

A G E N D A
CITY PLANNING COMMISSION

JANUARY 24, 1984

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

ROLL CALL:

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

OLD BUSINESS:

1. FINAL MAP
LEWIS HOMES
STONEGATE #3
(REVISED)
(Abeyance from
1/12/84)
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: 109
2. Z-42-82
PLOT PLAN
REVIEW
(Abeyance from
1/12/84)
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).
3. SO-3-B4
SALES OFFICE
(Abeyance Item
from 1/12/84)
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).

NEW BUSINESS:

1. FINAL MAP
OLIVE TREE
CONDOMINIUMS
Property generally located on the north side of
Bromley Avenue, east of Jones Boulevard, R-4 Zone.
Owner/Subdivider: Olive Tree Apartments
No. of Acres: .96 No. of Units: 47
2. VAC-22-83
Petition of Vacation submitted by THE CITY OF LAS
VEGAS to vacate a portion of a 20' wide north/south
alley generally located on the north side of Carson
Avenue between Casino Center Boulevard on the
west and Third Street on the east.
3. Z-2-84
Application of ALLEN PAVELL, ET AL for reclassification
of property generally located on the west side
of Decatur Boulevard between Lake Mead Boulevard
and Vegas Drive, from N-U to C-1.
Proposed Use: Commercial Storage Units

4. Z-3-84

Application of MADISON AVENUE PROPERTIES, PARTNERSHIP for reclassification of property generally located on the south side of Monroe Avenue between "N" Street and "J" Street, from R-1 to R-PD10.
Proposed Use: Medium Density Residential

5. Z-4-84

Application of DONALD A. AND STACEY L. YAHRAUS for reclassification of property generally located on the northwest corner of Jones Boulevard and Rosalita Avenue, from R-E to R-3.
Proposed Use: Medium High Density Residential (Apartments)

6. CY-1-84

CONSTRUCTION
YARD USE

Request of DORFMAN CONSTRUCTION CO., INC. to allow a temporary construction yard on property generally located on the northeast corner of Oakley Boulevard and Decatur Boulevard, R-1 Zone.

7. Z-66-73

PLOT PLAN
REVIEW

Request of NEVADA SAVINGS AND LOAN ASSOCIATION for a Plot Plan Review on property generally located on the northwest corner of W. Sahara Avenue and Spanish Oaks Drive, R-PD6 Zone.

SUPPLEMENTAL AGENDA
CITY PLANNING COMMISSION

JANUARY 24, 1984

1. A-1-84(A) Petition of Annexation submitted by JAMES J. CHAISSON, ET AL to annex property generally located on the southwest corner of Decatur Boulevard and El Parque Avenue, containing approximately 5 acres.

2. TEMPORARY ACCESS - METROPOLITAN'S ALTA MEADOWS UNIT #1 TENTATIVE MAP Request of METROPOLITAN DEVELOPMENT CORPORATION for a temporary access to connect Alta Drive with Waterville Circle to serve the model homes during construction of the subdivision.

3. Z-69-76 Request of ARMOND MERLUZZI for a Review of Condition to allow a 23'6" building height where a maximum height of 21' was allowed and to alter the required aesthetic treatment to the proposed building on property generally located on the west side of Vista Drive, 206' south of Charleston Boulevard, C-1 Zone.
REVIEW OF CONDITION

4. Z-6-72(8) Request of JUDY NESS for a Review of Condition to allow a second office where only one office is allowed on property located at 2409 Santa Clara Drive, P-R Zone.
REVIEW OF CONDITION

5. AV-3-84 Request of AL AND MARY BACON for an Administrative Variance to allow an addition 11' from the rear property line where 15' is required on property located at 6809 Selkirk Circle, R-1 Zone.
ADMINISTRATIVE VARIANCE

6. Z-70-B1 Request of GENE BOTT for an Extension of Time on property generally located on the east side of 23rd Street between Searles Avenue and Hinckle Avenue, R-1 Zone (under Resolution of Intent to R-3).
EXTENSION OF TIME

7. Z-105-B3 Request of FAC ARCHITECTS for a Plot Plan Review to change the approved plot plan on property generally located on the west side of 4th Street, between Charleston Boulevard and Colorado Street, R-4 Zone (under Resolution of Intent to C-1).
PLOT PLAN REVIEW

NOTICE OF PUBLIC HEARING

JANUARY 24, 1984

Notice is hereby given that on January 24, 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-2-84

ALLEN PAVELL, ET AL FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE WEST SIDE
OF DECATUR BOULEVARD BETWEEN LAKE MEAD
BOULEVARD AND VEGAS DRIVE.

