

ANNOTATED AGENDA
CITY PLANNING COMMISSION

JANUARY 12, 1984

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

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

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

MINUTES: Approval of November 10, 1983, November 22, 1983,
and December 8, 1983 City Planning Commission minutes.

ACTION: APPROVED
COLEMAN/UNANIMOUS

OLD BUSINESS:

1. TENTATIVE MAP Property generally located on the southwest corner
of Vegas Drive and Rock Springs Drive, N-U Zone
LEWIS HOMES (under Resolution of Intent to R-CL).
RAINBOW PARK #8 Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8 No. of Lots: 55
(Abeyance from
12/8/83)

ACTION: ABEYANCE - UNTIL APPLICANT IS READY TO PROCEED
GUTHRIE/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE, AS REQUESTED BY THE APPLICANT

2. 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
12/8/83)

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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.

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

3. ZC-57-67 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.
PLOT PLAN
REVIEW

(Abeyance from
12/8/83)

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

3. ZC-57-67 (Continued)

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL - WITH THE STRUCTURE BEING ONE STORY IN HEIGHT
AND MOVED TO THE CENTER OF THE PROPERTY
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

NEW BUSINESS:

- | | |
|-------------------------|---|
| 1. TENTATIVE MAP | Property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, R-3 Zone. |
| SIERRA OESTE | Owner: Jack P. Libby, Et Al |
| ACTION: <u>APPROVED</u> | Subdivider: Young American Homes |
| TRACY/UNANIMOUS | No. of Acres: 9.07 No. of Lots: 39 |

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. No vehicular access to Lake Mead Boulevard from the abutting lots.
3. 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.
4. Dedication and temporary improved access be provided on Lake Mead Boulevard to this subdivision from Jones Boulevard as required by the Department of Engineering Services.
5. A waiver be permitted for the length of Block 1.
6. A drainage plan be provided as required by the Department of Engineering Services.
7. A knuckle be provided on the south side of the intersection of Vaccaro Drive and Gatewood Street with sewer and drainage facilities in the easement to the south as required by the Department of Engineering Services.

1. TENTATIVE MAP - SIERRA OESTE (Continued)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

2. FINAL MAP Property generally located on the south side of
 Lake Mead Boulevard, west of Jones Boulevard, R-3
 Zone.
 Owner: Jack P. Libby, Et Al
 Subdivider: Young American Homes
ACTION: APPROVED No. of Acres: 9.07 No. of Lots: 39
 MACK/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. TENTATIVE MAP Property generally located on the southwest corner
 of Craig Road and Lorenzi Boulevard, R-1 Zone (under
 Resolution of Intent to R-CL).
 Owner: Brandt Construction Company
ACTION: APPROVED Subdivider: Plaster Development Co.
 COLEMAN/UNANIMOUS No. of Acres: 7.1 No. of Lots: 50

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 conditions of approval for Z-84-81.
3. No vehicular access to the Oran K. Gragson Highway, Craig Road and Lorenzi Boulevard from the abutting lots.
4. 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.
5. Driveway locations to be approved by the Traffic Engineering Division.
6. A drainage study to be provided as required by the Department of Engineering Services.
7. A waiver be permitted for the length of the cul-de-sac street, Accent Court.
8. A waiver be permitted from the 30' lot frontage requirement on cul-de-sac lots, but that they not be less than 20'.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

4. TENTATIVE MAP Property generally located on the east side of Willow Trail, south of Spring Road, C-2 Zone.
THE EASTLAND Owner/Subdivider: Wallace Walters
(CONDOMINIUMS) No. of Acres: 0.27 No. of Units: 20

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the Flood Hazard Reduction Ordinance and a drainage study be provided as required by the Department of Engineering Services.
3. Applicant to meet requirements of the Department of Fire Services concerning water flow and hydrants.
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: FEBRUARY 1, 1984

5. TENTATIVE MAP Property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL).
LEWIS HOMES Owner/Subdivider: Lewis Homes of Nevada
STONEGATE #3 No. of Acres: 17.7 No. of Lots: 107
(REVISED)

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-21-83.
3. No vehicular access to Rainbow Boulevard and Alta Drive from the abutting lots.
4. 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.
5. Developer is responsible for any necessary modification or relocation of the existing traffic signal at the intersection of Rainbow Boulevard and Alta Drive.
6. A waiver be permitted for the length of Block D.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

6. TENTATIVE MAP Property generally located on the southeast corner
MARION ESTATES of Marion Drive and Bonanza Road, R-E Zone (under
Resolution of Intent to R-CL).
Owner: Del Cram
ACTION: APPROVED Subdivider: Ponderosa Construction
MACK/UNANIMOUS No. of Acres: 4.1 No. of Lots: 31

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. No vehicular access to Bonanza Road from the abutting lots.
3. 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.
4. A waiver be permitted to front residential lots, less than 100' wide, on Marion Drive, a Secondary Street.
5. Provide a drainage plan as required by the Department of Engineering Services.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

7. TENTATIVE MAP Property generally located on the northwest corner
WOODBURY MEDICAL of Charleston Boulevard and Sacramento Drive, P-R
CENTER (COMMERCIAL Zone.
CONDOMINIUMS) Owner: California Federal Savings & Loan
Subdivider: Woodbury Corporation
ACTION: APPROVED No. of Acres: 3.2 No. of Units: 35
JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

8. EXTENSION Request of PROFESSIONAL TOWER ASSOCIATES, LTD. for
OF TIME an Extension of Time on property generally located
TENTATIVE MAP on the north side of Lewis Avenue, between Las Vegas
PROFESSIONAL TOWER Boulevard and 6th Street, C-1 and C-2 Zones.
(COMMERCIAL
CONDOMINIUM)

8. EXTENSION OF TIME (Continued)

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Extension of Time shall be limited to a period of one year.

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

9. EXTENSION OF TIME Property generally located south of Charleston Boulevard and west of Durango Drive, N-U Zone (under Resolution of Intent to R-1).
TENTATIVE MAP Owner/Subdivider: Bailey & McGah
VALLEY WEST No. of Acres: 60 No. of Lots: 257
VIII

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITION:

1. Extension of time shall be limited to a period of one year.

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

10. VAC-20-83 Petition of Vacation submitted by VILLA BONITA OESTE AND DURABLE DEVELOPERS, INC. to vacate a portion of a ten (10) foot wide sewer and drainage easement generally located west of Realeza Court.

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. All necessary modifications to existing drainage facilities to be approved by the Department of Engineering Services.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: JANUARY 18, 1984 TO SET DATE FOR PUBLIC HEARING

11. VAC-21-83 Petition of Vacation submitted by THE NEVADA SAVINGS AND LOAN ASSOCIATION to vacate a portion of the fifty-four (54) foot radius at the northeast corner of Alexander Road and Lorenzi Boulevard.

ACTION: APPROVED
GUTHRIE/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.

11. VAC-21-83 (Continued)

2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: JANUARY 18, 1984 TO SET DATE FOR PUBLIC HEARING

12. EXTENSION
OF TIME

TENTATIVE MAP
TONOPAH VILLAGE

Request of ROBERT L. CONN for an Extension of Time on property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD17).

ACTION: APPROVED
MACK/UNANIMOUS

CONDITION:

1. Extension of Time shall be limited to a one year time period.

STAFF RECOMMENDATION: APPROVAL

THIS ACTION BY THE PLANNING COMMISSION IS FINAL

13. Z-61-82

EXTENSION
OF TIME

Request of ROBERT L. CONN for an Extension of Time on property generally located on the west side of Tonopah Drive, between Washington Avenue and West Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD17).

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire January 5, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

14. Z-1-84

ACTION: APPROVED
TRACY/UNANIMOUS

Application of JOHN L. DONART, ET AL for reclassification of property generally located on the southeast corner of Ducharme Avenue and Roland Wiley Way, from N-U to R-CL and R-1.
Proposed Use: Medium Low Density Residential

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Vacation of patent reservations.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

15. Z-42-82

PLOT PLAN
REVIEW

Request of ANDERSON DEBARTOLO PAN, INC. for a Plot Plan Review for the Care Unit Hospital of Southern Nevada on property located at 5100 W. Sahara Avenue, N-U Zone (under Resolution of Intent to C-1).

ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: DENIAL - EXCEPT FOR FIRE ACCESS WITH A LOCKED CRASH GATE
TO BE HEARD AGAIN BY THE PLANNING COMMISSION: JANUARY 24, 1984

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 7, 1984

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. The 3' shall be measured to the finished floor height.

STAFF RECOMMENDATION: APPROVAL FOR A MAXIMUM OF 2 FEET PROTESTS: 2
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

Request of JOE KOLASKY ON BEHALF OF F. WAYNE EDINGTON
AND CHARLES WILLIAMS for an Extension of Time on
property generally located on the east side of
Lorenzi Boulevard between Rosada Avenue and Hammer
Lane, R-E Zone (under Resolution of Intent to R-PD2).

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire January 5, 1985
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JANUARY 18, 1984

Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review to allow two (2) 12' x 24', 288 square foot outdoor advertising signs on property generally located on the west side of Nellis Boulevard between Bonanza Road and Stewart Avenue, C-2 Zone.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. These signs shall be a minimum of 200' from any other existing or permitted off-premise signs.

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

20. Z-66-64(38) Request of HERMAN GUIDRY for a Plot Plan Review
to conduct automobile repair work on property
located at 3010 Contract Avenue, C-1 Zone (under
Resolution of Intent to M).
PLOT PLAN
REVIEW

ACTION: APPROVED
MACK/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

21. SO-1-84 Request of RA HOMES for a Sales Office on property
located at 4404 Narit Drive, R-CL Zone.
SALES OFFICE

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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

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

DIRECTOR'S BUSINESS: ELECTION OF 1984 OFFICERS FOR THE PLANNING COMMISSION

MICHAEL MACK - Chairman

ACTION: APPROVED
JOHNSTON/5-0-1 (MACK ABSTAINED)

FRED L. KENNEDY - Vice Chairman

ACTION: APPROVED
TRACY/6-0 (KENNEDY EXCUSED FROM MEETING)

SUPPLEMENTAL AGENDA:

1. FINAL MAP Property generally located on the northwest
corner of Alta Drive and Rainbow Boulevard, R-1
Zone (under Resolution of Intent to R-CL).
LEWIS HOMES Owner/Subdivider: Lewis Homes of Nevada
STONEGATE #3 No. of Acres: 17.5 No. of Lots: 106
(REVISED)

ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE
TO BE HEARD AGAIN BY PLANNING COMMISSION: JANUARY 24, 1984

2. FINAL MAP Property generally located on the southwest
corner of Craig Road and Lorenzi Boulevard, R-1
Zone (under Resolution of Intent to R-CL).
ACCENT WEST Owner: Brandt Construction Co.
Subdivider: Plaster Development Co.
ACTION: APPROVED No. of Acres: 7.1 No. of Lots: 50
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.

2. FINAL MAP - ACCENT WEST (Continued)

2. Conformance with the tentative map.

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

STAFF RECOMMENDATION: APPROVAL

3. FINAL MAP

CIMARRON HEIGHTS
UNIT #2

Property generally located on the west side of
Cimarron Road, north of Alta Drive, N-U Zone
(under Resolution of Intent to R-CL).

Owner: Howard Rental Investment Co.

Subdivider: American Asphalt

ACTION: APPROVED

TRACY/UNANIMOUS

No. of Acres: 5.0 No. of Lots: 36

CONDITIONS:

1. Conformance with the tentative map.

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

STAFF RECOMMENDATION: APPROVAL

4. EXTENSION
OF TIME

TENTATIVE MAP
SUNSHINE VILLAGE

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

ACTION: APPROVED

MACK/UNANIMOUS

CONDITION:

1. Extension of Time shall be limited to a one year time period.

STAFF RECOMMENDATION: APPROVAL

THIS ACTION BY THE PLANNING COMMISSION IS FINAL

5. Z-78-72

USE REVIEW

Request of CARMINE V. CATELLO for a Use Review
to allow a photography studio on property located
at 1202 S. Highland Drive, C-1 Zone.

ACTION: APPROVED

JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

6. SO-2-84

SALES OFFICE

Request of METROPOLITAN DEVELOPMENT CORPORATION to
allow a sales office on property generally located
on the south side of Waterville Street, between
Lorenzi Street and Rainbow Boulevard, R-1 Zone
(under Resolution of Intent to R-CL).

ACTION: APPROVED

JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.

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

STAFF RECOMMENDATION: APPROVAL

THIS ACTION BY THE PLANNING COMMISSION IS FINAL

7. Z-66-64(39) Request of HOWLETT OLSON for a Plot Plan Review
on property located at 41 N. Mojave Road, C-1
ACTION: APPROVED Zone (under Resolution of Intent to M).
TRACY/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
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. Approval of the parking and driveway plans by the Traffic Engineer.

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

8. C1-1-76 Request of JOSEPH BOLOGNESE for a Use Review to
allow brake repairs to include drum turning on
property located at 3800 W. Sahara Avenue, C-C Zone.
USE REVIEW

ACTION: APPROVED
GUTHRIE/UNANIMOUS

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

9. AV-1-84 Request of ROGER A. PRIMO for an Administrative
Variance to allow a 19,283 square foot lot where
a minimum of 20,000 square feet is required on
property located at 5409 Bat Masterson Circle,
R-E Zone.
ADMINISTRATIVE
VARIANCE

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITION:

1. The property lines be adjusted by a revised plat map.

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

10. Z-75-80 Request of KEITH HAFEN for a Plot Plan Review to
allow a fourplex on property located at 4899 East
Owens Avenue, R-2 Zone (under Resolution of Intent
to R-3).
PLOT PLAN
REVIEW

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Conformance to the revised plot plan and elevations.

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

11. Z-76-79 Request of KALB CONSTRUCTION COMPANY for a Plot
Plan Review to allow a retail furniture store on
property generally located on the southwest corner
of Doe Avenue and Decatur Boulevard, R-3 Zone
(under Resolution of Intent to C-1).
PLOT PLAN
REVIEW

ACTION: APPROVED
JOHNSTON/UNANIMOUS

11. Z-76-79 (Continued)

CONDITIONS:

1. Conformance to the revised plot plan and elevations.
2. Conformance to all of the original conditions of approval of Z-76-79.

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

12. Z-29-70 Request of DONREY OUTDOOR ADVERTISING COMPANY for
 a Plot Plan Review to allow a 12' x 24' off-premise
 sign on property located at 1510 N. Jones Boulevard,
 C-1 Zone.

ACTION: DENIED
 JOHNSTON/4-1 (BUGBEE: NO)

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

13. Z-69-73 Request of DONREY OUTDOOR ADVERTISING COMPANY for
 a Plot Plan Review to allow a 12' x 24' off-premise
 sign on property located at 2351 N. Jones Boulevard,
 C-1 Zone

ACTION: DENIED
 JOHNSTON/4-1 (BUGBEE: NO)

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

14. AV-2-84 Request of RESCOM CONSTRUCTION COMPANY ON BEHALF OF
 JUAN DIAZ for an Administrative Variance on property
 located at 1101 Ingraham, R-1 Zone.

ACTION: APPROVED
 GUTHRIE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

15. Z-32-82 Request of SAHARA PROPERTIES, A GENERAL PARTNERSHIP
 for a Reinstatement and Extension of Time on property
 generally located on the northwest corner of West
 Sahara Avenue and Potosi Street, N-U Zone (under
 Resolution of Intent to C-1).

ACTION: APPROVED
 TRACY/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire February 1, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

16. SO-3-84

SALES OFFICE

ACTION: ABEYANCE
TRACY/UNANIMOUS

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY THE PLANNING COMMISSION: JANUARY 24, 1984

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JANUARY 12, 1984

MINUTES:

November 10, 1983, APPROVED - COLEMAN/AYES: Tracy, Johnston, Mack,
November 22, 1983 Bugbee, Guthrie, Coleman
December 8, 1983 NOES: None

OLD BUSINESS:

1. TENTATIVE MAP ABEYANCE - GUTHRIE/AYES: Tracy, Johnston, Mack,
LEWIS HOMES Bugbee, Guthrie, Coleman
RAINBOW PARK #8 NOES: None

(Abeyance from
12/8/83)

2. AR-7-83 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
AESTHETIC REVIEW Bugbee, Guthrie, Coleman
NOES: None

(Abeyance from 12/8/83)

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

3. ZC-57-67 APPROVED - MACK/AYES: Tracy, Johnston, Mack,
PLOT PLAN REVIEW Bugbee, Guthrie
NOES: Coleman

(Abeyance from
12/8/83)

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

- a. Reverse the plan by placing
the building on the east side
of the site.
 - b. Provide a 6' block wall along
the south and west property
lines.
2. Standard conditions 2-8.

PROTESTS: 0

3. TENTATIVE MAP
(Continued)

6. Waiver be permitted for the length of the cul-de-sac street, Accent Court.
7. Waiver be permitted from the 30' lot frontage requirement on cul-de-sac lots, but that they not be less than 20'.
8. Standard conditions 1-3.

