS:

1. Application be amended to R-PD12.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.

13. Z-104-83 (Continued)

3. Conformance to the plot plan and elevations amended to:
- Provide two means of access to Lake Mead Boulevard.
 - Provide a 20' building setback from Lake Mead Boulevard.
 - Install a row of trees, minimum 15 gallon size, along Lake Mead Boulevard as required by the Department of Community Planning and Development.
 - Aesthetically enhance rear building elevations along Lake Mead Boulevard as required by the Department of Community Planning and Development.
 - Provide additional common open space as required by the Department of Community Planning and Development.
4. Provide adequate paved and dedicated access to the City thoroughfare system as required by the Department of Engineering Services.
5. Dedicate 50' of right-of-way for Lake Mead Boulevard as required by the Department of Engineering Services.
6. Install street improvements on Lake Mead Boulevard as required by the Department of Engineering Services.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: ABEYANCE FOR REVISED DEVELOPMENT PLAN PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

14. Z-105-83

Application of JAMES GARRETT MATHIS, ET AL for reclassification of property generally located on the west side of 4th Street, between Charleston Boulevard and Colorado Street, from R-4 to C-1.

ACTION: APPROVED

JOHNSTON/UNANIMOUS

Proposed Use: Offices

CONDITIONS:

- Resolution of Intent shall be restricted to a twelve (12) month time limit.
- Install sidewalk on 4th Street as required by the Department of Engineering Services.
- Conformance to the plot plan and elevations.
- 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.
- Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
- All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

14. Z-105-83 (Continued)

7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

PROTESTS: 0

15. ZC-57-67

PLOT PLAN
REVIEW

Request of SILVER EAGLE CONSTRUCTION for a Plot Plan Review to construct a two-story office building on property generally located on the south side of Smoke Ranch Road, 129' west of Decatur Boulevard, C-1 Zone.

ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL - WITH SITE PLAN CHANGES PROTESTS: 3
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: JANUARY 12, 1984

16. ZC-203-78

EXTENSION
OF TIME

Request of GRACE LAND DEVELOPMENT CORPORATION for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire December 5, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

17. CARSON AVENUE
PARKING GARAGE

Consideration of leasing the City-owned parking garage at 222 E. Carson Avenue, C-2 Zone.

ACTION: APPROVED
MACK/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984 TO SET DATE FOR PUBLIC HEARING

SUPPLEMENTAL AGENDA:

1. A-15-83(A)

Petition of Annexation submitted by J.A. TIBERTI CONSTRUCTION CO. to annex property generally located on the northeast corner of Lorenzi Street and Lake Mead Boulevard, containing approximately 42 acres.

ACTION: APPROVED
KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

2. EXTENSION OF TIME Request of ALCA ENGINEERING ON BEHALF OF ALMOND TREE CONDOMINIUMS for an Extension of Time on property generally located on the southwest corner of Bromley Avenue and Orland Street, R-4 Zone.
- TENTATIVE MAP
ALMOND TREE
CONDOMINIUMS

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Extension of Time shall expire December 15, 1984.

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

3. SO-6-83 Request of RANDY BLACK ON BEHALF OF REDROCK HEIGHTS for a Sales Office on property located at 7700 Tomich Avenue, R-CL Zone.
- SALES OFFICE

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. This use shall cease in two years or when the last unit in this tract is sold, whichever occurs first.

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

4. Z-6-61 Request of DAVID L. HARRIS for a Plot Plan Review on property generally located on the east side of Rancho Drive, between Charleston Boulevard and Rancho Lane, C-1 Zone.
- PLOT PLAN
REVIEW

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Install sidewalk on Rancho Road and full half-street improvements on Rancho Lane as required by the Department of Engineering Services.
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.

4. Z-6-61 (Continued)

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

5. Z-68-75 Request of FIRST INTERSTATE BANK for a Plot Plan
 Review on property generally located on the northwest
 corner of Charleston Boulevard and Marion Drive, C-1
 Zone.
 PLOT PLAN
 REVIEW

ACTION: APPROVED
 KENNEDY/UNANIMOUS

CONDITIONS:

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

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

6. Z-89-72 Request of BUILDING DYNAMICS for a Plot Plan Review
 on property located at 1601 E. Sahara Avenue, C-1
 Zone.
 PLOT PLAN
 REVIEW

ACTION: APPROVED
 GUTHRIE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
4. 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

7. Z-17-67

PLOT PLAN
REVIEW

Request of LYLE B'S INC. for a Plot Plan Review on property located at 2123-25 Paradise Road, C-1 Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Elevations shall be amended to enhance the aesthetics as required by the Department of Community Planning and Development.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
4. 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

8. LR-1-83

LANDSCAPING
REVIEW

Request of ZURAFF CONSTRUCTION COMPANY for a Landscaping Review on property generally located on the northwest corner of Lake Mead Boulevard and Winwood Street, R-3 Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the design specifications and plant sizes contained in the letter of request from the applicant.

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

9. Z-55-72(10)

PLOT PLAN
REVIEW

Request of TEDDY ENTERPRISES for a Plot Plan Review on property generally located south and west of W. Sahara Avenue and Tamrich Drive, R-1 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.

9. Z-55-72(10) (Continued)

7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

10. Z-18-68(25) Request of ELIZABETH KROLAK for a C-D Use Review and Plot Plan Review to allow the University of Humanistic Studies on property located at 3124 W. Charleston Boulevard, C-D Zone.
- C-D USE REVIEW
AND PLOT PLAN
REVIEW

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 4, 1984

11. FIRE STATION #3 Consider the sale of the City-owned Fire Station Site #3 at 2300 W. Bonanza Road, C-V Zone.

ACTION: STRICKEN FROM AGENDA

RECEIVED

DEC 23 10 51 AM '83

CITY CLERK

ANNOTATED AGENDA
CITY PLANNING COMMISSION
DECEMBER 8, 1983

OLD BUSINESS:

1. Z-91-83

(Abeyance from
11/22/83)

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-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 and uses 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 Dept. of Engineering Services.
 5. Provision of fire hydrants and water flow as required by the Dept. of Fire Services.
 6. Allow horses on lots and horse structures meeting R-E requirements

PROTESTS: 3 persons at 11/22/83 meeting
Vera Sage, 5517 Rebecca Road
Bill Mairs, 6451 Tina Lane
6 letters and 2 persons in audience

2. Z-93-83

(Abeyance from
11/22/83)