FROM: N-U (NON-URBAN)

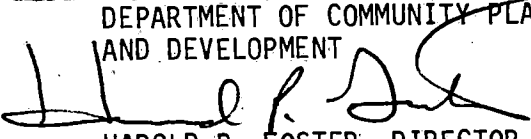
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL STORAGE UNITS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$), SECTION 24,
TOWNSHIP 20 SOUTH, RANGE 60 EAST.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.

NOTICE OF PUBLIC HEARING

JANUARY 24, 1984

Notice is hereby given that on January 24, 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-3-84

MADISON AVENUE PROPERTIES, PARTNERSHIP FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTH SIDE OF MONROE AVENUE
BETWEEN "N" STREET AND "J" STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 28,
TOWNSHIP 20 SOUTH, RANGE 61 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.

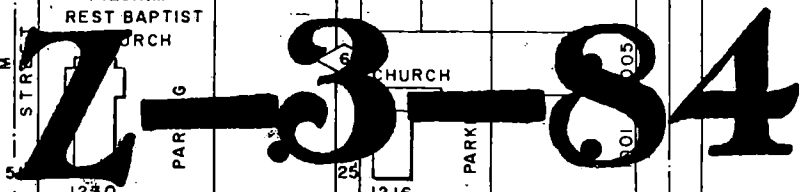
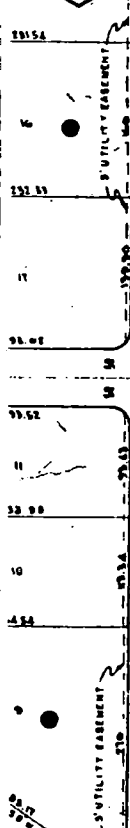
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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.



NOTICE OF PUBLIC HEARING

JANUARY 24, 1984

Notice is hereby given that on January 24, 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:

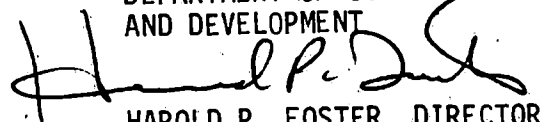
Z-4-84

DONALD A. AND STACEY L. YAHRAUS FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER
OF JONES BOULEVARD AND ROSALITA AVENUE.
FROM: R-E (RESIDENCE ESTATES)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

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

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

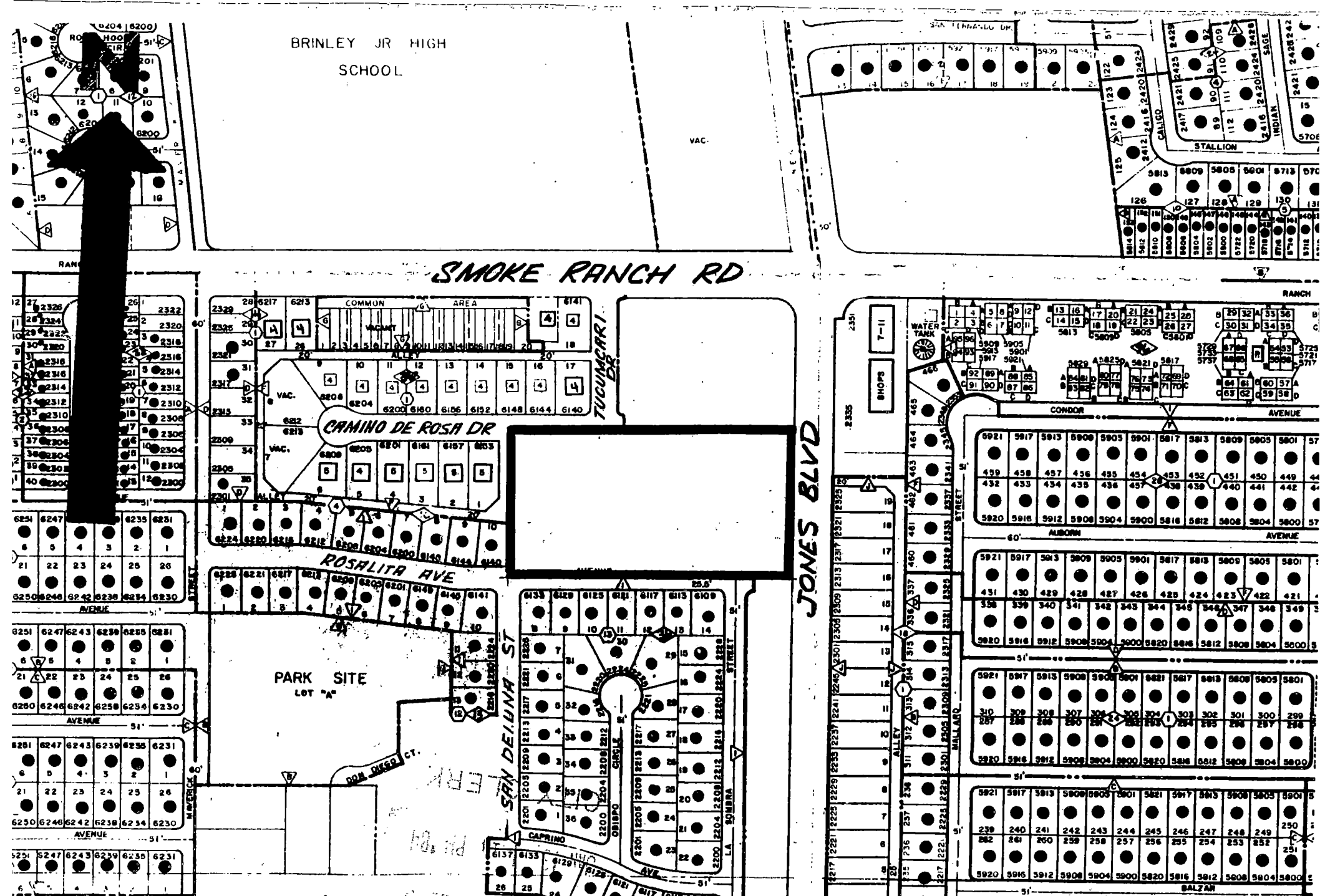
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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.