4. TENTATIVE MAP
THE EASTLAND
(CONDOMINIUMS)

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

- SPECIAL CONDITIONS:
1. Conformance to the Flood Hazard Reduction Ordinance and a drainage study be provided as required by the Dept. of Engineering Services.
 2. Applicant to meet requirements of the Dept. of Fire Services concerning water flow and hydrants.
 3. Standard conditions 1-3.

5. TENTATIVE MAP
LEWIS HOMES
STONEGATE #3
(REVISED)

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-21-83.
 2. No vehicular access to Rainbow Blvd. and Alta Dr.
 3. Wall statement.
 4. Developer is responsible for any necessary modification or relocation of the existing traffic signal at the intersection of Rainbow Blvd. and Alta Dr.
 5. Waiver be permitted for the length of Block D.
 6. Standard conditions 1-3.

6. TENTATIVE MAP APPROVED - MACK/AYES: Tracy, Johnston, Mack,
MARION ESTATES NOES: Bugbee, Guthrie, Coleman
None

SPECIAL CONDITIONS:

1. No vehicular access to Bonanza Rd. from the abutting lots.
2. Wall statement.
3. Waiver be permitted to front residential lots, less than 100' wide, on Marion Dr., a secondary street.
4. Provide a drainage plan as required by the Dept. of Engineering Services.
5. Standard conditions 1-3.

7. TENTATIVE MAP APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
WOODBURY MEDICAL NOES: Bugbee, Guthrie, Coleman
CENTER (COMMERCIAL
CONDOMINIUMS)

SPECIAL CONDITIONS: 1. Amend CC&R's to stipulate that pharmacies and operating facilities be utilized only by doctors and dentists within this project.

2. Standard conditions 1-3.

8. EXTENSION OF TIME APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
NOES: None

TENTATIVE MAP
PROFESSIONAL TOWER
(COMMERCIAL
CONDOMINIUM)

SPECIAL CONDITIONS: 1. One-year time limit.

9. EXTENSION OF TIME APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
NOES: None

TENTATIVE MAP
VALLEY WEST VIII

SPECIAL CONDITIONS: 1. One-year time limit.

10. VAC-20-83 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
NOES: None

SPECIAL CONDITIONS: 1. One year to record statement.
2. All necessary modifications to existing drainage facilities to be approved by the Dept. of Engineering Services.
3. Standard conditions 1-3.

PROTESTS: 0

11. VAC-21-83 APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
NOES: None

SPECIAL CONDITIONS: 1. One year to record statement.
2. Standard conditions 1-3.

PROTESTS: 0

12. EXTENSION OF TIME APPROVED - MACK/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
NOES: None

TENTATIVE MAP
TONOPAH VILLAGE

SPECIAL CONDITIONS: 1. One-year time limit.

13. Z-61-82 APPROVED - MACK/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
EXTENSION OF TIME NOES: None

SPECIAL CONDITIONS: 1. Resolution of Intent shall expire January 5, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

14. Z-1-84 APPROVED - TRACY/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan and elevations.
2. Recording of a final map.
3. Vacation of patent reservations.
4. Repair any damage to the existing street improvements resulting from this development as required
(SEE PAGE 6)

14. Z-1-84

by the Dept. of Engineering
Services.

5. Provision of fire hydrants
and water flow as required
by the Dept. of Fire Services.

PROTESTS: 0

15. Z-42-82

PLOT PLAN
REVIEW

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

PROTESTS: 1

16. Z-23-83

REVIEW OF
CONDITION

DENIED - TRACY/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
NOES: None

17. LG-1-84

LOT GRADING
REVIEW

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

PROTESTS: 2

18. Z-57-82

EXTENSION
OF TIME

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

SPECIAL CONDITIONS: 1. Resolution of Intent shall
expire January 5, 1985.

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

19. Z-55-76

PLOT PLAN
REVIEW

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

- SPECIAL CONDITIONS: 1. Conformance to the plot plan
and elevations.
2. These signs shall be a minimum
of 200 feet from any other
existing or permitted off-
premise signs.

20. Z-66-64(38)

PLOT PLAN
REVIEW

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

- SPECIAL CONDITIONS: 1. Conformance to the plot plan.

21. SO-1-84

SALES OFFICE

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

- SPECIAL CONDITIONS: 1. Conformance to the plot plan.
2. This use shall cease in two
years or whenever the last
unit in the tract is sold,
whichever occurs first.

DIRECTOR'S BUSINESS:

1. Election of Officers for 1984.

APPROVED MICHAEL MACK FOR CHAIRMAN - JOHNSTON/AYES: Tracy, Johnston,
Bugbee, Guthrie,
Coleman
NOES: None
ABSTAINED: Mack

APPROVED FRED KENNEDY FOR VICE CHAIRMAN - TRACY/AYES: Unanimous

SUPPLEMENTAL AGENDA:

1. FINAL MAP

LEWIS HOMES
STONEGATE #3
(REVISED)

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

- [illegible]

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

3. FINAL MAP APPROVED - TRACY/AYES: Tracy, Johnston, Mack,
CIMARRON HEIGHTS Bugbee, Guthrie, Coleman
UNIT #2 NOES: None

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

4. EXTENSION OF APPROVED - MACK/AYES: Tracy, Johnston, Mack,
TIME Bugbee, Guthrie, Coleman
NOES: None
TENTATIVE MAP
SUNSHINE VILLAGE

- SPECIAL CONDITION: 1. One-year time limit.

5. Z-78-82 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
USE REVIEW NOES: Bugbee, Guthrie, Coleman
None

6. SO-2-84 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
SALES OFFICE NOES: Bugbee, Guthrie, Coleman
None

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
 2. This use shall cease within two years or whenever the last unit in the tract is sold, whichever occurs first.

7. Z-66-64(39) APPROVED - TRACY/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan.
2. Standard conditions 2 and 6.

8. C1-1-76 APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
USE REVIEW NOES: None

9. AV-1-84 APPROVED - COLEMAN/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
ADMINISTRATIVE NOES: None
VARIANCE

SPECIAL CONDITION: 1. Revision of the plat by lot
line adjustment.

10. Z-75-80 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
PLOT PLAN NOES: None
REVIEW

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

11. Z-76-79 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
PLOT PLAN NOES: None
REVIEW

SPECIAL CONDITIONS: 1. Conformance to the revised
plot plan and elevations.
2. Conformance to all of the
original conditions of
approval of Z-76-79.

12. Z-29-70 DENIED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
NOES: Bugbee
PLOT PLAN EXCUSED: Tracy
REVIEW

13. Z-69-73 DENIED - JOHNSTON/AYES: Johnston, Mack, Guthrie, Coleman
 NOES: Bugbee
PLOT PLAN EXCUSED: Tracy
REVIEW

14. AV-2-84 APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
ADMINISTRATIVE NOES: None
VARIANCE

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

15. Z-32-82 APPROVED - TRACY/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
REINSTATEMENT NOES: None
AND EXTENSION
OF TIME

SPECIAL CONDITIONS:

1. Resolution of Intent shall expire February 1, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

16. SO-3-84 ABEYANCE - TRACY/AYES: Tracy, Johnston, Mack,
Bugbee, Guthrie, Coleman
SALES OFFICE NOES: None

NOTICE OF PUBLIC HEARING

JANUARY 12, 1984

Notice is hereby given that on January 12, 1984 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-1-84

JOHN L. DONART, ET AL FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHEAST
CORNER OF DUCHARME AVENUE AND ROLAND WILEY WAY.

FROM: N-U (NON-URBAN)

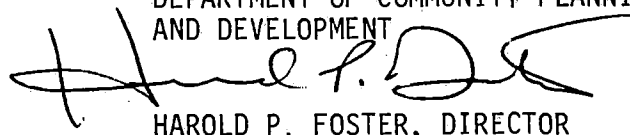
TO: R-CL (SINGLE FAMILY COMPACT LOT) AND
R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USES:

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 33,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

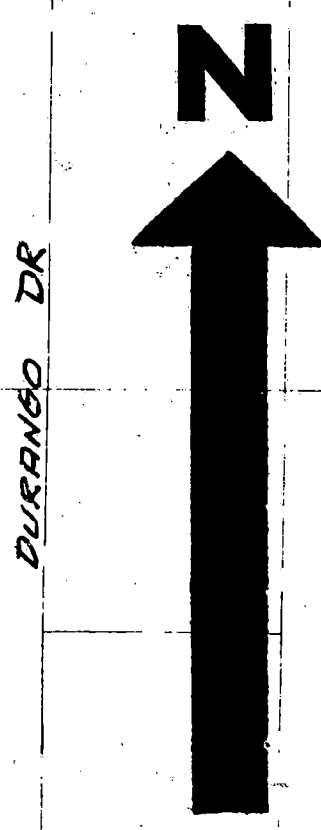
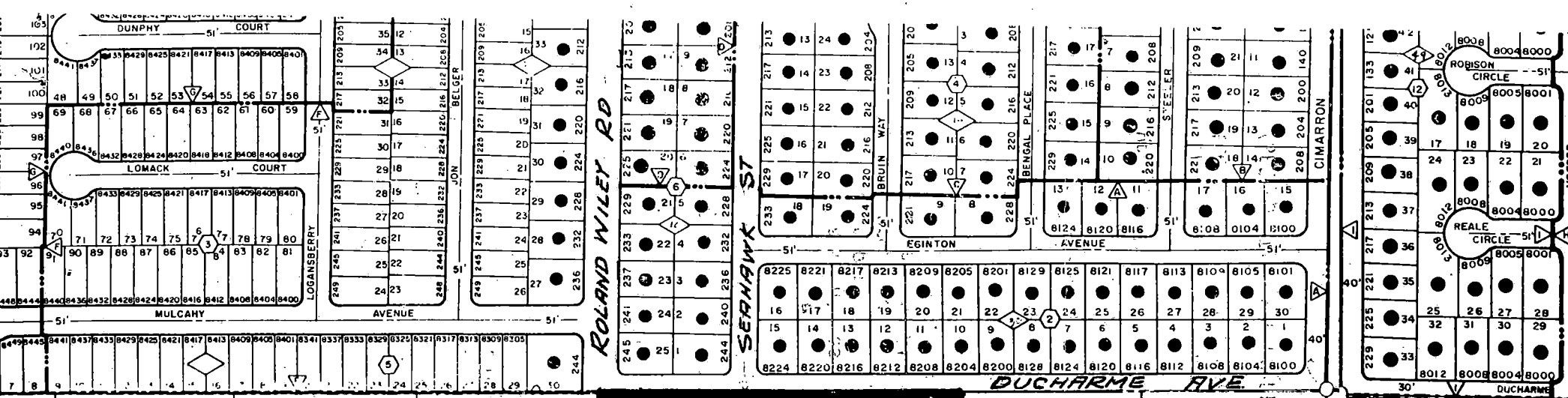


HAROLD P. FOSTER, DIRECTOR

HPF:cme

(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.)



COUNTY

CITY LIMITS

Z-1-84

ALTA DR

DRIVE

NOTICE OF PUBLIC HEARING

JANUARY 12, 1984

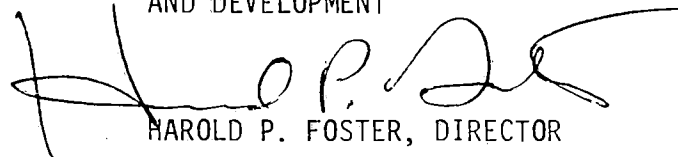
Notice is hereby given that on January 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

LG-1-84

REQUEST OF RICHARD B. TAYLOR FOR A LOT
GRADING REVIEW TO ALLOW THE GRADE OF THE
LOT FOR A PROPOSED RESIDENCE TO BE RAISED
TO A HEIGHT OF THREE FEET (3') ABOVE THE
EXISTING GRADE ON PROPERTY LOCATED AT
820 TROTTER CIRCLE, R-PD2 ZONE.

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 lot grading review; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

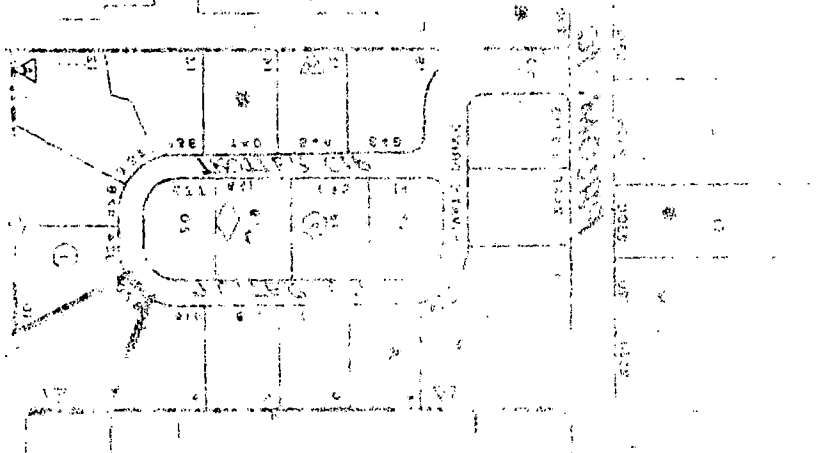
NOTICE OF PUBLIC HEARING

JANUARY 12, 1984

Notice is hereby given that on January 12, 1984 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-42-82

REQUEST OF CAREUNIT HOSPITAL OF SOUTHERN NEVADA FOR A PLOT PLAN REVIEW TO ALLOW INGRESS AND EGRESS FOR SERVICE VEHICLES FROM EDMOND STREET WHICH WAS PROHIBITED BY A CONDITION OF APPROVAL ON PROPERTY LOCATED AT 5100 W. SAHARA AVENUE, C-1 ZONE.



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.

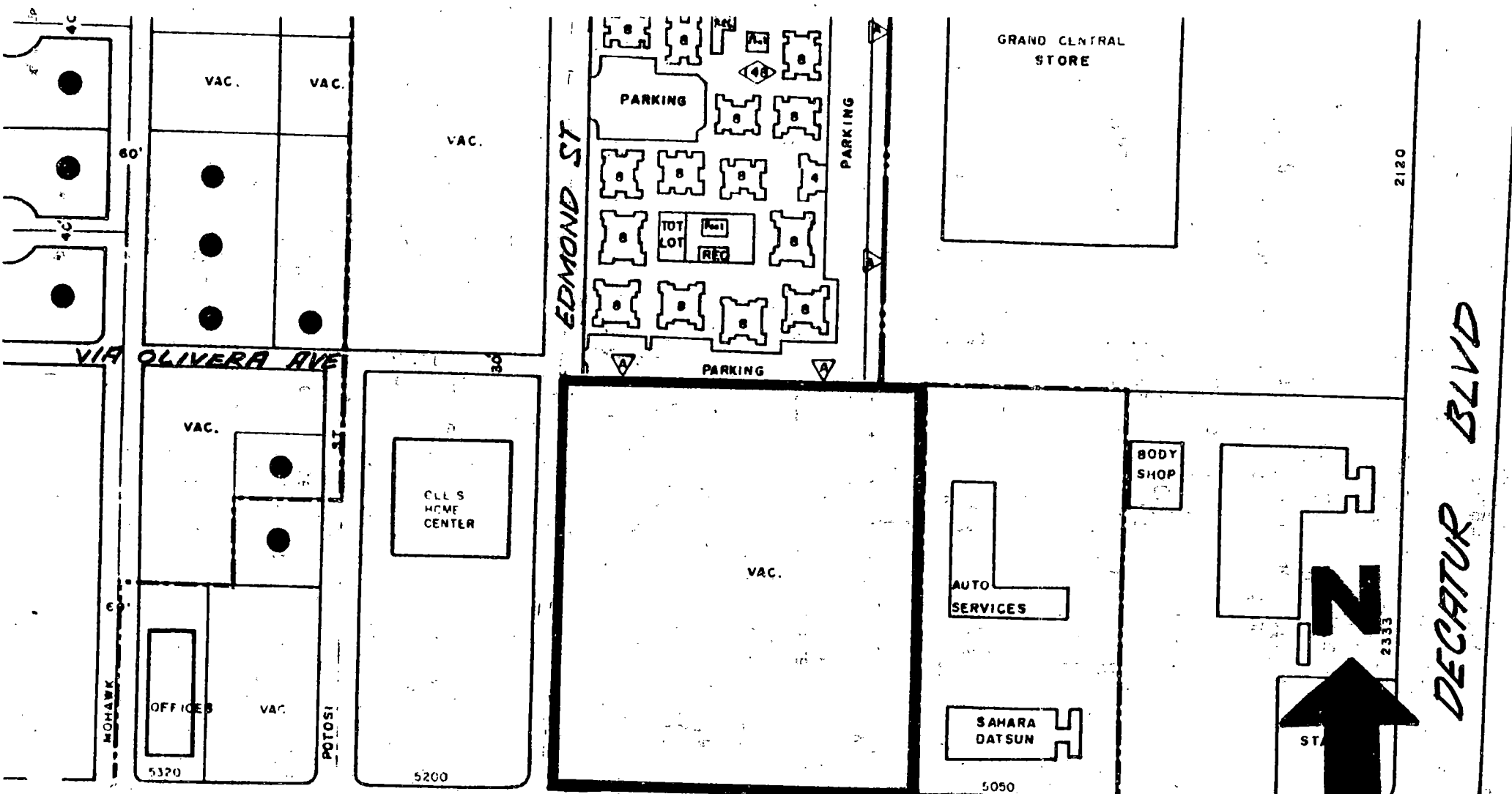
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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.)