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

PROTESTS: Allen Ivie, 3441 North Tioga Way
Kristina A. Jenson, 7415 Buckskin Ave.
Glade Wilgar, 3355 North Pioneer Way
Nancy Kaster, 7410 West Buckskin Ave.
Paitaka Miyahira, 3421 North Tioga Way
Tasey Miyahira, 3421 North Tioga Way
Paul Bonnett, 6804 High Bluff Way
Scott Jenson, 7415 Buckskin Ave.
George Kaster, 7410 Buckskin Ave.
Rhonda Ivie, 3441 North Tioga Way
15 signatures on petition at 11/22/83 meeting
3 persons at 11/22/83 meeting
1 letter presented at 12/8/83 meeting
24 signatures on petition at 12/8/83 meeting
7 persons in audience

3. AR-7-83 ABEYANCE - KENNEDY/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
AESTHETIC REVIEW NOES: None

(Abeyance from (1/12/84 P. C. meeting)
11/22/83)

4. Z-36-82 APPROVED - COLEMAN/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
PLOT PLAN REVIEW NOES: None

(Abeyance from
11/22/83)
- SPECIAL CONDITIONS:
1. Conformance to the revised plot plan.
 2. Conformance to all of the other original conditions of approval.

5. TENTATIVE MAP ABEYANCE - TRACY/AYES: Johnston, Tracy, Mack, Bugbee,
Guthrie, Coleman, Kennedy
LEWIS HOMES NOES: None
RAINBOW PARK #8
(1/12/84 P. C. meeting)
(Abeyance from
11/22/83)

6. TENTATIVE MAP (STRICKEN FROM AGENDA)
- CHELSEA PLACE
- (Abeyance from
11/22/83)

NEW BUSINESS:

1. TENTATIVE MAP APPROVED - GUTHRIE/AYES: Tracy, Mack, Bugbee,
 Guthrie, Coleman, Kennedy

TONOPAH SPRINGS NOES: None
(CONDOMINIUMS) EXCUSED: Johnston

- SPECIAL CONDITIONS:
1. Conformance to the Flood Hazard Reduction Ordinance.
 2. Conformance to the conditions of approval for plot plan review Z-63-78.
 3. Standard conditions 1 thru 3.

2. FINAL MAP APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
DEL REY PLAZA NOES: None

SPECIAL CONDITIONS:

1. Conformance to the conditions of approval for the tentative map.
2. Approval of the drainage plan as required by the Dept. of Engineering Services.
3. Expunge that portion of condition #2 of Z-67-83 that requires rear yard parking.

3. FINAL MAP APPROVED - TRACY/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
METROPOLITAN'S ALTA NOES: None
MEADOWS UNIT NO. 2

SPECIAL CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map..
3. A 16' minimum front yard setback be required.

4. FINAL MAP APPROVED - COLEMAN/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
METROPOLITAN'S ALTA NOES: None
MEADOWS UNIT NO. 3

SPECIAL CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. A 16' minimum front yard setback be required.

5. FINAL MAP APPROVED - KENNEDY/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
LEWIS HOMES NOES: None
STONEGATE NO. 4A

SPECIAL CONDITIONS:

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

6. VAC-18-83 APPROVED - JOHNSTON/AYES: Johnston, Tracy, Mack, Bugbee,
Guthrie, Coleman, Kennedy
NOES: None

SPECIAL CONDITIONS: 1. One year to record statement.
2. Standard conditions.

PROTESTS: 0

7. VAC-19-83 APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
NOES: None
ABSTAINED: Tracy

SPECIAL CONDITIONS: 1. One year to record statement.
2. Standard conditions.

PROTESTS: 0

8. MASTER PLAN OF APPROVED - KENNEDY/AYES: Tracy, Johnston, Mack, Bugbee,
STREETS AND Guthrie, Coleman, Kennedy
HIGHWAYS AMENDMENT - NOES: None
DECATUR BOULEVARD

9. Z-103-83 APPROVED - JOHNSTON/AYES: Tracy, 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 AV-7-83
4. All lots shall contain 7,000
sq. ft. minimum.
5. Install street improvements
on Owens Avenue as required
by the Dept. of Engineering
Services.

PROTESTS: 0

10. TENTATIVE MAP
DESERTWIND

SPECIAL CONDITIONS:

1. Approval of zoning request Z-103-83.
2. Conformance to the conditions of approval for Z-103-83.
3. No vehicular access to Owens Avenue from the abutting lots.
4. Wall statement.
5. Provide for proper drainage as required by the Dept. of Engineering Services.
6. Standard conditions 1 thru 3.

11. AV-7-83

ADMINISTRATIVE
VARIANCE

SPECIAL CONDITIONS: 1. Conformance to the plot plan.

2. Approval of and conformance to the conditions of approval of Z-103-83.

12. Z-102-83.

SPECIAL CONDITIONS:

1. Resolution of Intent with a twelve-month time limit.
2. Application amended to exclude the south 14' and the south 167.75' of the east 129', if A.V. approved.
3. The minimum floor area of the houses constructed on the R-E lots shall not be less than 1,500 sq.ft. and the minimum floor area of the houses constructed on the R-D lots shall not be less than 1,362 sq. ft.
4. The R-E lots shall be developed first or concurrently with this R-D development.

PROTESTS: 1 with staff FAVOR
Robert Ditmar,
3445 N. Mustang St.
Cindy Dunlap,
3410 N. Torrey Pines
Marilyn Edwards,
6665 Buckskin

FAVOR: Gail McClory, 3386 N. Garehime
St. Jay Roberts, 3385 N. Garehime
Elizabeth Adams, 6505 Atwood
Pines Barbara Kent, 6772 Atwood
Curly Schroeder, Lorenzi & Bucks

10 persons in audience

13. Z-104-83

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit to R-PD12.
 2. Conformance to the plot plan and elevations amended to:
 - a. Provide two means of access to Lake Mead Blvd.
 - b. Eliminate the north access to the Torrey Pines Clusters private drive system.
 - c. Provide a 20' building set-back from Lake Mead Blvd. with minimum 15 gal. trees.
 - d. Approval of the aesthetically acceptable rear building elevations along Lake Mead Blvd. by the Dept. of Community Planning & Develop.
 - e. Provide additional common open space as required by the Dept. of Community Planning and Development.
 3. Provide adequate paved and dedicated access to the City thoroughfare system as required by the Dept. of Engineering Serv.
 4. Dedicate 50' of right-of-way for Lake Mead Blvd. as required by the Dept. of Engineering Serv.
 5. Install street improvements on Lake Mead Blvd. as required by the Dept. of Engineering Serv.
 6. Standard conditions 2, 6, 8.
 7. Amend application to R-PD12.