7-4-84

MINUTES

CITY PLANNING COMMISSION

JANUARY 24, 1984

CALL TO ORDER:

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

PRESENT:

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

EXCUSED:

Mrs. Tracy

STAFF PRESENT:

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

ANNOUNCEMENT:

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

REZONING CONDITIONS:

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

OLD BUSINESS:

1. FINAL MAP

LEWIS HOMES
STONEGATE #3
(REVISED)

(Abeyance from
1/12/84)

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: 17.5 No. of Lots: 117

MR. NULL stated this item was held in abeyance from the last meeting at the request of the applicant. The new final map contains 117 lots, or 11 additional lots, through redesign. However, it is in substantial conformity with the tentative map. 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.

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

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

Voting was as follows:

1. FINAL MAP

(Continued)

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

Motion for APPROVAL carried unanimously.

2. Z-42-82

PLOT PLAN
REVIEW

(Abeyance from
1/12/84)

APPROVED

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 item was held in abeyance because the applicant's arrived at the last meeting after this item came up on the agenda. The request is for access to Edmond Street to the west. At the time they received their rezoning approval, one of the conditions was that there be no access to Edmond Street. The applicant's desire an opening in the 6-foot block wall along the Edmond Street side of the property so they would have access to a fire hydrant outside of the property. Staff feels it would be appropriate to have access to Edmond Street through a locked crash gate. The applicants also would like to keep it open so the service vehicles could enter from Edmond Street. Staff feels there is sufficient room along the west side of the property where they could enter off of Sahara Avenue and drive along the west side of the property to the loading dock. Staff recommends denial of the request for the opening, except for the crash gate that would be used only in emergency fire access. There was one protest at the last hearing.

BOB MCNUTT, 50 South Jones Boulevard, appeared and represented the applicant. Richard Robinson, architect, is enroute at this time from Sacramento, California. He requested this item be held for a few minutes to await the arrival of Richard Robinson.

(Item No. 3 was heard at this time and then this item was heard after Item No. 3 under New Business.)

BOB MCNUTT said the reason they have requested this plot plan review is because they want to restrict the service trucks from using the general parking area and also they would like to have access to the fire hydrant on Edmond Street. The Fire Department feels there has to be a minimum of two fire hydrants to service this size of a building. There is a hydrant on Sahara as well as on Edmond.

DALE BAKER, 5320 W. O'Bannon Street, appeared in protest. He presented a petition with signatures in opposition. The applicant agreed to a 6-foot block wall all along Edmond Street and he feels that condition should remain. He suggested they install a second fire hydrant to the back of the property.

MR. JOHNSTON made a Motion for APPROVAL of Z-42-82, Plot Plan Review, subject to a locked crash gate on Edmond Street.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on February 1, 1984.

3. SO-3-84

SALES OFFICE

(Abeyance Item
from 1/12/84)

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 the applicant is proposing two models and a sales office. There will be over 600 units built. The plot plan indicates these will be R-E estate-type lots. This use will be temporary. Staff would recommend 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, and 3) Applicant post a bond in the amount of \$5,000 to guarantee removal of these structures.

No one appeared to represent the application.