SAHARA AVE

L-42-82
COUNTY

MINUTES

CITY PLANNING COMMISSION

JANUARY 12, 1984

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
Mrs. Tracy
Mr. Johnston
Mr. Mack
Mr. Guthrie
Mrs. Coleman

EXCUSED:

Mr. Kennedy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Harry Von Busch, Planner
Val Steed, Deputy City Attorney
Linda Owens, Recording Secretary

ANNOUNCEMENT:

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

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the November 10, 1983, November 22, 1983 and December 8, 1983 City Planning Commission meetings. Motion for APPROVAL carried unanimously.

OLS BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES
RAINBOW PARK #8

(Abeyance from
12/8/83)

TABLED

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

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

MR. FOSTER stated the applicant contacted the Department of Community Planning and Development and requested this item be held in abeyance. Staff would like to take this item off the agenda until such time as the applicant is ready to proceed.

MR. GUTHRIE made a Motion to TABLE the Tentative Map for Lewis Homes, Rainbow Park #8, until the applicant is ready to proceed with this development.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

2. AR-7-83

AESTHETIC
REVIEW

(Abeyance from
12/8/83)

APPROVED

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 was held in abeyance so the applicant could submit designs. This building is located on the northeast corner of Alta and Highland and abuts the I-15 freeway to the east. There is parking to the west off Highland and Alta. Initially this was a one-story building, but now they have changed the design to a two-story structure. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Install curb, gutters and sidewalks on Highland Drive and Alta Drive as required by the Department of Engineering Services.

ELISIAH LOUIS, III, 3750 Arville Street, appeared and represented the applicant. This building will be utilized for offices. They are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of AR-7-83, Aesthetic Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced no further action would be taken on this item.

3. ZC-57-67

PLOT PLAN
REVIEW

(Abeyance from
12/8/83)

APPROVED

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 item was held in abeyance from the last meeting so the applicant could meet with the property owners in the area that abut this property to the south. There is a convenience store on the corner of Smoke Ranch and Decatur. They are now proposing a two-story office building along the westerly portion of the property 5 feet from the west property line and 5 feet from the south with parking to the east. There are R-E lots backing up to the south as well as R-E lots fronting on Smoke Ranch immediately to the west. They are now proposing a two-story building 5 feet from the south and west property lines, but in an "L" shape. Staff feels this should be a one-story building along the easterly part of the site with the parking to the south and west. Staff would also like a 6-foot block wall along the south and west property lines and subject to standard conditions 2 through 8.

RONN REISS, 1516 South Eastern Avenue, appeared and represented the applicant. The design of the building was changed from rectangular to "L" shaped. There won't be any windows on the back of this building and all the air conditioners, except one, are on the front of each of the units. It would not be economically feasible to construct a one-story building on the site. The building will be 20 feet high and the convenience store is approximately 14 feet high.

ART BAKER, Silver Eagle Construction, 3225 N. Sisk Avenue, appeared to represent the application. He met with the property

3. ZC-57-67

(Continued)

owners and have complied with their requests in this revised plot plan.

No one appeared in opposition.

MR. MACK made a Motion for APPROVAL of ZC-57-67, Plot Plan Review, subject to staff's recommendations except that it shall allow a two-story building.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

SIERRA OESTE

APPROVED

Property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, R-3 Zone.

Owner: Jack P. Libby, Et Al

Subdivider: Young American Homes

No. of Acres: 9.07 No. of Lots: 39

MR. NULL stated staff would recommend approval, subject to:
1) No vehicular access to Lake Mead Boulevard from the abutting lots, 2) Wall statement, 3) Dedication and temporary improved access be provided on Lake Mead Boulevard to this subdivision from Jones Boulevard as required by the Department of Engineering Services, 4) Drainage plan be provided as required by the Department of Engineering Services, and 5) Knuckle be provided on the south side of the intersection of Vaccaro and Gatewood Drive with sewer and drainage facilities provided in the easement area on the south as required by the Department of Engineering Services, and the normal conditions. Further, a waiver will be necessary for the length of Block 1. Staff would recommend approval of the waiver.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the owners of the property. They concur with staff's recommendations.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Sierra Oeste, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

2. FINAL MAP

SIERRA OESTE

APPROVED

Property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, R-3 Zone.

Owner: Jack P. Libby, Et Al

Subdivider: Young American Homes

No. of Acres: 9.07

No. of Lots: 39

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

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the owners of the property. They concur with staff's recommendations.

MR. MACK made a Motion for APPROVAL of the Final Map for Sierra Oeste.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP

ACCENT WEST

APPROVED

Property generally located on the southwest corner of Craig Road and Lorenzi Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Brandt Construction Company

Subdivider: Plaster Development Company

No. of Acres: 7.1

No. of Lots: 50

MR. NULL stated staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-84-81, 2) No vehicular access to the Oran K. Gragson Highway, Craig Road and Lorenzi Boulevard from the abutting lots, 3) Wall statement, 4) Driveway locations to be approved by the Traffic Engineering Division, and 5) Drainage study to be provided as required by the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval. A waiver is necessary for the length of the cul-de-sac street, which is Accent Court, and a waiver is necessary from the 30-foot lot frontage requirement on cul-de-sac lots, but that they not be less than 20 feet. Staff would recommend approval of the waivers. Further, approval of this tentative map constitutes a plot plan review for Z-84-81.

RICHARD PLASTER, 1908 Bluejay Circle, appeared to represent the application. They are in agreement with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Accent West, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

4. TENTATIVE MAP

THE EASTLAND
(CONDOMINIUMS)

APPROVED

Property generally located on the east side of Willow Trail, south of Spring Road, C-2 Zone.

Owner/Subdivider: Wallace Walters

No. of Acres: 0.27 No. of Units: 20

MR. NULL stated this is an air space condominium. Staff would recommend the following conditions: 1) Conformance to the Flood Hazard Reduction Ordinance and a drainage study be provided as required by the Department of Engineering Services, 2) Applicant to meet the requirements of the Department of Fire Services concerning water flow and hydrants. With these conditions and the normal conditions, staff would recommend approval.

STEVE TURNER, Baughman & Turner, appeared and represented the applicant.

MR. FOSTER stated now the applicant is proposing 20 condominium units on this property as allowed in the existing C-2 zone. This is the property where R-3 zoning was denied for a fourplex. They will have to obtain their water from the Eastland Heights Water District or extend the City's water system to this property.

STEVE TURNER felt they would tie into the Eastland Heights Water District which is about 500 feet away.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for The Eastland (Condominiums), subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

5. TENTATIVE MAP

LEWIS HOMES
STONEGATE #3
(REVISED)

APPROVED

Property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 17.7 No. of Lots: 107

MR. NULL stated staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-21-83, 2) No vehicular access to Rainbow Boulevard and Alta Drive from the abutting lots, 3) Wall statement, 4) Developer is responsible for any necessary modification or relocation of the existing traffic signal at the intersection of Rainbow Boulevard and Alta Drive. With these conditions, and the normal conditions, staff would recommend approval. Also, a waiver will be necessary for the length of Block D. Staff would recommend approval of the waiver. It should be noted that this tentative map constitutes a revision to the plot plan for Z-21-83 by providing a 10 foot front setback with the garage set back 18 feet.

NICK DANE, Lewis Homes of Nevada, appeared to represent the application. They concur with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Lewis Homes, Stonegate #3 (Revised), subject to staff's conditions.

5. TENTATIVE MAP

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

6. TENTATIVE MAP

MARION ESTATES

APPROVED

Property generally located on the southeast corner of Marion Drive and Bonanza Road, R-E Zone (under Resolution of Intent to R-CL).

Owner: Del Cram

Subdivider: Ponderosa Construction

No. of Acres: 4.1 No. of Lots: 31

MR. NULL stated staff would recommend the following conditions: 1) No vehicular access to Bonanza Road from the abutting lots, 2) Wall statement, and 3) Provide a drainage plan as required by the Department of Engineering Services, and the normal conditions. Further, a waiver is necessary to front the residential lots, less than 100 feet wide, on Marion Drive, a secondary street. The lots across the street are fronting on Marion Drive and also the lots farther to the south, so staff would recommend approval of the waiver.

KEN FARRIMOND, 3407 South El Camino Road, appeared and represented the application. They concur with staff's recommendations.

MR. MACK made a Motion for APPROVAL of the Tentative Map for Marion Estates, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

7. TENTATIVE MAP

WOODBURY MEDICAL
CENTER (COMMERCIAL
CONDOMINIUMS)

APPROVED

Property generally located on the northwest corner of Charleston Boulevard and Sacramento Drive, P-R Zone.

Owner: California Federal Savings & Loan

Subdivider: Woodbury Corporation

No. of Acres: 3.2 No. of Units: 35

MR. NULL stated this is an existing commercial structure proposed for condominium conversion. Staff would recommend the following conditions: 1) Amend CC&R's to stipulate that pharmacies and operating facilities be utilized only by doctors and dentists within this project. With this condition, and the normal conditions, staff would recommend approval.

LYNN WOODBURY, Woodbury Corporation, Salt Lake City, Utah, appeared to represent the application. They concur with staff's recommendations.

7. TENTATIVE MAP
(Continued)

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Woodbury Medical Center (Commercial Condominiums), subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

8. EXTENSION OF
TIME

TENTATIVE MAP
PROFESSIONAL TOWER
(COMMERCIAL
CONDOMINIUMS)

Request of PROFESSIONAL TOWER ASSOCIATES, LTD. for an Extension of Time on property generally located on the north side of Lewis Avenue between Las Vegas Boulevard and 6th Street, C-1 and C-2 Zones.

MR. NULL stated staff would recommend approval of a one-year extension.

APPROVED

KEVIN BUCKLEY, 401 South 3rd Street, appeared and represented the applicant.

MR. JOHNSTON made a Motion for APPROVAL of an Extension of Time for the Tentative Map for Professional Tower (Commercial Condominiums).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

9. EXTENSION OF
TIME

TENTATIVE MAP
VALLEY WEST
VIII

Property generally located south of Charleston Boulevard and west of Durango Drive, N-U Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Bailey & McGah
No. of Acres: 60 No. of Lots: 257

MR. NULL stated staff would recommend approval of a one-year extension.

APPROVED

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the developers.

MR. GUTHRIE made a Motion for APPROVAL of an Extension of Time for the Tentative Map for Valley West VIII.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

10. VAC-20-83

APPROVED

Petition of Vacation submitted by VILLA BONITA OESTE AND DURABLE DEVELOPERS, INC. to vacate a portion of a ten foot (10') wide sewer and drainage easement generally located west of Realeza Court.

MR. NULL stated this Vacation request consists of 5 feet of a 10-foot drainage easement. The applicants are going to provide the City with a deed to another 5 feet on the south, thereby moving the easement to the south 5 feet. Staff would recommend approval, subject to the following conditions: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, 2) All necessary modifications to existing drainage facilities to be approved by the Department of Engineering Services, and 3) Standard conditions 1 through 3.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the applicants. This Vacation request is to facilitate a realignment.

MR. JOHNSTON made a Motion for APPROVAL of VAC-20-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced a date will be set for a public hearing on this item at the January 18, 1984 City Council meeting.

11. VAC-21-83

APPROVED

Petition of Vacation submitted by THE NEVADA SAVINGS AND LOAN ASSOCIATION to vacate a portion of the fifty-four foot (54') radius at the northeast corner of Alexander Road and Lorenzi Boulevard.

MR. NULL stated this Vacation request is to reduce a 54 foot radius 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 1 through 3.

HELMUT OGRIS, 2810 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of VAC-21-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced a date will be set for a public hearing on this item at the January 18, 1984 City Council meeting.

12. EXTENSION
OF TIME

TENTATIVE MAP
TONOPAH VILLAGE

APPROVED

Request of ROBERT L. CONN for an Extension of Time on property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD17).

MR. NULL stated staff would recommend approval of a one-year extension.

ROBERT L. CONN appeared to represent the application.

MR. MACK made a Motion for APPROVAL of the Extension of Time for the Tentative Map for Tonopah Village.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

13. Z-61-82

EXTENSION
OF TIME

APPROVED

Request of ROBERT L. CONN for an Extension of Time on property generally located on the west side of Tonopah Drive, between Washington Avenue and West Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD17).

MR. FOSTER stated staff would recommend approval, subject to: 1) Resolution of Intent expiring on January 5, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

ROBERT L. CONN appeared to represent the application.

MR. MACK made a Motion for APPROVAL of Z-61-82, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

14. Z-1-84

APPROVED

Application of JOHN L. DONART, ET AL for reclassification of property generally located on the southeast corner of Ducharme Avenue and Roland Wiley Way, from N-U (Non-Urban) to R-CL (Single-Family Compact Lot) and R-1 (Single-Family Residence).
Proposed Use: Medium-Low Density Residential

MR. FOSTER stated there is existing improved R-CL to the east and northwest. Immediately to the north is R-1. This is a 10-acre site. They are proposing a density of 6.7 units per gross acre or a total of 69 units, including a row of R-1 along the south side of Ducharme Avenue. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Vacation of patent reservations. Staff does not have any protests on record.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the applicants. They concur with staff's recommendations.

14. Z-1-84

(Continued)

MRS. TRACY made a Motion for APPROVAL of Z-1-84, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

15. Z-42-82

PLOT PLAN
REVIEW

ABEYANCE

Request of ANDERSON DEBARTOLO PAN, INC. for a Plot Plan Review for the Care Unit Hospital of Southern Nevada on property located at 5100 West Sahara Avenue, N-U Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is a request to change one of the conditions of the rezoning of this property that prohibited access to Edmond Street. The applicant is requesting an access to Edmond Street to a fire hydrant on the west side of the street and they would like to have the opening as a direct service entrance for the loading area on the west side of the building. This access was discussed indepth at the various hearings on the rezoning and there was a protest factor from the residents to the north-west. There was concern about cars leaving the property and going north. Staff has no objection to a locked gate that will be used only in emergency fire access, but the service driveway should come from the front of the property along the west side and back to the docks as previously approved. Staff would recommend denial of this request, except if there were a crash gate installed.

No one appeared to represent the applicant.

DALE BAKER, 5320 West O'Bannon, appeared in protest. When this was approved at the City Council meeting, the protestants were promised there would be a block wall along Edmond Street with no ingress and egress and the applicants had agreed to that condition. He was not in favor of a locked gate on Edmond Street.

MR. MACK made a Motion for ABEYANCE of Z-42-82, Plot Plan Review, because the applicant was not represented.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

MR. FOSTER announced this item would be heard again by the City Planning Commission on January 24, 1984 at 7:30 P.M.

16. Z-23-83

REVIEW OF
CONDITION

DENIED

Request of MERCY AMBULANCE, INC. for a Review of Condition to allow an additional on-site access for ambulances to the west end of the garage on property located at 1126 South Highland Drive, P-R Zone.

MR. FOSTER stated that at the time this ambulance maintenance building was approved there was some concern about screening the maintenance building from the residential area to the south-west. The applicants are requesting a condition be changed which required an 8-foot block wall from the north property line along Desert Lane to the driveway opening, then east approximately half way to the driveway through a canopy that goes through the property. From half that distance to the canopy there would be a planter that would have tall landscaping to screen the maintenance building. Now, they are requesting vehicular access where the landscaping planters are required. However, the applicant would extend the block wall approximately half way and keep the remainder open for the ambulances. Staff would recommend denial because the ambulances can be seen from outside the property.

DAVID SKOFF, 425 Las Castas Way, appeared and represented Mercy Ambulance, Inc. This proposal would make it more convenient to maneuver the ambulances on the premises.

MRS. TRACY made a Motion for DENIAL of Z-23-83, Review of Condition.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

17. LG-1-84

LOT GRADING
REVIEW

APPROVED

Request of RICHARD B. TAYLOR for a Lot Grading Review to increase the grade 3 feet above the existing grade level for a proposed residence on property located at 820 Trotter Circle, R-PD2 Zoning.