PROTESTS: 0

14. Z-105-83

APPROVED - JOHNSTON/AYES: Tracy, 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. Install sidewalk on 4th St. as required by the Dept. of Engineering Services.

PROTESTS: 0

APPROVALS: 1

15. ZC-57-67 ABEYANCE - MACK/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
PLOT PLAN REVIEW NOES: None

PROTESTS: Ed Seldney, 4852 Auburn Avenue
Marilyn Bailey, 4871 Stacey
Roseanne Wilkinson, 5104 Auburn Avenue

(1/12/84 P. C. meeting so applicant can revise plot plan)

16. ZC-203-78 APPROVED - MACK/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
EXTENSION OF TIME NOES: None

SPECIAL CONDITIONS: 1. The extension shall expire
December 5, 1984.

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

17. CARSON AVENUE APPROVED - MACK/AYES: Tracy, Johnston, Mack, Bugbee,
PARKING GARAGE Guthrie, Coleman, Kennedy
NOES: None

SUPPLEMENTAL AGENDA:

1. A-15-83(A) APPROVED - KENNEDY/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
NOES: None

2. EXTENSION OF TIME APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
TENTATIVE MAP NOES: None
ALMOND TREE
CONDOMINIUMS

SPECIAL CONDITION: 1. One year extension.

3. S0-6-83 APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
SALES OFFICE NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan.

2. This use shall cease in two years or when the last unit in this tract is sold, whichever occurs first.

4. Z-6-61 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
PLOT PLAN REVIEW NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan.

2. Standard conditions 1 thru 8.
3. Install sidewalk on Rancho Road and full-street improvements on Rancho Lane as required by the Dept. of Engineering Services.

5. Z-68-75 APPROVED - KENNEDY/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
PLOT PLAN REVIEW NOES: None

6. Z-89-72 APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
PLOT PLAN REVIEW NOES: None

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

2. Standard conditions 6, 7 & 8.

7. Z-17-67 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack, Bugbee,
Guthrie, Coleman, Kennedy
PLOT PLAN REVIEW NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan.

2. Elevations shall be amended to enhance the aesthetics as required by the Dept. of Community Planning and Development.
3. Standard conditions 7 and 8.

LANDSCAPING
REVIEW

9. Z-55-72(10)

PLOT PLAN REVIEW

10. Z-18-68(25)

C-D USE REVIEW
AND PLOT PLAN
REVIEW

11. FIRE STATION #3

(STRICKEN FROM AGENDA)

NAME

ADDRESS

GARY SIFERDILL

60 Wallace

Kristina A. Jensen

Nancy Kaster

George Kaster

Janey Miyahira

Art Sahm

W. Bailey

P. Silvestri

Amy Black

5576 MADRE MESA PL.

1100 E. Sahara Ave.

7415 Buckskin Ave.

7410 W. Buckskin Ave.

7410 W. Buckskin Ave.

3421 N. TIOGA WAY

3228 N. SISK.

4871 Stacey

610 Carson Ave.

1030 Sunny Cir.

NAME

Uluw Soze

ADDRESS

NAME

ADDRESS

Bill Mairo

LARRY CANARELLI

Allen True

Madeleine

PAITAKA P. MIYAHARA

PAUL F. BONNETT

Scott Pinger

Dick Clark

Ann Faving

Cady Red Bull

L. J. Frank

Ed Sedway

Roseanne Wilkins

E. Kralak

2501 N. GREEN VALLEY PKWY,

500 ESTELLA - 3441 N TIOGA

3355 No Pioneer Way

3401 N. TIOGA WY.

6804 HIGH BLUFF WAY

7415 Oak & Elm

4741 Avenida del Diablo

1200 W. MAIN

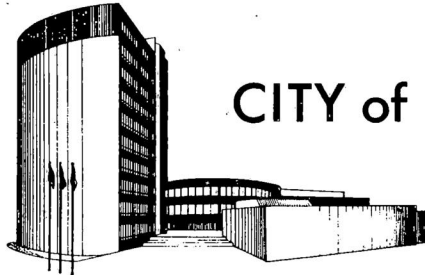
6895 Magnolia

4852 AUBURN AV

5104 Auburn -

1710 Waldman

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

December 12, 1983

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

RE: Final Map - Stonegate No. 4A

Gentlemen:

The Final Map for Stonegate No. 4A on property generally located on the southwest corner of Rainbow Boulevard and Alta Drive, R-1 Zone, was considered by the City Planning Commission on December 8, 1983.

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

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

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

December 12, 1983

Metropolitan Development Corp.
2501 N. Green Valley Parkway #108
Henderson, Nevada 89015

RE: Final Map - Metropolitan's Alta Meadows Unit No. 3

Gentlemen:

The Final Map for Metropolitan's Alta Meadows Unit No. 3 on property generally located on the west side of Lorenzi Street, south of Alta Drive, R-1 Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. A 16' minimum front yard setback be required.

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

Sincerely,

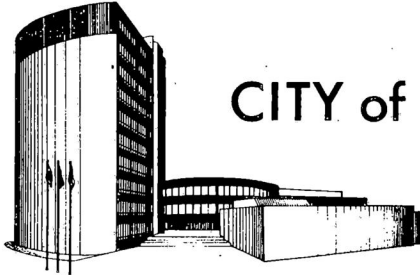
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

December 12, 1983

Metropolitan Development Corp.
2501 N. Green Valley Parkway #108
Henderson, Nevada 89015

RE: Final Map - Metropolitan's Alta Meadows Unit No. 2

Gentlemen:

The Final Map for Metropolitan's Alta Meadows Unit No. 2 on property generally located on the west side of Lorenzi Street, south of Alta Drive, R-1 Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. A 16' minimum front yard setback be required.

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

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



MAYOR BILL BRIARE
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 1983

R. J. Kaltenborn
500 S. Highland
Las Vegas, Nevada 89106

RE: Final Map - Del Rey Plaza

Dear Mr. Kaltenborn:

The Final Map for Del Rey Plaza on property generally located on the north side of Del Rey Avenue, east of Rainbow Boulevard, N-U Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the conditions of approval for the tentative map.
2. Approval of the drainage plan as required by the Department of Engineering Services.
3. Constitutes amendment to condition #2 of Z-67-83 that required rear yard parking.

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

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



MAYOR BILL BRIARE
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CITY of LAS VEGAS

December 12, 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 December 8, 1983.

Per your request, this item was held in ABEYANCE.