MR. BUGBEE made a Motion for ABEYANCE of SO-3-84, Sales Office.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN MACK announced this item would be heard again by the City Planning Commission on February 9, 1984.

NEW BUSINESS:

1. FINAL MAP

OLIVE TREE
CONDOMINIUMS

APPROVED

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

Owner/Subdivider: Olive Tree Apartments
No. of Acres: .96 No. of Units: 47

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.

DIANA KOVACH, Wallace Engineering, 1100 East Sahara Avenue, appeared and represented the applicant. They are in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Olive Tree Condominiums, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. VAC-22-83

APPROVED

Petition of Vacation submitted by THE CITY OF LAS VEGAS to vacate a portion of a 20 foot wide north/south alley generally located on the north side of Carson Avenue between Casino Center Boulevard on the west and Third Street on the east.

MR. NULL stated Casino Center over to Third Street on Carson Avenue is the City Parking Garage. The City has received a

2. VAC-22-83

(Continued)

letter from the Four Queens Hotel indicating effective March 1 they will own the remainder of the block and will then request a vacation of the remainder of the alley. Staff would recommend approval with the standard conditions.

No one appeared in favor or opposition to this application.

MR. BUGBEE made a Motion for APPROVAL of VAC-22-83.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be set for public hearing by the City Council on February 1, 1984.

3. Z-2-84

ABEYANCE

Application of ALLEN PAVELL, ET AL for reclassification of property generally located on the west side of Decatur Boulevard between Lake Mead Boulevard and Vegas Drive, from N-U (Non-Urban) to C-1 (Limited Commercial).
Proposed Use: Commercial Storage Units

MR. FOSTER stated there is a shopping center to the north. The applicant is requesting commercial storage units, or mini warehouses. This project will be developed in two phases. Staff feels the frontage properties along the west side of Decatur will transition to commercial. The primary concern of this application is the treatment of the west side of the property that is abutting the R-E to the west. Staff feels that as commercial is approved to the south there should be a row of residential, so there would be residential on both sides of Fairhaven and the balance could be commercial to Decatur. Staff feels R-D size lots approximately 100 feet deep would be appropriate. Staff is recommending approval, subject to the west 130 feet be amended to R-D, 30 feet for the half street and 100 feet depth off the rear. They are applying for a Variance for the commercial storage units, as well as the watchman's quarters.

PAM MAINWAL, 333 North Rancho Road, appeared and represented the applicant. This will be a Spanish-style building with archways and a mansard tile roof. This will be compatible with the area. The whole facility will be walled in with entrances and exits on Decatur Boulevard. They do not feel they would be able to sell the homes on the west side of this property.

JOHN VORNSAND, 300 South 4th Street, appeared and represented Maury Abrams, owner of the shopping center directly to the north of this proposal. Mr. Abrams would not object to this proposal provided the driveway towards the rear of the property abutting Mr. Abrams property be illuminated during nighttime hours for security, extra effort be made to provide landscaping on Decatur and Fairhaven, and the architectural appearance of the building be compatible with the adjoining shopping center.

LOWELL LONG, 1931 Fairhaven, appeared in protest. This will devalue his property. These storage units will bring crime into the area.

PATRICIA STEWART, 1925 Fairhaven, appeared in protest.

MR. FOSTER read the following conditions into the record that this application would be subject to if it is approved: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to reflect the

3. Z-2-84

(Continued)

R-D amendment, 3) Install sidewalk on Decatur Boulevard and street improvements on Fairhaven Street as required by the Department of Engineering Services, and 4) Commercial storage units be allowed only if the Variance is approved. If the Variance is not approved, the revised plot plan shall then be approved by the Planning Commission, 5) Standard conditions 2 through 8, and 6) The west 130 feet shall be zoned R-D.

MR. BUGBEE made a Motion for APPROVAL of Z-2-84 with the plot plan as submitted and without an R-D area.

Voting was as follows:

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

Motion did not carry due to a 3/3 tie vote.

CHAIRMAN MACK announced this item would be heard again at the City Planning Commission meeting on February 9, 1984.

4. Z-3-84

APPROVED

Application of MADISON AVENUE PROPERTIES, PARTNERSHIP for reclassification of property generally located on the south side of Monroe Avenue between "N" Street and "J" Street, from R-1(Single-Family Residence) to R-PD10 (Residential Planned Dev.).
Proposed Use: Medium Density Residential

MR. FOSTER stated this involves one lot where they are requesting R-PD10 zoning. The parcels to the east and west have been developed on an R-PD10 basis. Staff feels this would finish the row of development. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Waiver of the five acre requirement, and 3) Conformance to the requirements of the Flood Hazard Reduction Ordinance. Staff does not have any protests on record.