MR. FOSTER stated this is in a planned development south of Palomino Lane. There's a small looped street in front of this property. There is an existing house to the east. The lots to the north are vacant at the present time. The applicant is proposing a single-family residence approximately 3 feet above the existing grade. There is an ordinance indicating that any increase in grade over 2 feet must be approved by staff. If staff does not approve it, the applicant may appeal it to the Planning Commission and City Council. Staff is recommending denial of the 3' high grade increase.

RICHARD B. TAYLOR, 1812 Ortiz Street, appeared for the application. By raising his house 3 feet, it will still be 7 feet below the adjoining house. There will not be any windows on the side of the house where his neighbor's house is located.

MR. FOSTER stated the surrounding property owners were notified and staff received two protests. He stated the 3' would be to the finished floor level.

MR. JOHNSTON made a Motion for APPROVAL of LG-1-84, Lot Grading Review.

Voting was as follows:

17. LG-1-84

(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

18. Z-57-82

EXTENSION
OF TIME

APPROVED

Request of JOE KOLASKY ON BEHALF OF F. WAYNE EDINGTON AND CHARLES WILLIAMS for an Extension of Time on property generally located on the east side of Lorenzi Boulevard between Rosada Avenue and Hammer Lane, R-E Zone (under Resolution of Intent to R-PD2).

MR. FOSTER stated this is their first request for an extension. Staff would recommend approval, subject to:
1) Resolution of Intent shall expire January 5, 1985,
2) Conformance to all ordinance amendments enacted subsequent to the original conditions of approval.

MR. GUTHRIE made a Motion for APPROVAL of Z-57-82, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on January 18, 1984.

19. Z-55-76

PLOT PLAN
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review to allow two (2) 12' x 24', 288 square foot outdoor advertising signs on property generally located on the west side of Nellis Boulevard between Bonanza Road and Stewart Avenue, C-2 Zone.

MR. FOSTER stated they are proposing two standard billboards, one on the north side of the property adjacent to Nellis Blvd. and one on the south portion. Staff feels that since these signs would be on a major street, it would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) These signs shall be a minimum of 200 feet from any other existing or permitted off-premise signs.

BRETT REALE, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared and represented the application. They are in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of Z-55-76, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

20. Z-66-64(38)

PLOT PLAN
REVIEW

APPROVED

Request of HERMAN GUIDRY for a Plot Plan Review to conduct automobile repair work on property located at 3010 Contract Avenue, C-1 Zone (under Resolution of Intent to M).

MR. FOSTER stated the applicant would like to convert the property to a garage. Staff would recommend approval since the whole area is destined for industrial zoning, subject to:
1) Conformance to the plot plan.

HERMAN GUIDRY, 3010 Contract Avenue, appeared for the application as the owner of the property.

MR. MACK made a Motion for APPROVAL of Z-66-64(38), Plot Plan Review, subject to staff's condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

21. S0-1-84

SALES OFFICE

APPROVED

Request of RA HOMES for a Sales Office on property located at 4404 Narit Drive, R-CL Zone.

MR. FOSTER stated the applicant is requesting a sales office in an R-CL development. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) This use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

MR. JOHNSTON made a Motion for APPROVAL of S0-1-84, Sales Office, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

DIRECTOR'S BUSINESS:

1. Election of Officers for 1984.

MR. JOHNSTON made a Motion to elect MICHAEL MACK as CHAIRMAN.

Voting was as follows:

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

"NOES" None

"ABSTAINED" Mr. Mack

Motion carried unanimously.

1. Election of Officers for 1984.

(Continued)

MRS. TRACY made a Motion to elect FRED KENNEDY as VICE CHAIRMAN.

Voting was as follows:

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

Motion carried unanimously.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

LEWIS HOMES
STONEGATE #3
(REVISED)

Property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 17.5 No. of Lots: 106

ABEYANCE

MR. FOSTER stated the applicant has requested this item be held in abeyance.

MR. MACK made a Motion for ABEYANCE of the Final Map for Lewis Homes, Stonegate #3 (Revised).

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

2. FINAL MAP

ACCENT WEST

APPROVED

Property generally located on the southwest corner of Craig Road and Lorenzi Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Brandt Construction Co.
Subdivider: Plaster Development Co.
No. of Acres: 7.1 No. of Lots: 50

MR. NULL stated staff would recommend approval, subject to:
1) Approval of the tentative map, 2) Conformance with the tentative map, and 3) Conformance to the conditions of approval for the tentative map.

RICHARD PLASTER, 1908 Bluejay Circle, appeared to represent the application.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Accent West, subject to the conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. FINAL MAP

CIMARRON HEIGHTS
UNIT #2

APPROVED

Property generally located on the west side of Cimarron Road, north of Alta Drive, N-U Zone (under Resolution of Intent to R-CL).

Owner: Howard Rental Investment Co.

Subdivider: American Asphalt

No. of Acres: 5.0 No. of Lots: 36

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

RICHARD PLASTER, 1908 Bluejay Circle, appeared and represented the applicant.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Cimarron Heights, Unit #2, subject to the conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. EXTENSION
OF TIME

TENTATIVE MAP
SUNSHINE VILLAGE

APPROVED

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

MR. NULL stated staff would recommend approval of a one-year extension.

ROBERT L. CONN appeared to represent the application.

MR. MACK made a Motion for APPROVAL of the Extension of Time for the Sunshine Village Tentative Map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. Z-78-82

USE REVIEW

APPROVED

Request of CARMINE V. CATELLO for a Use Review to allow a photography studio on property located at 1202 S. Highland Drive, C-1 Zone.

MR. FOSTER stated that when the C-1 zoning was approved there was a condition that any item other than the retail use for the tile operation be approved by the Planning Commission and City Council. This is a request for a photography studio. Staff feels the request is compatible with the shopping center.

STEVE BOELHOUWER, 2113 S. Santa Clara, appeared and represented the applicant.

MR. JOHNSTON made a Motion for APPROVAL of Z-78-82, Use Review.

5. Z-78-82

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. SO-2-84

SALES OFFICE

APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION to allow a sales office on property generally located on the south side of Waterville Street between Lorenzi Street and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

MR. FOSTER stated this is a sales office in a new development. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) This use shall cease within two years or whenever the last unit in the tract is sold, whichever occurs first.

DIANA KOVACH, Wallace Engineering, 1100 East Sahara Avenue, appeared and represented Metropolitan Development Corporation.

MR. JOHNSTON made a Motion for APPROVAL of SO-2-84, Sales Office, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

7. Z-66-64(39)

APPROVED

Request of HOWLETT OLSON for a Plot Plan Review on property located at 41 N. Mojave Road, C-1 Zone (under Resolution of Intent to M).

MR. FOSTER stated this is for a small addition on the front of the building. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) Standard conditions 2 through 6.

BILL BEMIS, 2290 E. Flamingo Road, appeared and represented the applicant. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of Z-66-64(39), subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. CI-1-76

USE REVIEW

APPROVED

Request of JOSEPH BOLOGNESE for a Use Review to allow brake repairs to include drum turning on property located at 3800 W. Sahara Avenue, C-C Zone.

MR. FOSTER stated this involves the northwest corner of Sahara and Valley View. They do minor auto repairing and would like to include brake drum turning. This would involve a machine approximately 3' x 5' and 4' high that would be inside the building. Staff feels this type of service would be compatible and would recommend approval.

JOSEPH BOLOGNESE appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of CI-1-76, Use Review.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

9. AV-1-84

ADMINISTRATIVE
VARIANCE

APPROVED

Request of ROGER A. PRIMO for an Administrative Variance to allow a 19,283 square foot lot where a minimum of 20,000 square feet is required on property located at 5409 Bat Masterson Circle, R-E Zone.

MR. FOSTER stated this request is to allow a smaller size lot than is allowed in the R-E zone where a 20,000 square foot minimum is required. This is within the 5% tolerance where an Administrative Variance can be granted. Staff would recommend approval, subject to: 1) Revision of the plat by lot line adjustment.

ROGER A. PRIMO, 5409 Bat Masterson Circle, appeared for the application.

MRS. COLEMAN made a Motion for APPROVAL of AV-1-84, Administrative Variance, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

10. Z-75-80

PLOT PLAN
REVIEW

APPROVED

Request of KEITH HAFEN for a Plot Plan Review to allow a fourplex on property located at 4899 E. Owens Avenue, R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this area is transitioning to apartment use. The original plot plan had a rear setback of approximately 131 feet on the proposed two-story fourplex. Now, they want to revise it to 20 feet from the rear property line. There is R-E to the south and backing up to this particular property. Staff would recommend approval, subject to: 1) Conformance to the revised plot plan and elevations.

10. Z-75-80

(Continued)

KEITH HAFEN, 4899 East Owens Avenue, appeared for the application. There are corrals on the back of this lot, but are not in use.

MR. JOHNSTON made a Motion for APPROVAL of Z-75-80, Plot Plan Review, subject to staff's condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

11. Z-76-79

PLOT PLAN
REVIEW

APPROVED

Request of KALB CONSTRUCTION COMPANY for a Plot Plan Review to allow a retail furniture store on property generally located on the southwest corner of Doe Avenue and Decatur Boulevard, R-3 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this constitutes a change to the plot plan. This is for a proposed furniture store and additional lease area containing approximately 13,400 square feet. Parking meets the code. Staff would recommend approval, subject to: 1) Conformance to the revised plot plan and elevations, and 2) Conformance to all of the original conditions of approval of Z-76-79.

GEORGE KALB, 3250 Spring Mountain Road, appeared to represent the application.

MR. JOHNSTON made a Motion for APPROVAL of Z-76-79, 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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

12. Z-29-70

PLOT PLAN
REVIEW

DENIED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow a 12' x 24' off-premise sign on property located at 1510 N. Jones Boulevard, C-1 Zone.

MR. FOSTER stated this is a small commercial site. There is R-1 zoning to the east of this and there are condominiums to the south along Jones. There is residential to the west and northwest. Staff feels it would be out of character to have a large billboard structure on this small commercial site that is primarily serving the surrounding residential area. Staff would recommend denial.

BRETT REALE, Donrey Outdoor Advertising Company, 1211 West Bonanza Road, appeared for the application. This is a medium size billboard structure on a single pole.

MR. JOHNSTON made a Motion for DENIAL of Z-29-70, Plot Plan Review.

12. Z-29-70

Voting was as follows:

(Continued)

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

Motion for DENIAL carried by a 4/1 vote.

CHAIRMAN BUGBEE announced this is final action.

13. Z-69-73

PLOT PLAN
REVIEW

DENIED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot
Plan Review to allow a 12' x 24' off-premise sign on
property located at 2351 N. Jones Boulevard, C-1 Zone.

MR. FOSTER stated staff would recommend denial, since the
area is primarily residential.

BRETT REALE, Donrey Outdoor Advertising Company, 1211 West
Bonanza Road, appeared for the application.

MR. JOHNSTON made a Motion for DENIAL of Z-69-73, Plot Plan
Review.

Voting was as follows:

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

Motion for DENIAL carried ^{BY A 4/1 vote.} unanimously.

14. AV-2-84

ADMINISTRATIVE
VARIANCE

APPROVED

Request of RESCOM CONSTRUCTION COMPANY ON BEHALF OF JUAN DIAZ
for an Administrative Variance on property located at 1101
Ingraham, R-1 Zone.

MR. FOSTER stated this is an odd-shaped lot. It meets the
Administrative Variance criteria. It comes within 11 feet
of one corner of the proposed addition to the property line
where a 15-foot setback is required. Staff would recommend
approval, subject to: 1) Conformance to the plot plan and
elevations that were submitted.

JOHN CROSTHWAIT, Rescom Construction Company, 1224 Western,
appeared for the application. They are in agreement with
staff.

MR. GUTHRIE made a Motion for APPROVAL of AV-2-84, Administra-
tive Variance, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this is final action.

15. Z-32-82

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of SAHARA PROPERTIES, A GENERAL PARTNERSHIP for a Reinstatement and Extension of Time on property generally located on the northwest corner of West Sahara Avenue and Potosi Street, N-U Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is their first request for an extension of time and they are within the reinstatement period. Staff would recommend approval, subject to: 1) Resolution of Intent shall expire February 1, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DAVID STEVENSON, 3860 Don Carlos Drive, appeared and represented the application.

MRS. TRACY made a Motion for APPROVAL of Z-32-82, Reinstatement and Extension of Time, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the City Council on February 1, 1984 at 2:00 P.M.

16. SO-3-84

SALES OFFICE
ABEYANCE

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

MR. FOSTER stated this request is for two models and a sales office to be constructed on this development where single-family homes are proposed on the north side of Owens Avenue. Staff would recommend approval since they would be moved in six months, subject to: 1) Conformance to the plot plan and elevations that were submitted, 2) These buildings be removed from the site within two years, or whenever the last unit in the tract is sold, whichever occurs first, and 3) Post bond in the amount of \$5,000 to assure removal of the temporary buildings.

No one appeared to represent the application.

MRS. TRACY made a Motion for ABEYANCE of SO-3-84, Sales Office.

Voting was as follows:

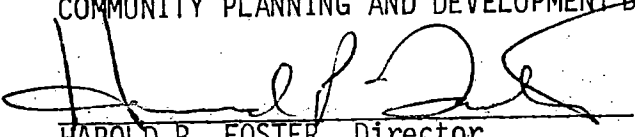
"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mrs. Coleman
"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:05 P.M.

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT


HAROLD P. FOSTER, Director

RC 1-12-84

NAME

ADDRESS

Charles R Johnson
~~James R. Baker~~
~~W. Koster~~
 Gary D. Holbe
 Mick. Dane, Lewis Homes
 KEN FARRIMOND
 #7 LYNK WOODBURY
 Kenneth C. Cerni
 David Skoff
 RB TAYLOR
~~Ben Read~~
 R. Hillier
 Stan Bol
 Bill Bem
 Janet Robinson
 Roger M. Brown
 Keith Hater
 Schubert Wood

2800 W Sahara Ave
 913 E Charleston
 1908 Bluejay Cr.
 PAWA 801 S. Dancho.
 5240 South Polaris, LV 89118
 3407 SOUTH EL CAMINO RD 89102
 253 E 2nd S. SCC, STAN
 2810 W. Charleston
 425 CASCADIA way LV.
 1812 ART 17 ST
 1211 W. BONANZA
 3481 E. Flamingo.
 2113 Santa Clara
 2290 E. Flamingo
 4999 E Owens
 1224 Western

1-12-84 P.C.

NAME

ADDRESS

Art Baker

Kevin M. Buckley

Diana Kovach

David Stevenson

3225 N. SISK

401 S. 3RD

1100 E. Sahara

3860 DON CARLOS DR

PC 1-12-84

NAME

ADDRESS

Ronn Reiss

Dale Baker

Dennis Pulsipher

1516 S. EASTERN AVE. L.V. NV ⁸⁹¹⁰⁴

T320 W O'Brien LL

MOAPA, NEVADA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 13, 1984

TO:

DEPARTMENT OF ENGINEERING SERVICES
ADMINISTRATION DIVISION

FROM:

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 January 12, 1984:

1. Final Map - Sierra Oeste

The tentative map for Sierra Oeste is scheduled for the February 1, 1984 City Council agenda. If that map is approved, then the final map may be placed on your portion of the City Council agenda upon meeting the requirements of the Department of Engineering Services.

2. Final Map - Accent West

The tentative map for Accent West is scheduled for the February 1, 1984 City Council agenda. If that map is approved, then the final map may be placed on your portion of the City Council agenda upon meeting the requirements of the Department of Engineering Services.

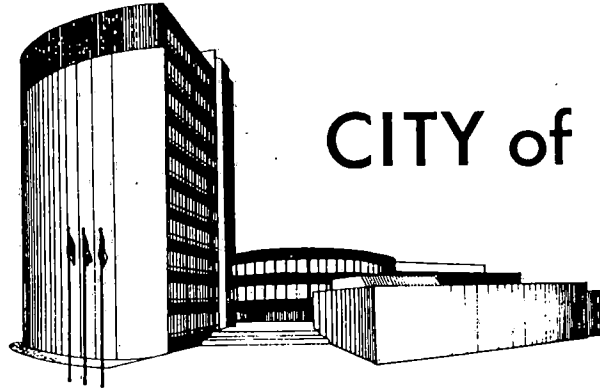
3. Final Map - Cimarron Heights Unit #2

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

Copies of the action letters are attached.

HAN:cme
Attachments

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



CITY of LAS VEGAS

S

January 13, 1984

Robert L. Conn
Goldstar Development
P.O. Box 4848
Las Vegas, Nevada 89127

RE: Extension of Time - Tentative Map
Tonopah Village

Dear Mr. Conn:

Your request for an Extension of Time on property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD17), was considered by the City Planning Commission on January 12, 1984.

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

1. Extension of Time shall be limited to a one year time period.

This action by the Planning Commission is final.