This item will again be considered by the Planning Commission on January 12, 1984 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
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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 1983

Kirk Anderson
Alca Engineering
2765 S. Highland
Las Vegas, Nevada 89109

RE: Tentative Map - Almond Tree (Condominiums) - Extension of Time

Dear Mr. Anderson:

The Extension of Time on property generally located on the southwest corner of Bromley Avenue and Orland Street, R-4 Zone, was considered by the City Planning Commission on December 8, 1983.

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

1. Extension of Time shall expire December 15, 1984.

This action by the Planning Commission is final.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



MAYOR BILL BRIARE
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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 1983

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

RE: VAC-18-83

Dear Dr. Draper:

Your petition to vacate a portion of the fifty-four foot (54') radius located on the northwest corner of Alta Drive and Buffalo Drive, was considered by the City Planning Commission on December 8, 1983.

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

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

At the December 21, 1983 City Council meeting, the Council will set the date for the public hearing on this item.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



MAYOR BILL BRIARE
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CITY of LAS VEGAS

December 12, 1983

Ann Irving
State of Nevada
Dept. of Transportation
1200 N. Main Street
Las Vegas, Nevada 89101

RE: VAC-19-83

Dear Ms. Irving:

Your petition to vacate a 20' wide east/west alley located east of Interstate 15 Freeway and north of Wilson Avenue, was considered by the City Planning Commission on December 8, 1983.

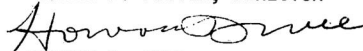
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

At the December 21, 1983 City Council meeting, the Council will set the date for the public hearing on this item.

Sincerely,

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


HOWARD A. NULL
Chief of Planning



HPF:HAN:cme
CLV-6218 CC: City Clerk
300 S. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 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 December 8, 1983.

This item was STRICKEN FROM THE AGENDA due to the denial of the zoning request.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme

cc: National Heritage Corp. of Nevada



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



CITY of LAS VEGAS

December 12, 1983

Cody Bob Byrd
4879 E. Owens Avenue
Las Vegas, Nevada 89110

RE: Tentative Map - Desertwind

Dear Mr. Byrd:

The Tentative Map for Desertwind on property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (proposed R-3), was considered by the City Planning Commission on December 8, 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 application Z-103-83.
3. Conformance to the conditions of approval for Z-103-83.
4. No vehicular access to Owens Avenue from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. Conformance to all drainage requirements of the Department of Engineering Services.



Cody Bob Byrd
December 12, 1983
Page 2
RE: Tentative Map - Desertwind

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

This item will be considered by the City Council on January 4, 1984 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 Council

MAYOR BILL BRIARE

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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 1983

J. A. Tiberti Construction, Co.
1806 Industrial Road
Las Vegas, Nevada 89102

RE: A-15-83(A)

Gentlemen:

Your petition to annex property generally located on the northeast corner of Lorenzi Street and Lake Mead Boulevard, containing approximately 42 acres, was considered by the City Planning Commission on December 8, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL.

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 Council



MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 1983

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

RE: Tentative Map - Tonopah Springs (Condominium)

Dear Mr. Conn:

The Tentative Map for Tonopah Springs (Condominium) on property generally located on the southeast corner of Washington Avenue and Tonopah Drive, R-3 Zone, was considered by the City Planning Commission on December 8, 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. Conformance to the Flood Hazard Reduction Ordinance.
3. Conformance to the conditions of approval for plot plan review Z-63-78.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on January 4, 1984 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.

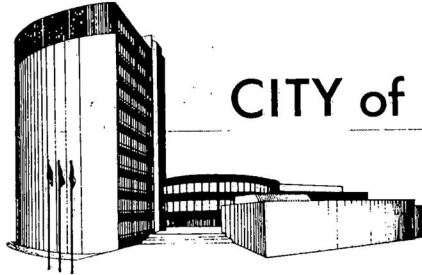
Sincerely,

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

HOWARD A. NULL
Chief of Planning



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



CITY of LAS VEGAS

December 12, 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 December 8, 1983.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Recording of a parcel map.
3. The lots shall front the private cul-de-sac and the setbacks shall conform to the R-D district. Accessory buildings and uses including corrals and stables shall conform to the R-E district requirements.
4. Install pavement on Tina Lane as required by the Department of Engineering Services.
5. 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 January 4, 1984 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

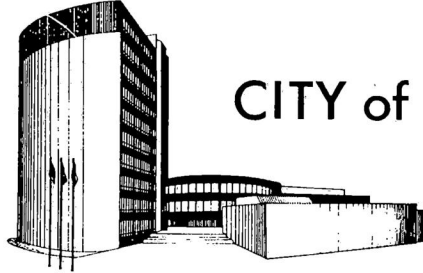
Joseph & Kristine M. Bauman

CLV-6218

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CITY ATTORNEY
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CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 1983

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

RE: Z-93-83

Dear Mr. Smith:

Your request for reclassification of property generally located 660' northwest of Tenaya Way and Cheyenne Avenue, from N-U to R-CL, was considered by the City Planning Commission on December 8, 1983.

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

This item will be considered by the City Council on January 4, 1984 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:tme
cc: City Clerk
Charles M. Brown



MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 1983

J. Christopher Stuhmer, Inc.
333 Rancho Drive
Suite 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 December 8, 1983.

The Commission voted to hold this item in ABEYANCE to allow the applicant sufficient time to submit revised plans.

This item will again be considered by the Planning Commission on January 12, 1984 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
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 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 December 8, 1983.

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

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

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 Council



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



CITY of LAS VEGAS

December 12, 1983

Cody Bob Byrd
6879 E. Mesquite
Las Vegas, Nevada 89110

RE: Z-103-83

Dear Mr. Byrd:

Your request for reclassification of property generally located on the south side of Owens Avenue between Marion Drive and Nellis Boulevard, from R-2 to R-3, was considered by the City Planning Commission on December 8, 1983.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Approval of AV-7-83.
3. All lots shall contain a minimum of 7,000 square feet.
4. Install street improvements on Owens Avenue as required by the Department of Engineering Services.
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.



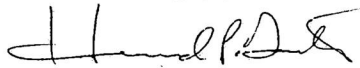
Cody Bob Byrd
December 12, 1983
Page 2
RE: Z-103-83

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 January 4, 1984 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

December 12, 1983

Cody Bob Byrd
6879 E. Mesquite
Las Vegas, Nevada 89110

RE: AV-7-83

Dear Mr. Byrd:

Your request for an Administrative Variance on property generally located on the south side of Owens Avenue between Marion Drive and Nellis Boulevard, R-2 Zone (proposed R-3), was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the plot plan.
2. Approval of and conformance to the conditions of approval of Z-103-83.