JIM MARTIN, Dalton Properties, 3525 South Procyon, appeared and represented the applicants. They are in accord with staff's conditions.

No one appeared in protest.

MR. KENNEDY made a Motion for APPROVAL of Z-3-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on February 15, 1984.

5. Z-4-84

APPROVED

Application of DONALD A. AND STACEY L. YAHRAUS for reclassification of property generally located on the northwest corner of Jones Boulevard and Rosalita Avenue, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).
Proposed Use: Medium-High Density Residential
(Apartments)

MR. FOSTER stated this item was before the City Planning

5. Z-4-84

(Continued)

Commission twice in the past for R-3 zoning. There is R-3 zoning to the east and C-1 to the north of it on the corner. There is vacant R-3 to the north and developed R-3 to the west. There are single-family homes along the south side fronting this property and single-family homes to the southwest. In 1979 an application for 120 units was denied for R-3 zoning. In 1981 R-3 zoning was requested for 96 units which was denied. This application is for 88 units. Staff feels the row of R-1 to the west should be continued all the way to Jones Boulevard, which would mean the south 125.5 feet be amended to R-1 and the pattern that exists to the west be continued over to Jones so that the homes on the south side would have homes across from them. This would reduce the size of the R-3 parcel. The development plan would have to be amended. There would be 72 R-3 units and 9 R-1 lots. Staff would recommend approval, subject to: 1) Resolution of Intent to R-1 on the south 125.5 feet and R-3 on the northern portion shall be restricted to a twelve-month time limit, 2) Approval of the revised development plan by the Planning Commission, 3) Compliance with the Flood Hazard Reduction Ordinance, 4) Dedication and improvement of right-of-way for Camino De Rosa Drive with a knuckle corner at Tucumcari Drive, 5) Dedication of radius corners at Rosalita Avenue and Jones Boulevard, 6) Installation of sidewalks on Jones Boulevard, 7) Approval of the parking and driveway plans according to the requirements of the Traffic Engineering Division, 8) Conformance to the requirements of the Department of Fire Services relative to fire hydrants, 9) Vacation of excess right-of-way at Camino De Rosa Drive and Tucumcari Drive, 10) Construction of a 6-foot block wall between the R-1 and R-3 zoning districts. Staff does not have any protests on record.

DONALD A. YAHRAUS, 2861 South Mojave Road, and TOM RUDEMEZZO, 4307 Alpine Place, appeared for the application. It would not be feasible to have nine R-1 lots on this site. They met with two of the property owners prior to this meeting who said they did not want any ingress along Rosalita as they were afraid it would become a speedway.

SUSAN PACULT, 6113 Rosalita, appeared in protest. She presented a petition signed by approximately 33 property owners in protest of the entire parcel zoned R-3. However, they would not object to R-1 and R-3 as staff has proposed.

CLIFFORD TAYLOR, 6113 Rosalita, appeared in protest. He is opposed due to the transient affect the apartments will have in the area. Also, he objects to the block wall as he feels it will devalue the homes in the area. However, he is in favor of the R-1 homes as staff has proposed.

DONALD A. YAHRAUS and TOM RUDEMEZZO appeared in rebuttal. By constructing a block wall around the development it will provide a buffer zone.

MRS. COLEMAN made a Motion for APPROVAL of Z-4-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on February 15, 1984.

6. CY-1-84

CONSTRUCTION
YARD USE

APPROVED

Request of DORFMAN CONSTRUCTION CO., INC. to allow a temporary construction yard on property generally located on the north-east corner of Oakley Boulevard and Decatur Boulevard, R-1 Zone.

MR. FOSTER stated this application is in connection with the sewer trunk line that is being constructed for the City by a private contractor. The contractor needs a construction yard for the equipment to be used for the job on a temporary basis. Staff would recommend approval, subject to: 1) Conformance to the site plan, and 2) The use shall cease in one year or when the project is completed, whichever occurs first.

KENNETH HULS, 6830 Sebring, appeared and represented the application. They are in accord with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of CY-1-84, Construction Yard Use, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

7. Z-66-73

PLOT PLAN
REVIEW

APPROVED-

Request of NEVADA SAVINGS AND LOAN ASSOCIATION for a Plot Plan Review on property generally located on the northwest corner of West Sahara Avenue and Spanish Oaks Drive, R-PD6 Zone.

MR. FOSTER stated there was a condition of approval on this zoning when the C-1 was approved on this site that the development plans be approved prior to construction. The applicant is proposing a development plan that will consist of a series of office buildings and a parking structure. They will have 717 parking spaces and the Code only requires 538 spaces. Staff feels this item should be held in abeyance so the surrounding property owners could be notified of the parking and office structure being located close to the residential property and the applicant should pay a \$75 notification fee.