Sincerely,

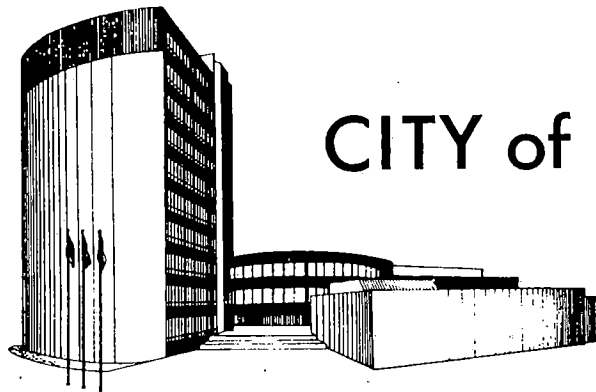
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

January 13, 1984

Howard Rental Investment Co.
3430 S. Valley View Blvd.
Las Vegas, Nevada 89102

RE: Final Map - Cimarron Heights Unit #2

Gentlemen:

The Final Map for Cimarron Heights Unit #2 on property generally located on the west side of Cimarron Road, north of Alta Drive, N-U Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on January 12, 1984.

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,

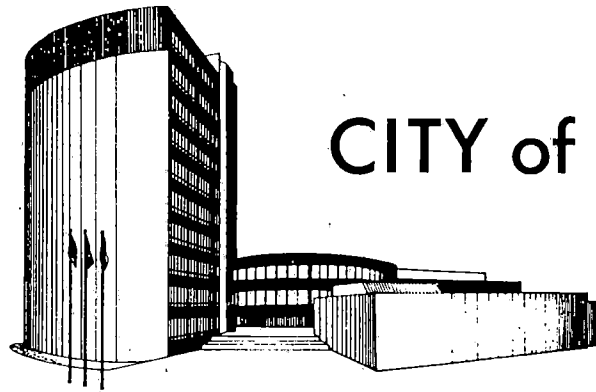
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

January 13, 1984

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

RE: VAC-21-83

Gentlemen:

Your petition to vacate a portion of the fifty-four foot (54') radius at the northeast corner of Alexander Road and Lorenzi Boulevard, was considered by the City Planning Commission on January 12, 1984.

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 January 18, 1984 City Council meeting, the Council will set the date for the public hearing for this item.

Sincerely,

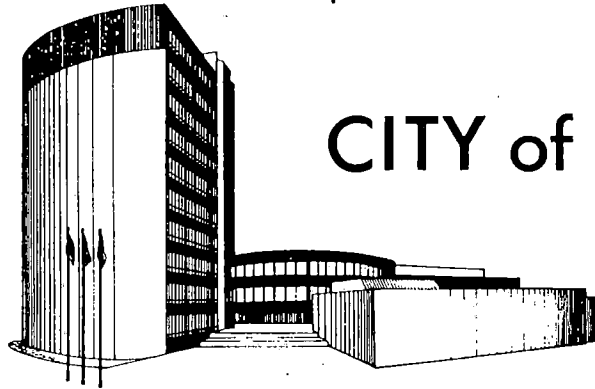
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

January 13, 1984

Villa Bonita Oeste
Durable Developers, Inc.
2300 Paseo Del Prado B-107
Las Vegas, Nevada 89102

RE: VAC-20-83

Gentlemen:

Your petition to vacate a portion of a ten foot (10') wide sewer and drainage easement generally located west of Realeza Court, was considered by the City Planning Commission on January 12, 1984.

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. All necessary modifications to existing drainage facilities to be approved by the Department of Engineering Services.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

At the January 18, 1984 City Council meeting, the Council will set the date for the public hearing for this item.

Sincerely,

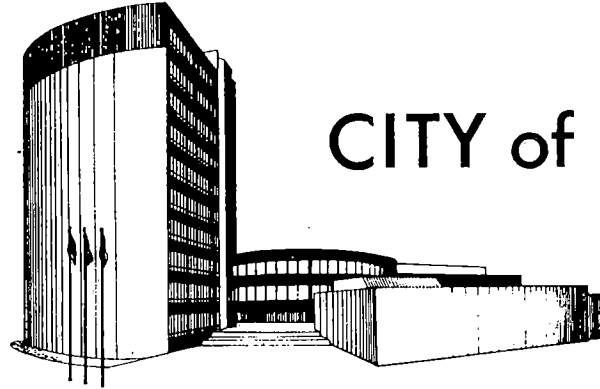
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning



HPF:HAN:cme

MAYOR BILL BRIARE
COUNCILMEN
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

Bailey & McGah
P.O. box 19102
Las Vegas, Nevada 89119

RE: Extension of Time - Tentative Map
Valley West VIII

Gentlemen:

Your request for an Extension of Time on property generally located south of Charleston Boulevard and west of Durango Drive, N-U Zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on January 12, 1984.

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

1. Extension of time shall be limited to a period of one year.

This action by the Planning Commission is final.

Sincerely,

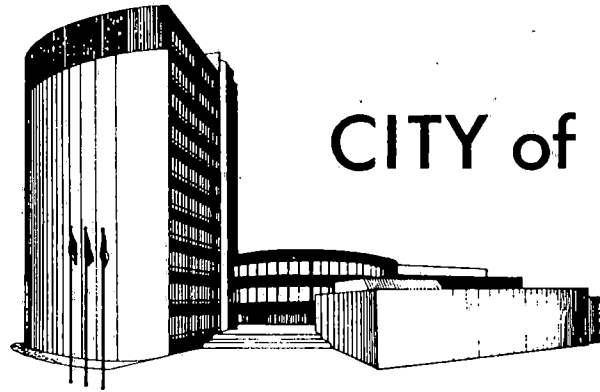
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



MAYOR BILL BRIARE
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

Professional Tower Assoc., Ltd.
3305 Spring Mtn. Road #52
Las Vegas, Nevada 89102

RE: Extension of Time - Tentative Map
Professional Tower

Gentlemen:

Your request for an Extension of Time on property generally located on the north side of Lewis Avenue between Las Vegas Boulevard and 6th Street, C-1 and C-2 Zones, was considered by the City Planning Commission on January 12, 1984.

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

1. Extension of time shall be limited to a period of one year.

This action by the Planning Commission is final.

Sincerely,

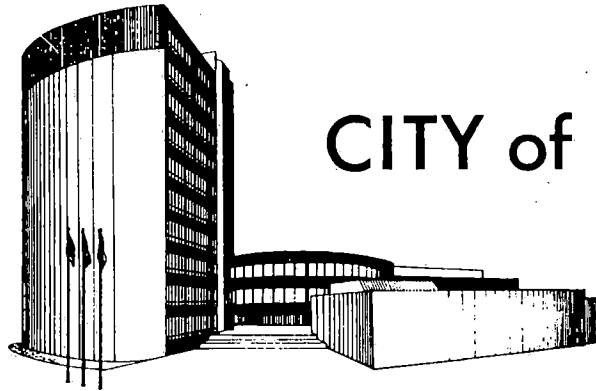
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



MAYOR BILL BRIARE
COUNCILMEN
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

Wallace Walters
614 Willow Trail
Las Vegas, Nevada 89108

RE: Tentative Map - The Eastland (Condominiums)

Dear Mr. Walters:

The Tentative Map for The Eastland (Condominiums) on property generally located on the east side of Willow Trail, south of Spring Road, C-2 Zone, was considered by the City Planning Commission on January 12, 1984.

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; and, a drainage study be provided as required by the Department of Engineering Services.
3. Applicant to meet requirements of the Department of Fire Services concerning water flow and hydrants.
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 February 1, 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.

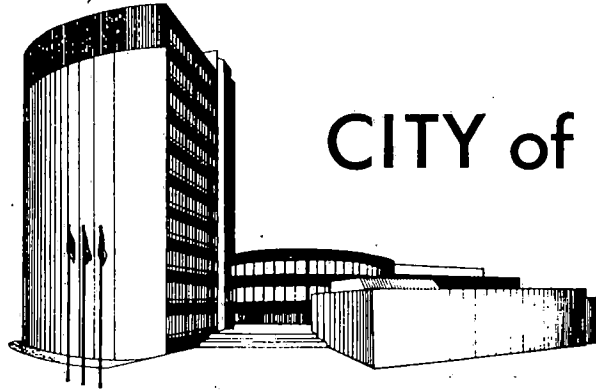
Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL

Chief of Planning



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



CITY of LAS VEGAS

January 13, 1984

Wallace Walters
614 Willow Trail
Las Vegas, Nevada 89108

RE: Tentative Map - The Eastland (Condominiums)

Dear Mr. Walters:

The Tentative Map for The Eastland (Condominiums) on property generally located on the east side of Willow Trail, south of Spring Road, C-2 Zone, was considered by the City Planning Commission on January 12, 1984.

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; and, a drainage study be provided as required by the Department of Engineering Services.
3. Applicant to meet requirements of the Department of Fire Services concerning water flow and hydrants.
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.

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

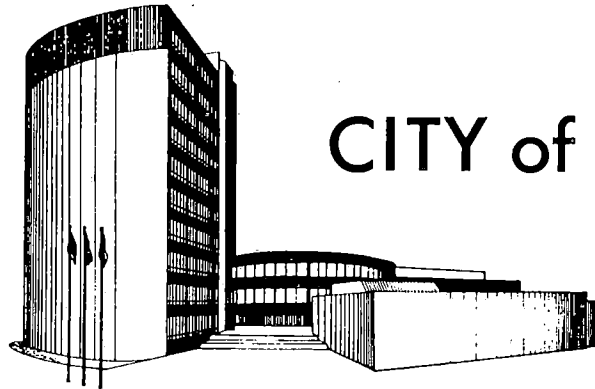
HOWARD A. NULL

Chief of Planning



HPF:HAN:cme

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



CITY of LAS VEGAS

January 13, 1984

Wallace Walters
614 Willow Trail
Las Vegas, Nevada 89108

RE: Tentative Map - The Eastland (Condominiums)

Dear Mr. Walters:

The Tentative Map for The Eastland (Condominiums) on property generally located on the east side of Willow Trail, south of Spring Road, C-2 Zone, was considered by the City Planning Commission on January 12, 1984.

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

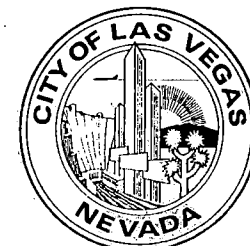
1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the Flood Hazard Reduction Ordinance; and, a drainage study be provided as required by the Department of Engineering Services.
3. Applicant to meet requirements of the Department of Fire Services concerning water flow and hydrants.
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 February 1, 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

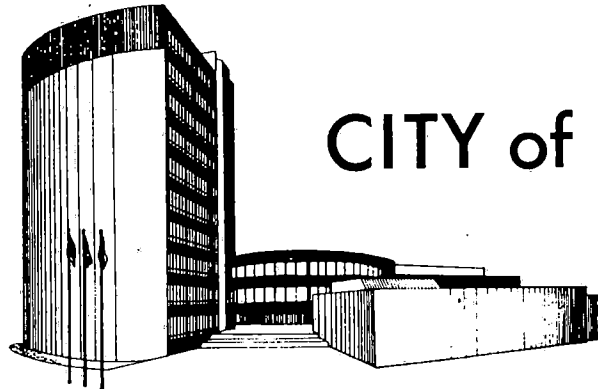
HOWARD A. NULL

Chief of Planning



HPF:HAN:cme

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



CITY of LAS VEGAS

January 13, 1984

Wallace Walters
614 Willow Trail
Las Vegas, Nevada 89108

RE: Tentative Map - The Eastland (Condominiums)

Dear Mr. Walters:

The Tentative Map for The Eastland (Condominiums) on property generally located on the east side of Willow Trail, south of Spring Road, C-2 Zone, was considered by the City Planning Commission on January 12, 1984.

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; and, a drainage study be provided as required by the Department of Engineering Services.
3. Applicant to meet requirements of the Department of Fire Services concerning water flow and hydrants.
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 February 1, 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

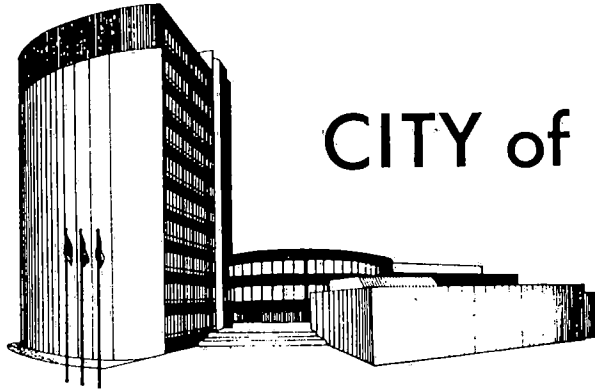
HOWARD A. NULL

Chief of Planning



HPF:HAN:cme

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



CITY of LAS VEGAS

January 13, 1984

Brandt Construction
5067 S. Arville
Las Vegas, Nevada 89102

RE: Final Map - Accent West

Gentlemen:

The Final Map for Accent West on property generally located on the southwest corner of Craig Road and Lorenzi Boulevard, R-1 Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on January 12, 1984.

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

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

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

Sincerely,

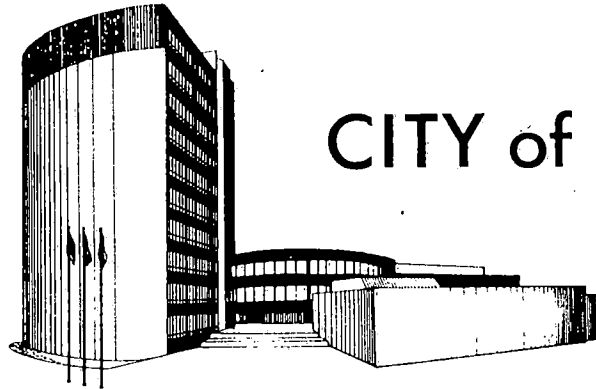
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: Dept. of Engineering Services
Plaster Development Co.



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



CITY of LAS VEGAS

January 13, 1984

Brandt Construction Co.
5067 S. Arville
Las Vegas, Nevada 89102

RE: Tentative Map - Accent West

Gentlemen:

The Tentative Map for Accent West on property generally located on the southwest corner of Craig Road and Lorenzi Boulevard, R-1 Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on January 12, 1984.

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 conditions of approval for Z-84-81.
3. No vehicular access to the Oran K. Gragson Highway, Craig Road and Lorenzi Boulevard from the abutting lots.
4. 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.
5. Driveway locations to be approved by the Traffic Engineering Division.
6. A drainage study to be provided as required by the Department of Engineering Services.



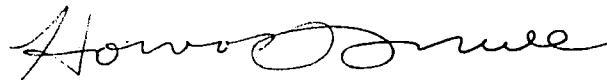
Brandt Construction Co.
January 13, 1984
Page 2
Re: Tentative Map - Accent West

7. A waiver be permitted for the length of the cul-de-sac street, Accent Court.
8. A waiver be permitted from the 30' lot frontage requirement on cul-de-sac lots, but that they not be less than 20'.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on February 1, 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

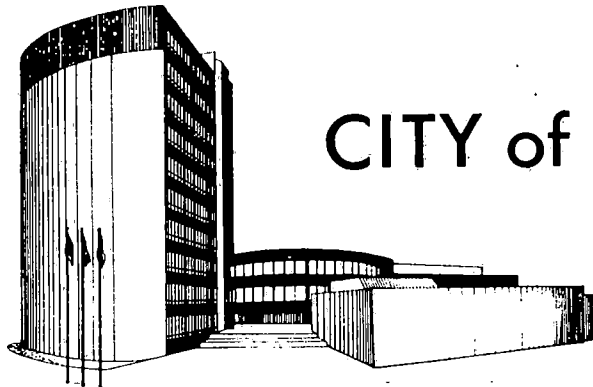
HPF:HAN:cme
cc: City Clerk
Plaster Development Co.
801 s. Rancho, #E-4
Las Vegas NV 89102

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

Young American Homes
2810 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: Final Map - Sierra Oeste

Gentlemen:

The Final Map for Sierra Oeste on property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, R-3 Zone, was considered by the City Planning Commission on January 12, 1984.

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

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

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

Sincerely,

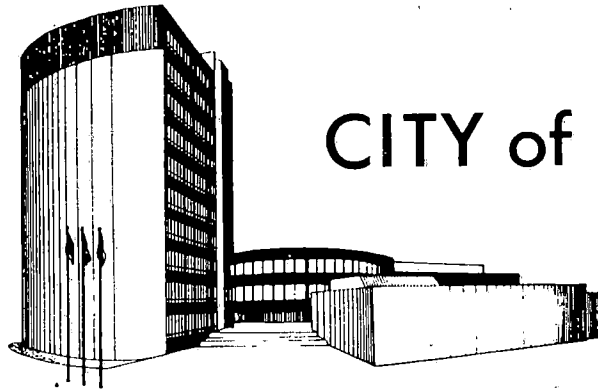
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



MAYOR BILL BRIARE
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

Young American Homes
2810 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: Tentative Map - Sierra Oeste

Gentlemen:

The Tentative Map for Sierra Oeste on property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, R-3 Zone, was considered by the City Planning Commission on January 12, 1984.