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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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 12, 1983

Al E. Smith
c/o 1818 Industrial Road
Las Vegas, Nevada 89102

RE: Z-102-83

Dear Mr. Smith:

The request of Greta Stolzlechner and Carolyn Thresher for reclassification of property generally located on the northeast corner of Buckskin Avenue and Lorenzi Boulevard, from R-E to R-D, was considered by the City Planning Commission on December 8, 1983.

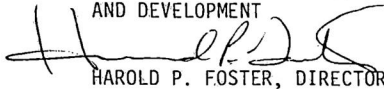
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Application be amended to exclude the south 14' and the south 67.75' of the east 129'.
3. The minimum floor area of the houses constructed on the R-E lots on the north side of Buckskin Avenue shall not be less than 1,500 square feet and the minimum floor area of the houses constructed on the R-D lots shall not be less than 1,362 square feet.
4. The houses on the R-E lots to the south shall be developed first or concurrently with this R-D development.
5. A deed restriction shall be recorded prohibiting horses on the R-E lots.

This item will be considered by the City Council on January 4, 1984 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

CLV-6218 CC: City Clerk, STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

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

December 13, 1983

Carl Pon
Box 6719
Stateline, Nevada 89449

RE: Z-104-83

Dear Mr. Pon:

Your request for reclassification of property generally located on the north side of Lake Mead Boulevard, 800' west of Torrey Pines Drive, from N-U to R-PD14 was considered by the City Planning Commission on December 8, 1983.

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

1. Application be amended to R-PD12.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Conformance to the plot plan and elevations amended to:
 - a. Provide two means of access to Lake Mead Boulevard.
 - b. Provide a 20' building setback from Lake Mead Boulevard.
 - c. Install a row of trees, minimum 15 gallon size, along Lake Mead Boulevard as required by the Department of Community Planning and Development.
 - d. Aesthetically enhance rear building elevations along Lake Mead Boulevard as required by the Department of Community Planning and Development.
 - e. Provide additional common open space as required by the Department of Community Planning and Development.



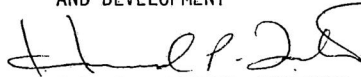
Carl Pon
December 13, 1983
Page 2
RE: Z-104-83

4. Provide adequate paved and dedicated access to the City thoroughfare system as required by the Department of Engineering Services.
5. Dedicate 50' of right-of-way for Lake Mead Boulevard as required by the Department of Engineering Services.
6. Install street improvements on Lake Mead Boulevard as required by the Department of Engineering Services.
7. Landscaping and a permanent underground sprinkler systems 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 systems shall be cause for revocation of a business license.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. 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 January 4, 1984 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

December 13, 1983

James Garrett Mathis, Et Al
3393 S. Jones Blvd.
Las Vegas, Nevada 89108

RE: Z-105-83

Dear Mr. Mathis:

Your request for reclassification of property generally located on the west side of 4th Street, between Charleston Boulevard and Colorado Street, from R-4 to C-1, was considered by the City Planning Commission on December 8, 1983.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install sidewalk on 4th Street as required by the Department of Engineering Services.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for a revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.



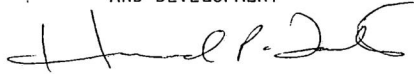
James Garrett Mathis, Et Al
December 13, 1983
Page 2
RE: Z-105-83

8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on January 4, 1984 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

December 13, 1983

Silver Eagle Construction
c/o Arthur E. Baker II
3225 N. Sisk
Las Vegas, Nevada 89108

RE: ZC-57-67

Gentlemen:

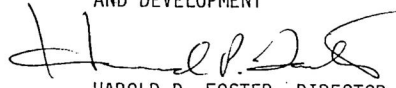
The request for a Plot Plan Review to construct a two-story office building on property generally located on the south side of Smoke Ranch Road, 129' west of Decatur Boulevard, C-1 Zone, was considered by the City Planning Commission on December 8, 1983.

The Commission voted to hold this item in ABEYANCE to allow the developer to submit a revised development plan which incorporates the revisions as discussed at the Planning Commission meeting.

This item will again be considered by the City Planning Commission on January 12, 1984 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

December 13, 1983

Grace Land Development Corp.
c/o Ms. Betty Chappell
Chappell Realty
880 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: ZC-203-78

Gentlemen:

The request for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on December 8, 1983.

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

1. Extension of Time shall expire December 5, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on January 4, 1984 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

December 13, 1983

Randy Black
Diversified Interests
The Atrium Business Tower
333 Rancho Drive
Penthouse
Las Vegas, Nevada 89106

RE: SO-6-83

Dear Mr. Black:

Your request on behalf of Redrock Heights for a Sales Office on property located at 7700 Tamich Avenue, R-CL Zone, was considered by the City Planning Commission on December 8, 1983.

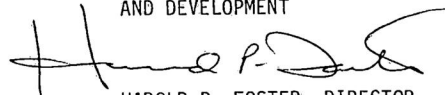
The Commission voted to APPROVE this item subject to the following conditions:

1. Conformance to the plot plan.
2. This use shall cease in two years or when the last unit in this tract is sold whichever occurs first.

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

December 13, 1983

David L. Harris
3325 W. Desert Inn Road
Las Vegas, Nevada 89102

RE: Z-6-61

Dear Mr. Harris:

Your request for a Plot Plan Review on property generally located on the east side of Rancho Drive between Charleston Boulevard and Rancho Lane, C-1 Zone, was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the plot plan.
2. Install sidewalk on Rancho Road and full half-street improvements on Rancho Lane as required by the Department of Engineering Services.
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.



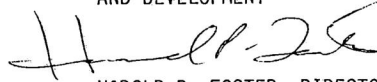
David L. Harris
December 13, 1983
Page 2
RE: Z-6-61

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

A handwritten signature in dark ink, appearing to read "H. P. Foster", is written over the typed name.

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

December 13, 1983

First Interstate Bank
c/o Jonathan D. Rappel
George G. Tate & Assoc.
1555 E. Flamingo Road
Suite 440
Las Vegas, Nevada 89109

RE: Z-68-75

Gentlemen:

Your request for a Plot Plan Review on property generally located on the northwest corner of Charleston Boulevard and Marion Drive, C-1 Zone, was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.



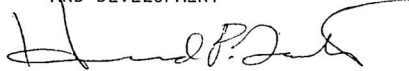
First Interstate Bank
December 13, 1983
Page 2
RE: Z-68-75

7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

December 13, 1983

Building Dynamics
708 S. 6th Street
Las Vegas, Nevada 89101

RE: Z-89-72

Gentlemen:

Your request for a Plot Plan Review on property located at 1601 E. Sahara Avenue, C-1 Zone was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the plot plan and elevations.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
4. 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

December 8, 1983

Lyle B's Inc.
c/o Lyle E. Brannan
2127 Paradise Road
Las Vegas, Nevada 89104

RE: Z-17-67

Gentlemen:

Your request for a Plot Plan Review on property located at 2123-25 Paradise Road, C-1 Zone was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the plot plan.
2. Elevations shall be amended to enhance the aesthetics as required by the Department of Community Planning and Development.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This action by the Planning Commission is final.