KENNY GUINN, President, Nevada Savings and Loan Association, 3012 Campbell Circle, appeared and represented the application. This will be a clean prestigious project. There will not be any parking problems. The back of this project will not have windows overlooking Spanish Oaks Subdivision.

(At this time the meeting was recessed for five minutes so the Commissioners could view a model of this project.)

MR. JOHNSTON made a Motion for APPROVAL of Z-66-73, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on February 15, 1984.

SUPPLEMENTAL AGENDA:

1. A-1-84(A)

APPROVED

Petition of Annexation submitted by JAMES J. CHAISSON, ET AL to annex property generally located on the southwest corner of Decatur Boulevard and El Parque Avenue, containing approximately 5 acres.

MR. NULL said the frontage lot on Decatur is zoned County C-2 and the rear lot is R-E with a Resolution of Intent to C-2, so the equivalent City zoning would be C-2, plus R-E with a Resolution of Intent to C-2. Staff would recommend approval.

ALDO LEPINSKI, 2040 East Oakley Boulevard, appeared as part owner of this property.

MRS. COLEMAN made a Motion for APPROVAL of A-1-84(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. TEMPORARY ACCESS -
METROPOLITAN'S
ALTA MEADOWS
UNIT #1
TENTATIVE MAP

APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a temporary access to connect Alta Drive with Waterville Circle to serve the model homes during construction of the subdivision.

MR. NULL stated the applicant wants a temporary access from Alta to the interior of the subdivision with a parking area along the street for direct access to their models. Staff would recommend approval, subject to: 1) Within two years or after the last unit in the tract is sold, whichever occurs first, by 30 days thereafter the temporary access drive to Alta is to be removed and any improvements previously removed or not completed are to be replaced as required by the Department of Engineering Services.

DIANA KOVACH, Wallace Engineering, 1100 East Sahara Avenue, appeared and represented the applicant. They agree to staff's recommendation.

MR. BUGBEE made a Motion for APPROVAL of the Temporary Access, Metropolitan's Alta Meadows Unit #1 Tentative Map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on February 1, 1984.

3. Z-69-76

REVIEW OF
CONDITION

ABEYANCE

Request of ARMOND MERLUZZI for a Review of Condition to allow a 23'6" building height where a maximum height of 21' was allowed and to alter the required aesthetic treatment to the proposed building on property generally located on the west side of Vista Drive, 206' south of Charleston Boulevard, C-1 Zone.

MR. FOSTER stated that at the time the applicant had the plot

3. Z-69-76

(Continued)

plan review approved it showed a steel building 21 feet high. The property owner immediately to the south in the R-E area was concerned about the appearance of the building and there was a condition imposed that there be some aesthetic treatment along the south side of the building. The applicant has now changed the type of the building so it will have a height of 23'6". Staff requested brick veneer be placed along the south side and front of the building 4 feet up from ground level and a mansard roof be along the south, across the front and rear and about 20 feet along the north. Staff feels this request should be denied or held in abeyance for notification of the surrounding property owners. This building will be 80' x 122'.

ARMOND MERLUZZI, 2913 Bryant Avenue, appeared for the application. This building will be used for a gymnastics studio. He spoke to Bob Vaughan who is the spokesman for the surrounding property owners and he said that as long as there weren't any windows on the south side of this building that they were in accord with not putting on the mansard roof or brick. The building is 21 feet high, but the ridge vent extends 2½ feet higher. The property owners would not sign a petition in favor of this application because the back of their homes face Arville and they feel Arville is going to be commercial and they don't want to have anything in writing at City Hall saying they didn't oppose this application so why do they want to oppose anyone on Arville.

MR. BUGBEE made a Motion for ABEYANCE of Z-69-76, Review of Condition, pending notification of the surrounding property owners.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN MACK announced this item would be heard at a public hearing of the City Planning Commission on February 9, 1984.

4. Z-6-72(8)

REVIEW OF
CONDITION

APPROVED

Request of JUDY NESS for a Review of Condition to allow a second office where only one office is allowed on property located at 2409 Santa Clara Drive, P-R Zone.

MR. FOSTER stated that at the time the zoning was approved it was limited to a one-office use. The applicant is now requesting permission to rent out part of the building to a business that would involve two persons. The off-street parking has a total of 9 spaces, which would mean up to 5 employees. Staff would recommend approval, subject to:
1) Maximum occupancy of the two offices combined shall not exceed five persons.

JUDY NESS, 1713 Cochran Street, appeared for the application. She was in accord with staff's recommendation.