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. No vehicular access to Lake Mead Boulevard from the abutting lots.
3. 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.
4. Dedication and temporary improved access be provided on Lake Mead Boulevard to this subdivision from Jones Boulevard as required by the Department of Engineering Services.
5. A waiver be permitted for the length of Block 1.
6. A drainage plan be provided as required by the Department of Engineering Services.



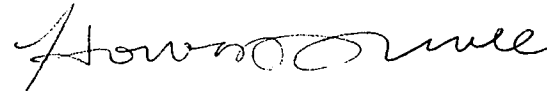
Young American Homes
January 13, 1984
Page 2
Re: Tentative Map - Sierra Oeste

7. A knuckle be provided on the south side of the intersection of Vaccaro Drive and Gatewood Street with sewer and drainage facilities in the easement to the south as required by the Department of Engineering Services.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on February 1, 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,

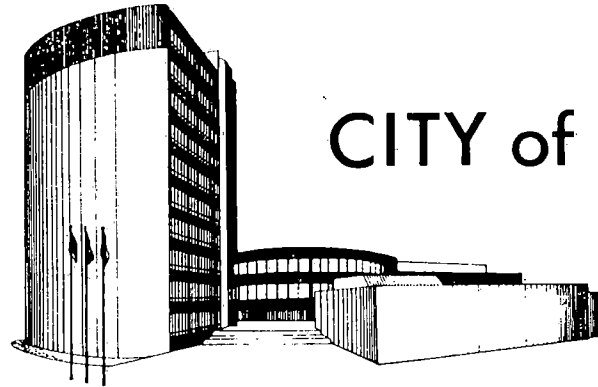
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk

MAYOR BILL BRIARE
COUNCILMEN
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

California Federal Savings & Loan
3990 S. Maryland Parkway
Las Vegas, Nevada 89109

RE: Tentative Map - Woodbury Medical Center

Gentlemen:

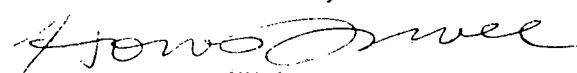
The Tentative Map for Woodbury Medical Center on property generally located on the northwest corner of Charleston Boulevard and Sacramento Drive, P-R Zone, was considered by the City Planning Commission on January 12, 1984.

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. Amend Conditions, Covenants and Restrictions to stipulate that pharmacies and operating facilities be utilized only by doctors and dentists within this project.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on February 1, 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

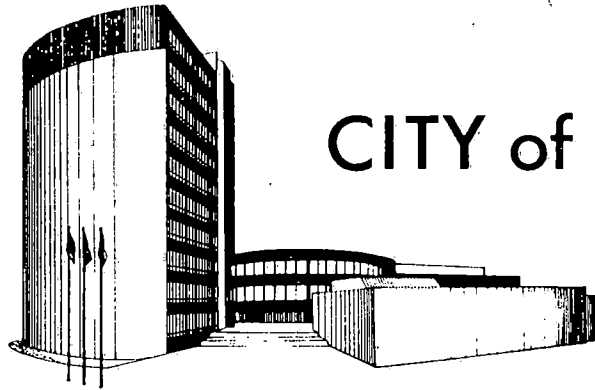

HOWARD A. NULL
Chief of Planning



HPF:HAN:cme

cc: City Clerk
CLV-6218 400 E. 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
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

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

RE: Tentative Map - Lewis Homes Stonegate #3 (Revised)

Gentlemen:

The Tentative Map for Lewis Homes Stonegate #3 (Revised) on property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on January 12, 1984.

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 conditions of approval for Z-21-83.
3. No vehicular access to Rainbow Boulevard and Alta Drive from the abutting lots.
4. 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.
5. Developer is responsible for any necessary modification or relocation of the existing traffic signal at the intersection of Rainbow Boulevard and Alta Drive.



Lewis Homes of Nevada

January 13, 1984

Page 2

Re: Tentative Map - Lewis Homes Stonegate #3 (Revised)

6. A waiver be permitted for the length of Block D.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on February 1, 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

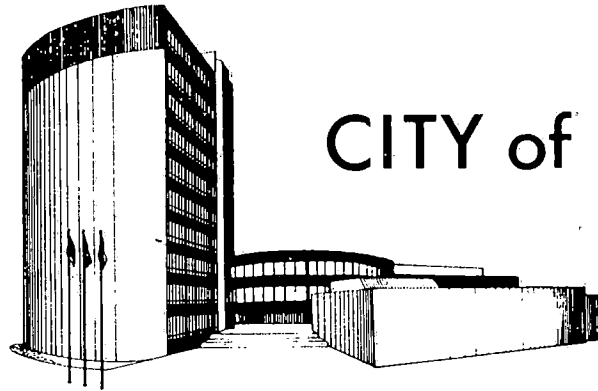
HPF:HAN:cme
cc: City Clerk

MAYOR BILL BRIARE

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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

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

RE: Tentative Map - Lewis Homes Rainbow Park #8 (Revised)

Gentlemen:

The Tentative Map for Lewis Homes Rainbow Park #8 (Revised) 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 January 12, 1984.

The Commission voted to hold this item in ABEYANCE, per your request.

This item will again be considered by the Planning Commission in the future. You will be notified when this item will be heard.

Sincerely,

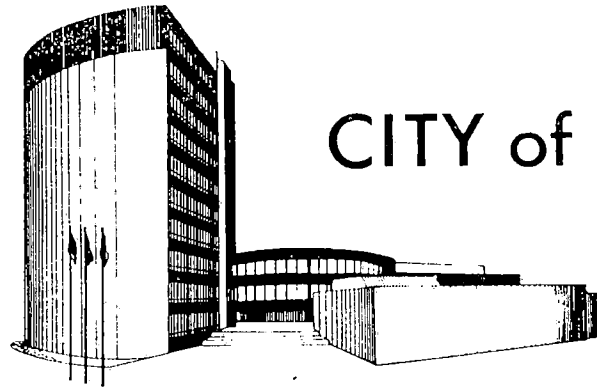
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



MAYOR BILL BRIARE
COUNCILMEN
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

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

RE: Final Map - Lewis Homes Stonegate #3 (Revised)

Gentlemen:

The Final Map for Lewis Homes Stonegate #3 (Revised) on property generally located on the northwest corner of Alta Drive and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on January 12, 1984.

The Commission voted to hold this item in ABEYANCE per your request.

This item will again be considered by the Planning Commission on January 24, 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,

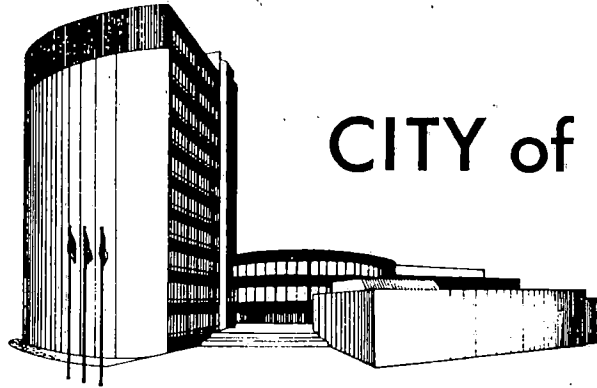
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



MAYOR BILL BRIARE
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CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1984

Del Cram
1937 Catalpa Trail
Las Vegas, Nevada 89108

RE: Tentative Map - Marion Estates

Dear Mr. Cram:

The Tentative Map for Marion Estates on property generally located on the southeast corner of Marion Drive and Bonanza Road, R-E Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on January 12, 1984.

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. No vehicular access to Bonanza Road from the abutting lots.
3. 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.
4. A waiver be permitted to front residential lots, less than 100' wide, on Marion Drive, a Secondary Street.
5. Provide a drainage plan as required by the Department of Engineering Services.



Del Cram
January 13, 1984
Page 2
RE: Tentative Map - Marion Estates

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

This item will be considered by the City Council on February 1, 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
Ponderosa Construction
3651 Lindell Road
Las Vegas NV, 89103

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



CITY of LAS VEGAS

January 13, 1984

Joe Kolasky
531 N. Radwick
Las Vegas, Nevada 89110

RE: Z-57-82

Dear Mr. Kolasky:

Your request on behalf of F. Wayne Edington and Charles Williams for an Extension of Time on property generally located on the east side of Lorenzi Boulevard between Rosada Avenue and Hammer Lane, R-E Zone (under Resolution of Intent to R-PD2), was considered by the City Planning Commission on January 12, 1984.

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

1. Extension of Time shall expire January 5, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on January 18, 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,

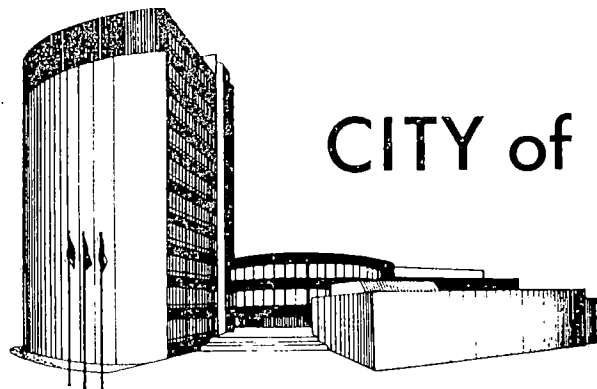
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Council



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



CITY of LAS VEGAS

January 16, 1984

Howlett Olson
c/o William R. Bemis
Design Consortium
2290 E. Flamingo Road, Ste. F
Las Vegas, Nevada 89109

RE: Z-66-64(22)

Gentlemen:

Your request for a Plot Plan Review on property located at 41 N. Mojave Road, C-1 Zone (under Resolution of Intent to M), was considered by the City Planning Commission on January 12, 1984.

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

1. Conformance to the plot plan.
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. Approval of the parking and driveway plans by the Traffic Engineer.

This action by the Planning Commission is final.

Sincerely,

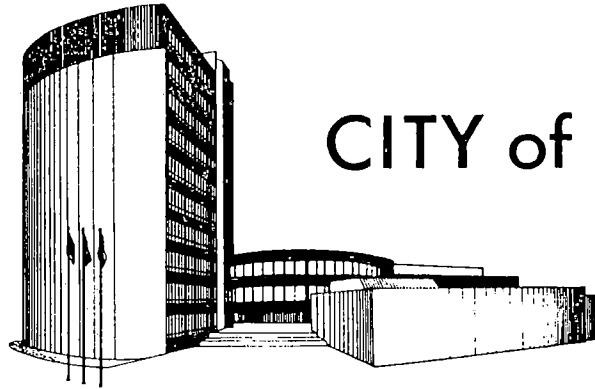
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
COUNCILMEN
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Anderson DeBartolo Pan, Inc.
6339 E. Speedway Boulevard
Tucson, Arizona 85710

RE: Z-42-82

Gentlemen:

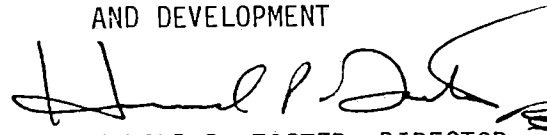
Your request for a Plot Plan Review for the Care Unit Hospital of Southern Nevada on property located at 5100 W. Sahara Avenue, N-U Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on January 12, 1984.

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

This item will again be considered by the Planning Commission on January 24, 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

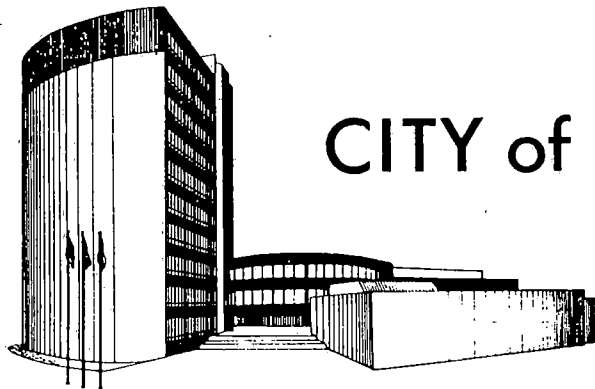


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: Bob McNutt



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



CITY of LAS VEGAS

January 16, 1984

San Tropez, Inc.
Valley Bank Plaza, Ste. 620
300 S. 4th Street
Las Vegas, Nevada 89101

RE: SO-3-84

Gentlemen:

Your request for a temporary sales office and models on property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive, R-E Zone (under Resolution of Intent to R-PD8), was considered by the City Planning Commission on January 12, 1984.

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

This item will again be considered by the Planning Commission on January 24, 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,

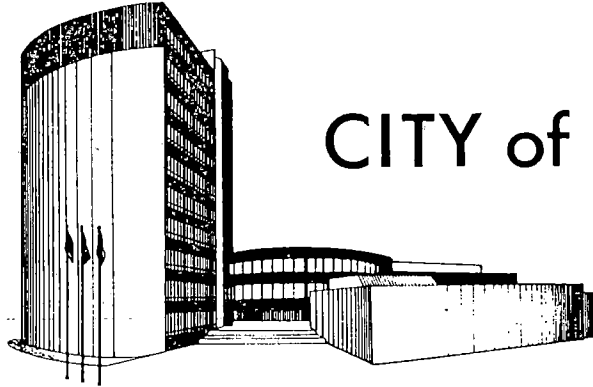
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Donrey Outdoor Advertising
c/o Brett Reale
1211 W. Bonanza Road
P.O. Box 4245
Las Vegas, Nevada 89127

RE: Z-29-70

Gentlemen:

Your request for a Plot Plan Review to allow a 12'x 24' off-premise sign on property located at 1510 N. Jones Boulevard, C-1 Zone, was considered by the City Planning Commission on January 12, 1984.

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

This item will be considered by the City Council on February 1, 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,

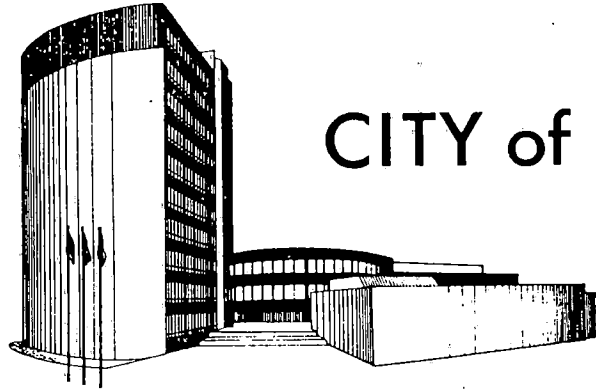
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Donrey Outdoor Advertising
c/o Brett Reale
1211 W. Bonanza Road
P.O. Box 4245
Las Vegas, Nevada 89127

RE: Z-69-73

Gentlemen:

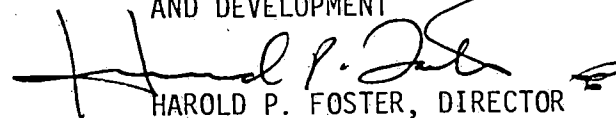
Your request for a Plot Plan Review to allow a 12'x 24' off-premise sign on property located at 2351 N. Jones Boulevard, C-1 Zone, was considered by the City Planning Commission on January 12, 1984.

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

This item will be considered by the City Council on February 1, 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,

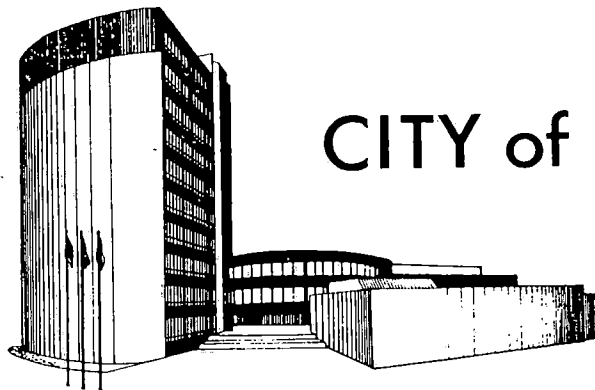
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

J. Christopher Stuhmer, Inc.
4241 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89102

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 January 12, 1984.

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

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.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

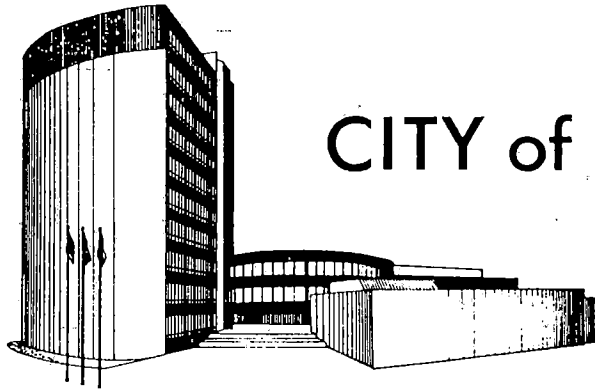


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

John L. Donart, Et Al
805 E. St. Louis Avenue
Las Vegas, Nevada 89104

RE: Z-1-84

Dear Mr. Donart:

Your request for reclassification of property generally located on the southeast corner of Ducharme Avenue and Roland Wiley Way, from N-U to R-CL and R-1, was considered by the City Planning Commission on January 12, 1984.