Sincerely,

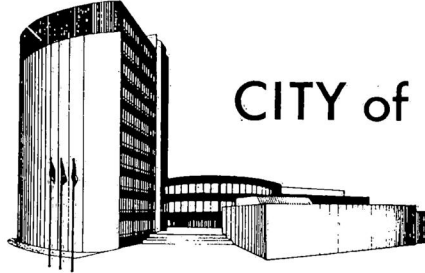
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

December 13, 1983

Zuraff Construction Co.
P.O. Box 18432-68
Las Vegas, Nevada 89114

RE: LR-1-83

Gentlemen:

Your request for a Landscaping Review on property generally located on the northwest corner of Lake Mead Boulevard and Winwood Street, R-3 zone, was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the plot plan.
2. Conformance to the design specifications and plant sizes contained in the letter of request from the applicant.

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

December 13, 1983

Teddy Enterprises
c/o Brian Moffitt
Welles, Moffitt, Cashdan
900 S. Rancho Drive
Suite 202
Las Vegas, Nevada 89106

RE: Z-55-72(10)

Gentlemen:

Your request for a Plot Plan Review on property generally located south and west of W. Sahara Avenue and Tamrich Drive, R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.



Teddy Enterprises
December 13, 1983
Page 2
RE: Z-55-72(10)

7. Repair any damage to the existing street improvements resultin from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This action by the planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

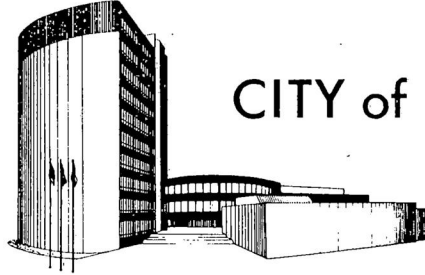
HPF:cme

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

December 13, 1983

Elizabeth Krolak
2915 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: Z-18-68(25)

Dear Ms. Krolak:

Your request for a C-D Use Review and Plot Plan Review to allow the University of Humanistic Studies on property located at 3124 W. Charleston Boulevard, C-D Zone, was considered by the City Planning Commission on December 8, 1983.

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

1. Conformance to the plot plan and elevations amended to provide screening of the cooler and repainting the building and aesthetically improving its appearance as required by the Department of Community Planning and Development.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.



Elizabeth Krolak
December 13, 1983
Page 2
RE: Z-18-68(25)

7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on January 4, 1984 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 Council

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 13, 1983

TO: MEMO TO FILE	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: CARSON AVENUE PARKING GARAGE	COPIES TO:

Consideration of leasing the City-owned parking garage at 222 E. Carson Avenue, C-2 Zone, was considered by the City Planning Commission on December 8, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL.

At the January 4, 1984 City Council meeting, the Council will set date for the public hearing on this item.

HPF:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 13, 1983

TO:

MEMO TO FILE

FROM:

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

SUBJECT:

FIRE STATION #3

COPIES TO:

Consider the sale of the City-owned Fire Station Site #3 at 2300 W. Bonanza Road, C-V Zone, was considered by the City Planning Commission on December 8, 1983.

This item was STRICKEN FROM THE AGENDA.

HPF:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 12, 1983

TO:

CAROL ANN HAWLEY
CITY CLERK

FROM:

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

SUBJECT:

SET DATE FOR PUBLIC HEARING
DECEMBER 21, 1983 CITY COUNCIL MEETING

COPIES TO:

At the December 21, 1983 City Council meeting, please set date for public hearing for the items listed below:

1. VAC-18-83

Petition of Vacation submitted by DONALD S. DRAPER to vacate a portion of the fifty-four foot (54') radius located on the northwest corner of Alta Drive and Buffalo Drive.

Planning Commission unanimously recommends APPROVAL, subject to the following condition:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Staff Recommendation: APPROVAL
PROTESTS: 0

2. VAC-19-83

Petition of Vacation submitted by THE STATE OF NEVADA DEPARTMENT OF TRANSPORTATION to vacate a 20' wide east/west alley located east of Interstate 15 Freeway and north of Wilson Avenue.

Planning Commission recommends APPROVAL (6-0-1), subject to the following condition:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Staff Recommendation: APPROVAL
PROTESTS: 0

Carol Ann Hawley

December 12, 1983

Page 2

RE: Set date for public hearing

3. Master Plan of
Streets and Highways
Amendment - Decatur
Boulevard

Amendment to the Master Plan of Streets and Highways
to reduce the right-of-way width of the west half of
Decatur Boulevard from 60' to 50' between Cheyenne
Avenue and Moccasin Road.

Planning Commission unanimously recommends APPROVAL.

Staff Recommendation: APPROVAL

HAN:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

hinda
~~December 12, 1983~~

TO:

DEPARTMENT OF ENGINEERING SERVICES
ADMINISTRATION DIVISION

FROM:

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

SUBJECT:

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

COPIES TO:

CHUCK TURK
BOB GENZER

The following final maps were approved by the City Planning Commission on December 8, 1983:

1. Final Map - Del Rey Plaza

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

2. Final Map - Metropolitan's Alta Meadows Unit NO. 2

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

3. Final Map - Metropolitan's Alta Meadows Unit No. 3

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

4. Final Map - Lewis Homes Stonegate No. 4A

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

HAN:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 6, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
DECEMBER 8, 1983

COPIES TO:

CITY CLERK'S OFFICE - *huda*
CITY ATTORNEY - *Val*
RICK WILLIAMS
CINDY EADE

OLD BUSINESS:

1. Z-91-83

This item was held for this meeting due to a tie vote at the November 10th Planning Commission Meeting and at the November 22nd meeting there was an identical complement, so it was held again.

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

PROTESTS: 3 at meeting.

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL JANUARY 4, 1984.

2. Z-93-83

This item was held for this meeting due to a tie vote at the November 10th Planning Commission Meeting and at the November 22nd meeting there was an identical complement, so it was held again.

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 meeting.
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL JANUARY 4, 1984

3. AR-7-83

This item was held in abeyance for revised plans at the request of the applicant which was for second floor office area, but the revised plans have not been submitted.

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.