MR. BUGBEE made a Motion for APPROVAL of Z-6-72(8), Review of Condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on February 15, 1984.

5. AV-3-84

ADMINISTRATIVE
VARIANCE

APPROVED

Request of AL AND MARY BACON for an Administrative Variance to allow an addition 11 feet from the rear property line where 15 feet is required on property located at 6809 Selkirk Circle, R-1 Zone.

MR. FOSTER stated this is an irregular-shaped lot. If one side of the lot line is at least 10 feet longer than the other, it qualifies under the administrative variance provision and this addition is within 11' of the rear property line. Staff would recommend approval, subject to: 1) Conformance to the plot plan.

RICHARD HUTCHINS, 416 Box Elder, Henderson, appeared and represented the applicants. This building is 75% completed.

MR. BUGBEE made a Motion for APPROVAL of AV-3-84, Administrative Variance, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

6. Z-70-81

EXTENSION
OF TIME

APPROVED

Request of GENE BOTT for an Extension of Time on property generally located on the east side of 23rd Street between Searles Avenue and Hinckle Avenue, R-1 Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this is their second request for an Extension of Time. They indicate they are trying to raise the financing for this proposed tri-plex. Staff would recommend approval, subject to: 1) Resolution of Intent to expire January 19, 1985, and 2) Conformance to all ordinances enacted subsequent to the original approval.

GLEN BOTT, 1400 Hiawatha Road, appeared for the application. They are in agreement with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of Z-70-81, Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on February 15, 1984.

7. Z-105-83

PLOT PLAN
REVIEW

ABEYANCE

Request of FAC ARCHITECTS for a Plot Plan Review to change the approved plot plan on property generally located on the west side of 4th Street, between Charleston Boulevard and Colorado Street, R-4 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated C-1 zoning was just approved on this site.

7. Z-105-83

(Continued)

This property was used as a parking lot for cars when Gaudin Ford was across the street. The original proposal was for an 11,600 square foot building, one story, and 70 feet from the north property line. This request is to change the plot plan to a 17,000 square foot building that will have a portion of it two stories. However, the proposed building will extend all the way to the north and west property lines. There is apartment zoning to the west and R-1 off Charleston. Staff feels that due to this major change in terms of the setbacks and size of the building that the surrounding property owners should be notified with the applicant paying a half fee.

KEITH FARRIS, 1850 E. Flamingo Road, appeared and represented the applicant. They are agreeable to having a public hearing on this application.

MRS. COLEMAN made a Motion for ABEYANCE of Z-105-83, Plot Plan Review, as recommended by staff.

Voting was as follows:

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

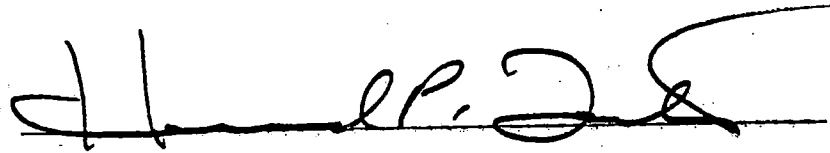
Motion for ABEYANCE carried unanimously.

CHAIRMAN MACK announced this item would be heard again by the City Planning Commission at a Public Hearing on February 9, 1984.

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA

CITY PLANNING COMMISSION

JANUARY 24, 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: JOHNSTON, MACK, BUGBEE, KENNEDY, COLEMAN, GUTHRIE

EXCUSED: TRACY

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

OLD BUSINESS:

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: 109
(REVISED)

(Abeyance from
1/12/84)

ACTION: APPROVED
BUGBEE/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

2. Z-42-82 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,
PLOT PLAN N-U Zone (under Resolution of Intent to C-1).
REVIEW

(Abeyance from
1/12/84)

ACTION: APPROVED
JOHNSTON/4-2 (COLEMAN, GUTHRIE: NO)

CONDITION:

1. Conformance to the original plot plan except that a locked opaque crash
gate shall be allowed for access as required by the Department of Fire
Services.

PROTESTS: 18

STAFF RECOMMENDATION: DENIAL - EXCEPT FOR FIRE ACCESS WITH A LOCKED CRASH GATE
TO BE HEARD BY CITY COUNCIL: FEBRUARY 1, 1984

3. SO-3-84 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
SALES OFFICE Drive and Tonopah Drive, R-E Zone (under Resolution
of Intent to R-PD8).
(Abeyance
from 1/12/84)

ACTION: ABEYANCE
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY PLANNING COMMISSION: FEBRUARY 9, 1984

NEW BUSINESS:

1. FINAL MAP Property generally located on the north side of
 Bromley Avenue, east of Jones Boulevard, R-4 Zone.
 Owner/Subdivider: Olive Tree Apartments
 No. of Acres: 0.96 No. of Units: 47
 OLIVE TREE
 CONDOMINIUMS

ACTION: APPROVED
 JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

2. VAC-22-83 Petition of Vacation submitted by THE CITY OF LAS
 VEGAS to vacate a portion of a 20' wide north/south
 alley generally located on the north side of Carson
 Avenue, between Casino Center Boulevard on the
 west and Third Street on the east.