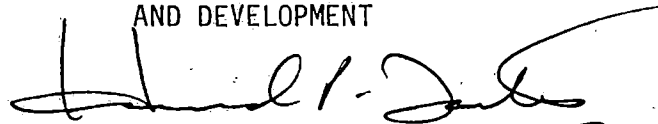
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Vacation of patent reservations.

This item will be considered by the City Council on February 1, 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

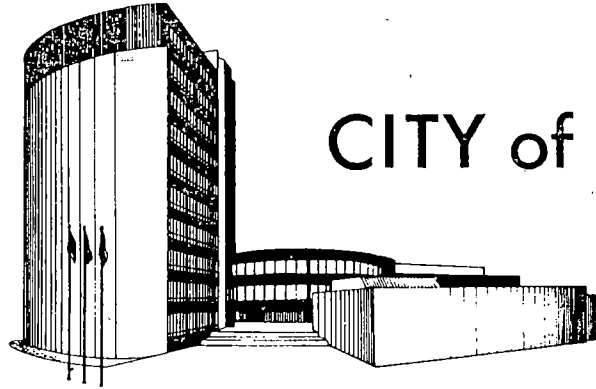
HPF:cme

cc: City Clerk

James Mead
1638 Rotary Drive
Los Angeles CA 90026



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



CITY of LAS VEGAS

January 16, 1984

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

RE: ZC-57-67

Gentlemen:

Your 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 January 12, 1984.

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

1. Conformance to the revised plot plan and elevations.
2. Provide a 6' block wall along the south and west property lines.
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.



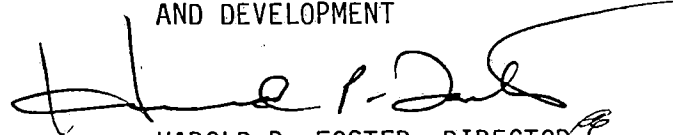
Silver Eagle Construction
January 16, 1984.
Page 2
RE: ZC-57-67

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

This item will be considered by the City Council on February 1, 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



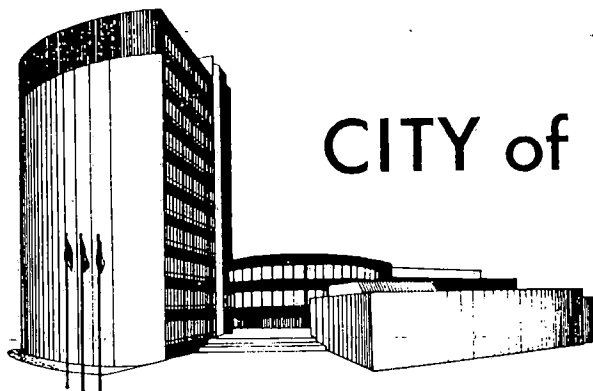
HAROLD P. FOSTER, DIRECTOR

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
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Robert L. Conn
P.O. Box 4848
Las Vegas, Nevada 89127

RE: Z-61-82

Dear Mr. Conn:

Your request for an Extension of Time on property generally located on the west side of Tonopah Drive, between Washington Avenue and West Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD17), was considered by the City Planning Commission on January 12, 1984.

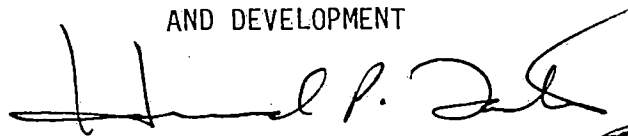
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Extension of Time shall expire January 5, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on February 1, 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

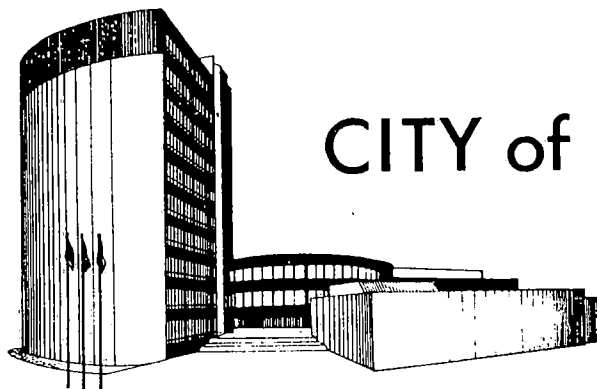


MAYOR BILL BRIARE

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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Mercy Ambulance, Inc.
Robert Forbuss
Mercy Plaza Building 1
1130 S. Highland Drive
Las Vegas, Nevada 89102

RE: Z-23-83

Gentlemen:

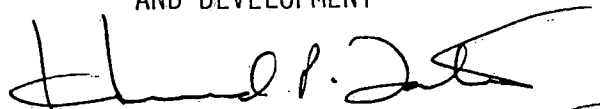
Your request for a Review of Condition to allow an additional on-site access for ambulances to the west end of the garage on property located at 1126 S. Highland Drive, P-R Zone, was considered by the City Planning Commission on January 12, 1984.

The Commission voted to refer this item with a recommendation of DENIAL because it was felt the wall and plants were needed to screen the maintenance building.

This item will be considered by the City Council on February 1, 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

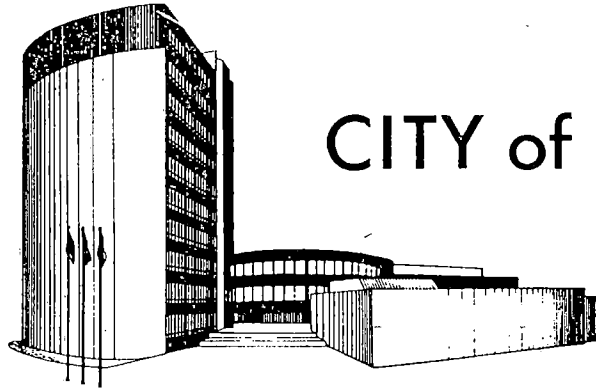
HPF:cme
cc: City Clerk



MAYOR BILL BRIARE
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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Carmine V. Catello
4680 Cameron Units 1 & 2
Las Vegas, Nevada 89103

RE: Z-78-72

Dear Mr. Catello:

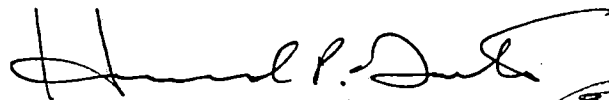
Your request for a Use Review to allow a photography studio on property located at 1202 S. Highland Drive, C-1 Zone, was considered by the City Planning Commission on January 12, 1984.

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

This item will be considered by the City Council on February 1, 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,

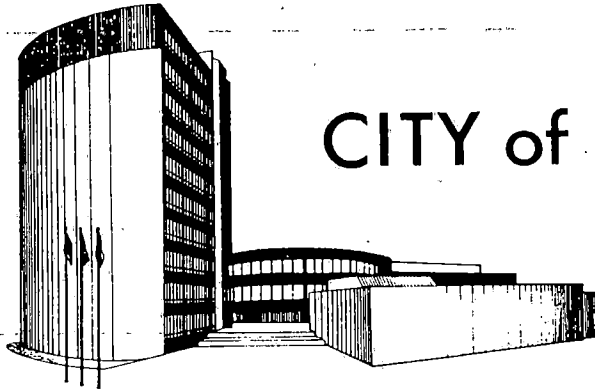
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



MAYOR BILL BRIARE
COUNCILMEN
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Sahara Properties, A General Partnership
c/o Dr. Daniel Halseth
2810 W. Charleston Boulevard
Building F, Suite 56
Las Vegas, Nevada 89102

RE: Z-32-82

Gentlemen:

Your request for a Reinstatement and Extension of Time on property generally located on the northwest corner of W. Sahara Avenue and Potosi Street, N-U Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on January 12, 1984.

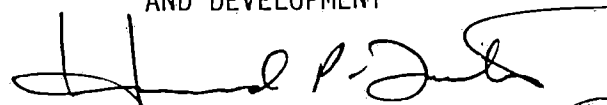
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Extension of Time shall expire February 1, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on February 1, 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,

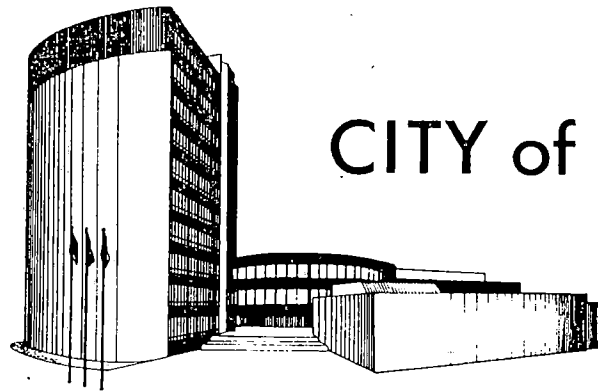
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



MAYOR BILL BRIARE
COUNCILMEN
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Richard B. Taylor
1812 Ortiz Street
Las Vegas, Nevada 89102

RE: LG-1-84

Dear Mr. Taylor:

Your request for a Lot Grading Review to increase the grade 3' above the existing grade level for a proposed residence on property located at 820 Trotter Circle, R-PD2 Zone, was considered by the City Planning Commission on January 12, 1984.

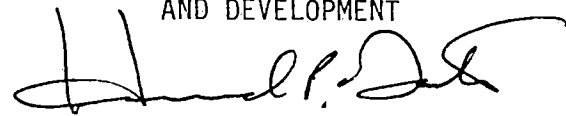
The Commission voted to APPROVE this item subject to the following conditions:

1. Conformance to the plot plan.
2. The 3' shall be measured to the finished floor height.

This action by the Planning Commission is final.

Sincerely,

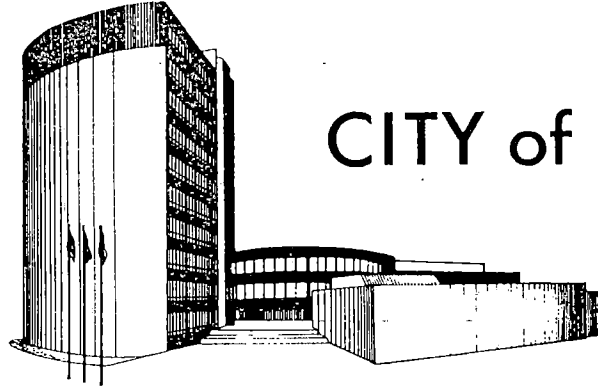
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

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

RE: Z-55-76

Gentlemen:

Your request for a Plot Plan Review to allow two (2) 12'x 24', 288 square foot outdoor advertising signs on property generally located on the west side of Nellis Boulevard between Bonanza Road and Stewart Avenue, C-2 Zone, was considered by the City Planning Commission on January 12, 1984.

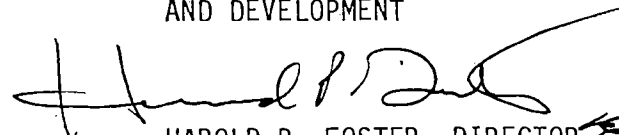
The Commission voted to APPROVE this item subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. These signs shall be a minimum of 200' from any other existing or permitted off-premise signs.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

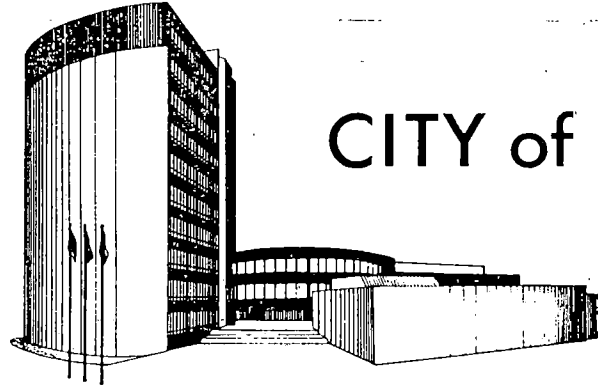


HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Keith Hafen
4020 Stormcrest
Las Vegas, Nevada 89107

RE: Z-75-80

Dear Mr. Hafen:

Your request for a Plot Plan Review to allow a fourplex on property located at 4899 E. Owens Avenue, R-2 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on January 12, 1984.

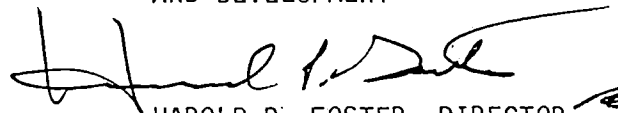
The Commission voted to APPROVE this item subject to the following condition:

1. Conformance to the revised plot plan and elevations.

This action by the Planning Commission is final.

Sincerely,

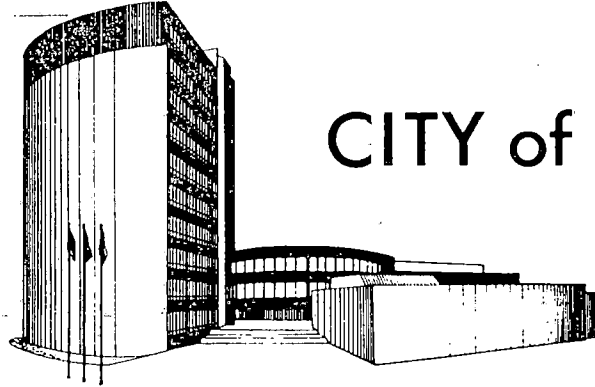
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Roger A. Primo
c/o Preston Clark
Family Savings
3990 S. Maryland Parkway
Las Vegas, Nevada 89109

RE: AV-1-84

Dear Mr. Primo:

Your request for an Administrative Variance to allow a 19,283 square foot lot where a minimum of 20,000 square feet is required on property located at 5409 Bat Masterson Circle, R-E Zone, was considered by the City Planning Commission on January 12, 1984.

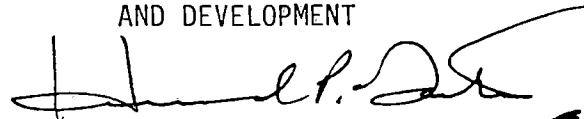
The Commission voted to APPROVE this item subject to the following condition:

1. The property lines be adjusted by a revised plat map.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

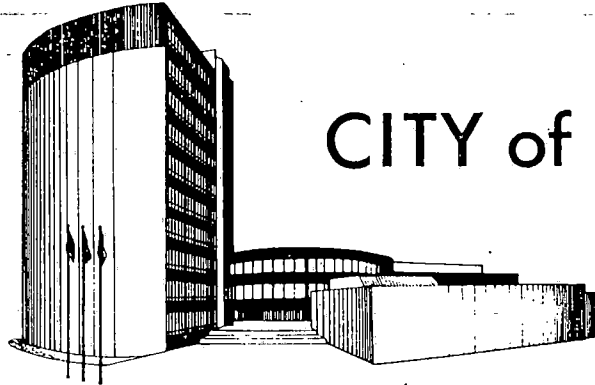


HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
COUNCILMEN
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Joseph Bolognese
7040 Palmyra
Las Vegas, Nevada 89117

RE: C1-1-76

Dear Mr. Bolognese:

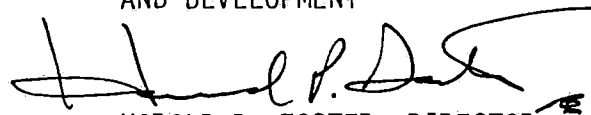
Your request for a Use Review to allow brake repairs to include drum turning on property located at 3800 W. Sahara Avenue, C-C Zone, was considered by the City Planning Commission on January 12, 1984.

The Commission voted to APPROVE this item.

This action by the Planning Commission is final.

Sincerely,

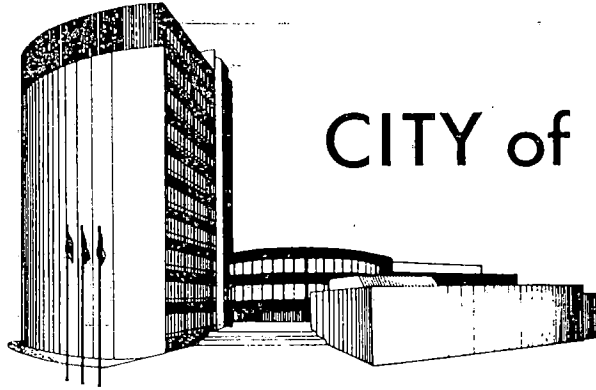
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

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

RE: SO-2-84

Gentlemen:

Your request to allow a sales office on property generally located on the south side of Waterville Street between Lorenzi Street and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on January 12, 1984.