Staff recommends this be held in abeyance. If approved 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.

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

4. Z-36-82

This item was held in abeyance as the representative was not present due to a car breakdown.

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 JANUARY 4, 1984.

NEW BUSINESS:

9. Z-103-83

This site is 1.97 gross acres for 32 units which is 16 units per gross acre. The lots are mostly okay but two may dip below 7,000 sq. ft. which can be adjusted. They are applying for an Administrative Variance for the balcony and staircase on the cul-de-sac which is justified but the end staircases seem better. These are 2 bedroom, 2 story. Parking is okay. Aesthetics are okay. R-3 Zoning has been granted in several cases between Marion and Nellis so this request is proper zoning.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Approval of AV-7-83.
4. All lots shall contain 7,000 sq. ft. minimum.
5. Install street improvements on Owens Avenue as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL JANUARY 4, 1984.

11. AV-7-83

This case is related to Z-103-83. The stairs and balcony setback on the cul-de-sac encroaches the 20' setback various distances, but the closest is the stairs which is 14' from the property line which is acceptable.

The stairs off the end towards the parking area is workable and appears to be better access to the units.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Approval of and conformance to the conditions of approval of Z-103-83.

PROTESTS: N/A

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

12. Z-102-83

This is the third request for zoning of this property in less than a year, but each application has been a distinct change to a more restrictive zone so the 4 months waiting period has not applied. Previous cases Z-39-83 and Z-65-83 were for R-CL and R-1 and R-1 and R-D respectively which this is for R-D and the R-E along Buckskin will not be changed. Staff continues to support the R-D concept in this rural neighborhood. It will possibly mitigate the protest factor if the R-E lots are developed concurrently with the R-D development. This same parcel will yield 74 lots including the R-E.

The R-E remainder is too shallow for the models submitted which are 37' - 40' deep. A variance will be required for the rear setback to 30' to allow that depth and some staggering or the following:

Staff would prefer to have an Administrative Variance granted during this hearing to allow a 100' depth to the R-D lots throwing the 14' into the R-E lots which is a 350 sq. ft. change in area of the R-D lots and within the 5% latitude, (1/2 of 1%) which will bring the R-E depth to 139.5 feet.

The total site contains 28.5 gross acres including the R-E which is 2.6 units per gross acre. This is in accordance with the General Plan.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
- * 2. Application amended to exclude the south 14' and the south 67.75' of the east 129'.

*(If A.V. Approved).

(Z-102-83(continued))

3. The minimum floor area of the houses constructed on the R-E lots shall not be less than 1,500 sq. ft. and the minimum floor area of the houses constructed on the R-D lots shall not be less than 1,362 sq. ft.
4. The R-E lots shall be developed first or concurrently with this R-D development.
5. A deed restriction shall be recorded restricting horses from the R-E lots.
6. Recording of a final map.

PROTESTS: 1

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL JANUARY 4, 1984.

13. Z-104-83

There is R-PD14 to the north identical to this layout, to the south is City of Las Vegas property intended for a park. The additional medium density will not exceed the recommendation of the General Plan.

These are two story fourplexes with 1, 2, and 3 bedroom units. The parking is okay. The site contains 3.92 acres for 56 units or 14.27 units per gross acre which is within the 14 range. The access to the north is not on the approved Torrey Pines cluster plan so that is erroneous. Waiver of five acres.

In order to provide two means of access the units on Lake Mead should be shifted to the center with access on both ends and if they want a security feature one could be a crash gate. Also, the 10' front setback is too minimal in this area. The rear elevations do not coincide with the plans and it appears the building rear will be on Lake Mead which is bland. No improved access to thoroughfare system.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to:
 - (a) Provide two means of access to Lake Mead Blvd.
 - (b) Eliminate the north access to the Torrey Pines Clusters private drive system.
 - (c) Provide a 20' building setback from Lake Mead Blvd. with minimum 15 gallon trees.
 - (d) Approval of the aesthetically acceptable rear building elevations along Lake Mead Blvd. by the Dept. of Community Planning and Development.
 - (e) Provide additional common open space as required by the Dept. of Community Planning and Development.

Z-104-83 (continued)

3. Provide adequate paved and dedicated access to the City thoroughfare system as required by the Department of Engineering Services.
4. Dedicate 50' of right-of-way for Lake Mead Blvd. as required by the Department of Engineering Services.
5. Install street improvements on Lake Mead Blvd. as required by the Department of Engineering Services.
6. Standard conditions 2, 6, 8.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL JANUARY 4, 1984.

14. Z-105-83

This property has been approved for parking for customers and employees and new vehicles in 1969 (U-5-69). The General Plan reflects General Commercial potential. There is C-1 to the east, R-4 to the south and west and some transitioning R-1 to the north.

This one story office setback 70' from the R-1 is good design. It contains 11,600 sq. ft. which requires 29 spaces and 56 have been provided. The elevations are attractive and landscaping is good. There is a 6' block wall along the north and west property lines.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Install sidewalk on 4th Street as required by the Department of Engineering Services.

PROTESTS: 0 APPROVAL: 1

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL JANUARY 4, 1984.

15. ZC-57-67

This was an annexed area with C-1 Zoning and the County approved plan reflected convenience market that exists with this parcel of surplus property. There is R-E Zoning north, south and west. There is a 10.5' dimensional error on the plan as 10' of additional right-of-way has been dedicated for Decatur on the west lot was 111.11 feet and the east lot 129.39' so the building could be in the R-E area. The land use map shows the R-E lot immediately west is vacant, but we don't anticipate extending commercial west. In order to make a building on this lot compatible the plan should be revised, a 6' block wall should be constructed on the south and west property lines and the building should be limited to one story. This is a Public Hearing item as it is a major revision to the original plan. 8,000 sq. ft. 20 spaces required, 30 provided.

ZC-57-67 (continued)

Staff would recommend APPROVAL of the development of the lot for office purposes subject to:

1. Conformance to the plot plan and elevations amended to:
 - (a) Reduce the building height to one story.
 - (b) Reverse the plan by placing the building on the east side of the site.
 - (c) Provide a 6' block wall along the south and west property lines.
2. Standard conditions 2-8.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL JANUARY 4, 1984.

16. ZC-203-78

This is the fourth request for an extension of time. This is an appropriate location for C-1. No reason given.

Staff recommends APPROVAL subject to:

1. The extension shall expire December 5, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL JANUARY 4, 1984.

17. CARSON AVENUE
PARKING GARAGE

Due to the construction of the County parking facility and the abundant parking provided by the major hotels, it is felt that this facility can be put to private use without detriment to the Downtown area in the foreseeable future and it will not reduce Downtown parking, in general.

Staff recommends APPROVAL.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL JANUARY 4, 1984. (CONSIDERS P.C. RECOMMENDATION AND SETS DATE FOR P. H. 1/18/84.

SUPPLEMENTAL:

3. SO-6-83

This is a sales office proposal for Redrock Heights. The location is the northwest corner of Westcliff and Tomich Avenue.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. This use shall cease in two years or when the last unit in this tract is sold whichever occurs first.

PROTESTS: N/A

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

4. Z-6-61

This is being reviewed as the original overall approval was subject to an agreement for the collective development, but this has eroded over the years and the Commission has allowed independent development. This is next to the last parcel. The right-of-way has been sold according to the approved vacation.

The building contains 22,670 sq. ft. and is very attractive. Landscaping okay. The parking meets Code. Attorney ruled agreement not binding.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Standard conditions 1-8.
3. Install sidewalk on Rancho Road and full street improvements on Rancho Lane as required by the Department of Engineering Services.

PROTESTS: N/A

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

5. Z-68-75

This property is C-1 by a conditional ordinance which requires P.C. review. The bank building is 4,000 sq. ft., one story and more than adequate parking has been provided. There are drive-in facilities which are okay. 51 spaces, 9 required. Landscaping areas are okay. Building is attractive.

Staff recommends APPROVAL subject to:

1. Standard conditions 1-8.

PROTESTS: N/A

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

6. Z-89-72

This is a 600 sq. ft. addition for computer sales operation which comes toward Sahara. Aesthetically okay. Code requires five (5) spaces, seven (7) provided. One story building. Landscaping okay.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 6, 7 & 8.

PROTESTS: N/A

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

7. Z-17-67

This 10' x 61' two story addition goes to the north property line, but is twenty feet from the residential properties to the east. Your field check revealed a line of trees to the east which will screen this from the east. This addition will look unusual and this is the first 2 story on the east side of Paradise. Some aesthetic treatment should be given as it is too boxy looking. Parking okay for interior decoration.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Elevations shall be amended to enhance the aesthetics as required by the Dept. of Community Planning & Development.
3. Standard conditions 7 & 8.

PROTESTS: N/A

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

8. LR-1-83

This typical will apply to 8 lots across from the Ronzone Elementary School. Desert landscaping is efficient and attractive. 2' raised planter in center (10' x 10') white rock ground cover.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Conformance to the design specifications and plant sizes contained in the letter in the file.

PROTESTS: N/A

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

9. Z-55-72(10) This plan differs from the original only to the degree that there is less coverage. Very attractive building front and rear. Potential high density residential to the south. Parking is more than adequate, 236 maximum required, 266 provided. Landscaping areas okay. 36,600 sq. ft. total, 27,600 retail, 9,000 sq. ft. restaurant.

Staff recommends APPROVAL subject to:

1. Standard conditions 1-8.

PROTESTS: N/A

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

10. Z-18-68(25) This proposal is to allow a school of "Humanistic Studies" and a plot plan review for development of the front portion of the lot. The evaporative cooler projects 2 feet above the ridge line and should be screened. The building should be re-painted and the landscaping will be re-done in front with screen walls obscuring the rear area.

We should get into the record the type of humanistic studies. 962 sq. ft. classroom requires 11 spaces, 12 provided.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations amended to provide screening of the cooler and re-painting of the building where necessary.
2. Standard conditions 2-8.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL, JANUARY 4, 1984.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 8, 1983

TO:

FOSTER

FROM:

MULL

SUBJECT:

CITY PLANNING COMMISSION MEETING
DECEMBER 8, 1983
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
LINDA OWENS
CINDY EADE

OLD BUSINESS:

5. Tentative Map - Lewis Homes Rainbow Park #8

This item was held in abeyance from the last meeting of the Planning Commission due to a tie vote.

6. Tentative Map - Chelsea Place

This item was held in abeyance from the last meeting by the Planning Commission in order to determine City Council action on Z-96-83. This zoning request was denied by the City Council; therefore, this item should be stricken from the agenda.

NEW BUSINESS:

1. Tentative Map - Tonopah Springs (Condominium)

- Conformance to the Flood Hazard Reduction Ordinance.
- Conformance to the conditions of approval for plot plan review Z-63-78. Standard conditions 1-3

2. Final Map - Del Rey Plaza

This final map is not in conformity with the tentative map; however, a condition to Z-67-83, allows the Department of Community Planning and Development to retain approval of the final site design and building siting, utilizing joint access to parking in the rear of the buildings. In addition, Engineering Services is concerned about the ability of this design to handle the large amount of stormwater runoff crossing this property. Staff, therefore, would recommend approval of this final map as redesigned with the following conditions:

- Conformance to the conditions of approval for the tentative map.
- Approval of the drainage plan as required by the Department of Engineering Services.
- Expunge that portion of condition #2 of Z-67-83 that requires rear yard parking.

3. Final Map - Metropolitan's Alta Meadows Unit No. 2

- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.
- A 16' minimum front yard setback be required.

4. Final Map - Metropolitan's Alta Meadows Unit No. 3

- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.
- A 16' minimum front yard setback be required.

5. Final Map - Lewis Homes Stonegate No. 4A

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

6. VAC-18-83

Staff recommends approval of this vacation with the one year to record statement and standard conditions.

7. VAC-19-83

Staff recommends approval of this vacation with the one year to record statement and the standard conditions. .

8. Master Plan of Streets and Highways Amendment - Decatur Boulevard

Amendment result of a
This is the request by the City of North Las Vegas that Las Vegas consider reducing the width of Decatur Boulevard from 60' to 50' since they had already reduced the east half of Decatur to 50' width within their jurisdiction. Staff recommends that the right-of-way width for the west one-half of Decatur Boulevard be reduced from 60' to 50' between Cheyenne Avenue and Moccasin Road.

10. Tentative Map - Desertwind

- Approval of zoning request Z-103-83.
- Conformance to the conditions of approval for Z-103-83.
- No vehicular access to Owens Avenue from the abutting lots.
- Wall statement.
- Provide for proper drainage as required by the Department of Engineering Services.

Standard conditions 1-3

FOSTER
Agenda Item Conditions
December 8, 1983
Page 3

SUPPLEMENTAL:

1. A-15-83(A)

This area consists of about 42.0 acres (gross). It has County R-E zoning, the City equivalent is N-U. Staff recommends approval.

2. Extension of Time - Tentative Map - Almond Tree Condominiums

The tentative map will expire 12/15/83. Staff recommends approval of a one year extension.

HAN:cme