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 (2) years or whenever the last unit in the 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

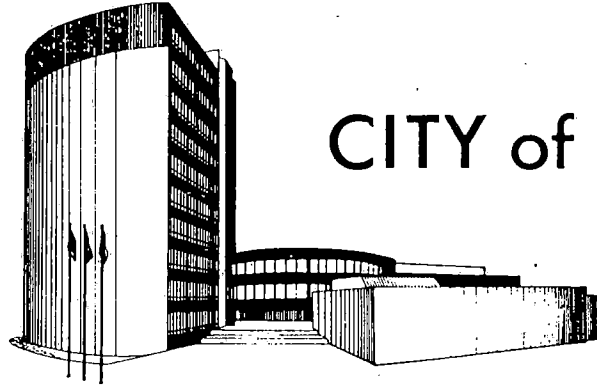
HPF:cme



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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

RA Homes
c/o Robert L. Bellinger
3430 E. Flamingo Road
Suite 103
Las Vegas, Nevada 89121

RE: SO-1-84

Gentlemen:

Your request for a Sales Office on property located at 4404 Narit Drive, R-CL Zone, was considered by the City Planning Commission on January 12, 1984.

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 (2) years or whenever the last unit in the tract is sold, whichever occurs first.

This action by the Planning Commission is final.

Sincerely,

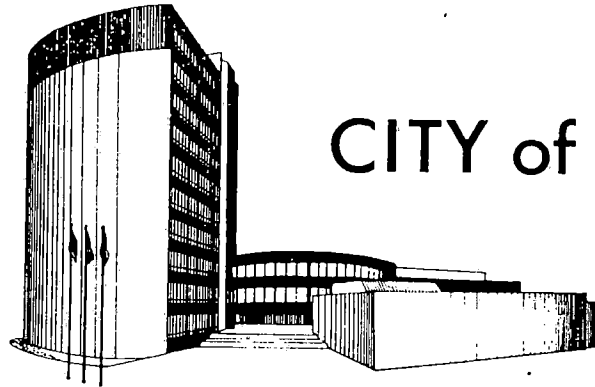
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Herman Guidry
18 N. 30th Street
Las Vegas, Nevada 89101

RE: Z-66-64(38)

Dear Mr. Guidry:

Your request for a Plot Plan Review to conduct automobile repair work on property located at 3010 Contract Avenue, C-1 Zone (under Resolution of Intent to M), was considered by the City Planning Commission on January 12, 1984.

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

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,

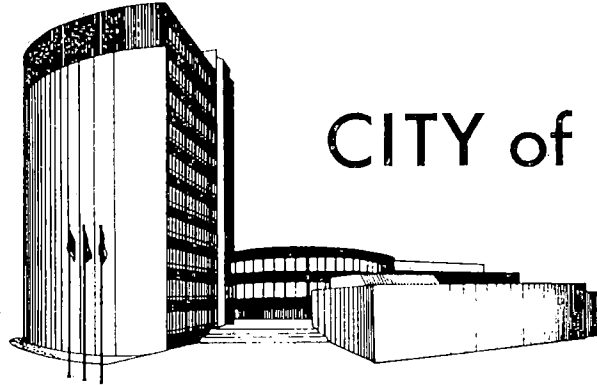
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

Kalb Construction Co.
3250 Spring Mountain Road
Las Vegas, Nevada 89102

RE: Z-76-79

Gentlemen:

Your request for a Plot Plan Review to allow a retail furniture store on property generally located on the southwest corner of Doe Avenue and Decatur Boulevard, R-3 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on January 12, 1984.

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

1. Conformance to the revised plot plan and elevations.
2. Conformance to all of the original conditions of approval of Z-76-79.

This action by the Planning Commission is final.

Sincerely,

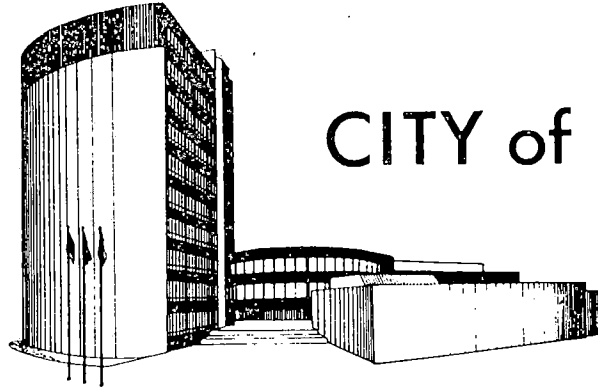
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
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CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1984

John Crosthwait
Rescom Construction Co.
1244 Western Avenue
Suite F
Las Vegas, Nevada 89102

RE: AV-2-84

Dear Mr. Crosthwait:

Your request on behalf of Juan Diaz for an Administrative Variance on property located at 1101 Ingraham, R-1 Zone, was considered by the City Planning Commission on January 12, 1984.

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

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



January 13, 1984

Wallace Walters
614 Willow Trail
Las Vegas, Nevada 89108

~~RE: Tentative Map - The Eastland (Condominiums)~~

Dear Mr. Walters:

The Tentative Map for The Eastland (Condominiums) on property generally located on the east side of Willow Trail, south of Spring Road, C-2 Zone, was considered by the City Planning Commission on January 12, 1984.

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; and, a drainage study be provided as required by the Department of Engineering Services.
3. Applicant to meet requirements of the Department of Fire Services concerning water flow and hydrants.
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 February 1, 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:HAN:cme
cc: City Clerk

HOWARD A. NULL
Chief of Planning

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 12, 1984

TO:

FOSTER

FROM:

NULL

SUBJECT:

PLANNING COMMISSION
AGENDA ITEM CONDITIONS
JANUARY 12, 1984

COPIES TO:

VAL STEED
✓ LINDA OWENS
CINDY EADE

OLD BUSINESS:

1. TENTATIVE MAP - LEWIS HOMES RAINBOW PARK #8

- Conformance to conditions of approval for Z-41-83
- No vehicular access to Vegas Drive from the abutting lots.
- Wall statement

NEW BUSINESS:

1. TENTATIVE MAP - SIERRA OESTE

- No vehicular access to Lake Mead Boulevard from the abutting lots.
- Wall statement
- Dedication and improved access be provided on Lake Mead Boulevard to this subdivision from Jones Boulevard as required by the Department of Engineering Services.
- A waiver be permitted for the length of Block 1
- A drainage plan be provided as required by the Department of Engineering Services.
- Standard conditions 1-3

2. FINAL MAP - SIERRA OESTE

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

3. TENTATIVE MAP - ACCENT WEST

- Conformance to the conditions of approval for Z-84-81
- No vehicular access to the Oran K. Gragson Highway, Craig Road, and Lorenzi Boulevard from the abutting lots
- Wall statement
- Driveway locations to be approved by the Traffic Engineering Division
- A drainage study to be provided as required by the Department of Engineering Services.

3. TENTATIVE MAP - ACCENT WEST (CONTINUED)

- A waiver be permitted for the length of the cul-de-sac street, Accent Court
- A waiver be permitted from the 30' lot frontage requirement on cul-de-sac lots, but that they not be less than 20'
- Standard conditions 1-3

4. TENTATIVE MAP - THE EASTLAND (CONDOMINIUMS)

- Conformance to the Flood Hazard Reduction Ordinance and a drainage study be provided as required by the Department of Engineering Services.
- Applicant to meet requirements of the Department of Fire Services concerning water flow and hydrants
- Standard conditions 1-3

5. TENTATIVE MAP - LEWIS HOMES STONEGATE #3 (REVISED)

- Conformance to the conditions of approval for Z-21-83
- No vehicular access to Rainbow Boulevard and Alta Drive
- Wall statement
- Developer is responsible for any necessary modification or relocation of the existing traffic signal at the intersection of Rainbow Boulevard and Alta Drive
- A waiver be permitted for the length of Block D
- Standard conditions 1-3

This tentative map constitutes a revision to the plot plan for Z-21-83 by providing a 10' front setback with the garage set back 18'.

6. TENTATIVE MAP - MARION ESTATES

- No vehicular access to Bonanza Road from the abutting lots
- Wall statement
- A waiver be permitted to front residential lots, less than 100' wide, on Marion Drive, a Secondary Street
- Provide a drainage plan as required by the Department of Engineering Services.
- Standard conditions 1-3

7. TENTATIVE MAP - WOODBURY MEDICAL CENTER (COMMERCIAL CONDOMINIUMS)

- Amend CC&R's to stipulate that pharmacies and operating facilities be utilized only by doctors and dentists within this project.
- Standard conditions 1-3

Page 3
Agenda Item Conditions
January 12, 1984

8. EXTENSION OF TIME - PROFESSIONAL TOWER TENTATIVE MAP
 - Subject to a one year time limit
9. EXTENSION OF TIME - VALLEY WEST VIII TENTATIVE MAP
 - Subject to a one year time limit
10. VAC-20-83
 - One year to record statement
 - All necessary modifications to existing drainage facilities to be approved by the Department of Engineering Services
 - Standard conditions 1-3
11. VAC-21-83
 - One year to record statement
 - Standard conditions 1-3
12. EXTENSION OF TIME - TONOPAH VILLAGE TENTATIVE MAP
 - Subject to a one year time limit

SUPPLEMENTAL :

- reby 1. FINAL MAP - LEWIS HOMES STONEGATE #3 (REVISED)
 - Approval of the tentative map
 - Conformance with the tentative map
 - Conformance to the conditions of approval for the tentative map
2. FINAL MAP - ACCENT WEST
 - Approval of the tentative map
 - Conformance with the tentative map
 - Conformance to the conditions of approval for the tentative map
3. FINAL MAP - CIMARRON HEIGHTS UNIT #2
 - Conformance with the tentative map
 - Conformance to the conditions of approval for the tentative map
4. EXTENSION OF TIME - SUNSHINE VILLAGE TENTATIVE MAP
 - Subject to a one year time limit

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 11, 1984

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
JANUARY 12, 1984

COPIES TO:

CITY CLERK'S OFFICE - *Linia*
CITY ATTORNEY
RICK WILLIAMS
CINDY EADES

OLD BUSINESS:

2. AR-7-83

ABEYANCE FROM
DEC. 8, 1983

This item was held in abeyance for revised plans at the request of the applicant which was for second floor office area.

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. The elevations are attractive.

Staff recommends APPROVAL subject to:

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

PROTESTS: N/A

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

3. ZC-57-67

ABEYANCE FROM
DEC. 8, 1983

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 provided.

This item was held in abeyance from the Dec. 8, 1983 meeting in order for the developer to work out local concerns.

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.
 - (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 FEBRUARY 1, 1984.

NEW BUSINESS:

13. Z-61-82

This is the first request for an extension of time under this case. No reason cited.

Staff recommends APPROVAL subject to:

1. This Resolution of Intent shall expire January 5, 1985.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 1, 1984.

14. Z-1-84

This proposal is in keeping with the action taken on the property to the east, i.e., they have R-1 lots fronting or siding the R-1 lots to the north. The density is in the medium low range of 6-7 units per acre. The buildings are one and two story, 2 bedroom with one and two car garages and are aesthetically attractive.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Recording of a Final Map.
3. Vacation of patent reservations.
4. Repair any damage to the existing street improvements resulting from this development as required by the Dept. of Engineering Services.

Z-1-84 (CONTINUED)

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

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 1, 1984.

15. Z-42-82

This request is to allow access to Edmond Street contrary to the conditions of approval. Required City Council action to modify the condition.

Evidently, there is a hydrant at Ole's across Edmond and a standpipe at the service entry.

Staff feels that an opaque locked personnel access gate would serve the Fire Department needs and that a service drive from Sahara would suffice. We have given notification.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the revised plot plan.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 1, 1984.

16. Z-23-83

Desert Lane is an entry street to residential. Past zoning actions have attempted to restrict access and maintain a residential character of the properties transitioning to commercial and P-R.

In this action, staff attempted to screen the ambulance service facility and wanted to keep the ambulances on the Highland frontage. The ambulances are now parking on the south site contrary to our aims and that is probably one of the reasons this modification is being sought. Requires City Council action.

Staff recommends DENIAL. If approved subject to:

1. The second sentence of Condition #2 of the Resolution of Intent is hereby expunged.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL FEBRUARY 1, 1984.

17. LG-1-84

You did not authorize the grade change from 2' to 3' as it might have adversely affected the adjacent property owners.

Staff recommends DENIAL as 2' should be sufficient.
If approved subject to:

1. Conformance to the plot plan including the finished floor height.

PROTESTS: 2

PUBLIC HEARING ITEM. SET FOR P.C. FINAL ACTION, UNLESS APPEALED.

18. Z-57-82

This is the first request for an extension of time. No reason given. Requested special City Council scheduling to January 18, 1984.

Staff recommends APPROVAL subject to:

1. This Resolution of Intent shall expire January 5, 1985.
2. Conformance to all Ordinance amendments enacted subsequent to the original conditions of approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL JANUARY 18, 1984.

19. Z-55-76

This property is C-2 to a depth of 600' and the flood channel is west. There are other off-premise signs on Nellis.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. These signs shall be a minimum of 200 feet from any other existing or permitted off-premise signs.

PROTESTS: N/A

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

20. Z-66-64(38)

This property is developed appropriately. This type of use is okay as it is a considerable distance from residential.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.

PROTESTS: N/A

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

21. SO-1-84

This lot is second in from Craig Road. No temporary parking has been provided although, we accepted one within the street system only.

Staff has no objection. If approved subject to:

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

PROTESTS: N/A

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

SUPPLEMENTAL:

5. Z-78-82

The Resolution authorizing C-1 required specific City Council approval of all uses other than the retail tile sales and offices. Photographic studio would pose no particular problem.

Staff recommends APPROVAL.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL FEBRUARY 1, 1984.

6. SO-2-84

This is the ninth lot in from Lorenzi on the south side of Waterville Street, just south of Alta. There is no on-site parking provided.

Staff has no objection. If approved subject to:

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

PROTESTS: N/A

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

7. Z-66-64(39)

This is a very minor amendment to the originally approved plan. It should have been handled administratively. (Z-66-64(22)).

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.
2. Standard conditions 2 & 6.

PROTESTS: N/A

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

8. Cl-1-76

This is a request to expand the P. C. Resolution pertaining to "Minor Automobile Repair Facilities" to include brake drum turning. The machine for this operation is about 4' high 5' wide and 2-1/2' deep and the noise is minimal. Staff feels that this will not be a problem.

Staff recommends APPROVAL of the amendment to the Resolution to exclude the prohibition of Brake Drum Turning under "B".

PROTESTS: N/A

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

9. AV-1-84

This was an area where there were two recorded plats and the houses were constructed based on the wrong lot dimensions of the first plat. This proposed reduction is within the 5% limit for Administrative Variance actions.

Staff recommends APPROVAL subject to:

1. Revision of the plat by lot line adjustment.

PROTESTS: N/A

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

10. Z-75-80

This proposal modifies the original plan by adding a fourplex 20' from the rear property line. Although, the first fourplex was 131' from the rear property line and this will be 20' from the R-E lot to the south, staff does not feel a new Public Hearing is necessary. R-3 allows 20 units on the site and there will be a total of 11. Building is attractive.

Staff recommends APPROVAL subject to:

1. Conformance to the revised plot plan and elevations.

PROTESTS: N/A

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

11. Z-76-79

This is a modification of the originally approved plan to allow a furniture store and additional lease area containing a total of 13,400 sq. ft. Building is attractive. Parking meets Code. Some grade changes, you can okay.

Staff recommends APPROVAL subject to:

1. Conformance to the revised plot plan and elevations.
2. Conformance to all of the original conditions of approval of Z-76-79.

PROTESTS: N/A

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

12. Z-29-70

North Jones in this area is mostly residential with shallow depth commercial. Jones is a secondary major street and there are not many, if any, off-premise signs on this street.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A

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

13. Z-69-73

Jones is a secondary major street and there are few, if any, off-premise signs.

Staff recommends DENIAL. If approved subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A

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

14. AV-2-84

This is a five sided lot for which the A.V. provisions provide for an average depth of 15' and in this case, it averages 16.5' as one corner is 11' and the other is 22'+.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.

PROTESTS: N/A

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

15. Z-32-82

This expired September 15, 1983 and is within the 6 month reinstatement period. The zoning is appropriate.

Staff recommends APPROVAL subject to:

1. This Resolution of Intent shall expire February 1, 1985.
2. Conformance to all Ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL FEBRUARY 1, 1984.

16. SO-3-84

This is an unusual proposal to allow two models and one office temporarily on an R-E lot in the San Tropez Condo project. The authority under 19.76 would allow, but we will have 2 units and an office on the R-E site so must assure removal upon completion of the project. Water and sewer will not be connected to units.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. These buildings must be removed from the site within two years or whenever the last unit in the tract is sold, whichever occurs first.
3. Post a Bond in the amount of \$5,000. to assure the removal.

PROTESTS: N/A

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

RCC:hb