ACTION: APPROVED
 BUGBEE/UNANIMOUS

CONDITIONS:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. 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: FEBRUARY 1, 1984 TO SET DATE FOR PUBLIC HEARING

3. Z-2-84 Application of ALLEN PAVELL, ET AL for reclassifi-
 cation of property generally located on the west
 side of Decatur Boulevard, between Lake Mead Boulevard
 and Vegas Drive, from N-U to C-1.
 Proposed Use: Commercial Storage Units

ACTION: ABEYANCE
 BUGBEE/3-3
 (KENNEDY, COLEMAN, GUTHRIE: NO)

STAFF RECOMMENDATION: APPROVAL PROTESTS: 2
TO BE HEARD AGAIN BY PLANNING COMMISSION: FEBRUARY 9, 1984

4. Z-3-84 Application of MADISON AVENUE PROPERTIES, PARTNERSHIP
 for reclassification of property generally located
 on the south side of Monroe Avenue, between "N"
 Street and "J" Street, from R-1 to R-PD10.
 Proposed Use: Medium Density Residential

ACTION: APPROVED
 KENNEDY/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Waiver of the five acre site requirement.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

4. Z-3-84 (Continued)

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: FEBRUARY 15, 1984

5. Z-4-84

Application of DONALD A. AND STACEY L. YAHRAUS for reclassification of property generally located on the northwest corner of Jones Boulevard and Rosalita Avenue, from R-E to R-3.

ACTION: APPROVED

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

CONDITIONS:

1. Application be amended to R-1 on the south 125.5'.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Approval of the revised development plans by the Planning Commission as amended by condition #1.
4. Compliance with the Flood Hazard Reduction Ordinance.
5. Dedication and improvement of right-of-way for Camino De Rosa Drive with a knuckle corner at Tucumcari Drive.
6. Dedication of radius corners at Rosalita Avenue and Jones Boulevard.
7. Installation of sidewalks on Jones Boulevard.
8. Approval of the parking and driveway plans according to the requirements of the Traffic Engineering Division.
9. Conformance to the requirements of the Department of Fire Services relative to fire hydrants.
10. Vacation of excess right-of-way at Camino De Rosa Drive and Tucumcari Drive.
11. Construction of a 6' block wall between the R-1 and R-3 on this site.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 34

TO BE HEARD BY CITY COUNCIL: FEBRUARY 15, 1984.

6. CY-1-84

CONSTRUCTION
YARD USE

Request of DORFMAN CONSTRUCTION CO., INC. to allow a temporary construction yard on property generally located on the northeast corner of Oakley Boulevard and Decatur Boulevard, R-1 Zone.

ACTION: APPROVED

BUGBEE/UNANIMOUS

6. CY-1-84 (Continued)

CONDITIONS:

1. Conformance to the site plan.
2. The use shall cease in one (1) year or when the project is completed, whichever occurs first.

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

- | | |
|---------------------------------------|--|
| 7. Z-66-73

PLOT PLAN
REVIEW | Request of NEVADA SAVINGS AND LOAN ASSOCIATION for
a Plot Plan Review on property generally located
on the northwest corner of W. Sahara Avenue and
Spanish Oaks Drive, R-PD6 Zone. |
|---------------------------------------|--|

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Conformance to the original conditions of approval of Z-66-73.
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: ABEYANCE - TO NOTIFY THE SURROUNDING PROPERTY OWNERS
TO BE HEARD BY CITY COUNCIL: FEBRUARY 15, 1984

SUPPLEMENTAL AGENDA:

- | | |
|--------------|--|
| 1. A-1-84(A) | Petition of Annexation submitted by JAMES J. CHAISSON,
ET AL to annex property generally located on the south-
west corner of Decatur Boulevard and El Parque Avenue,
containing approximately 5 acres. |
|--------------|--|

ACTION: APPROVED
COLEMAN/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

2. TEMPORARY
ACCESS -
METROPOLITAN'S
ALTA MEADOWS
UNIT #1
TENTATIVE MAP

Request of METROPOLITAN DEVELOPMENT CORPORATION
for a temporary access to connect Alta Drive with
Waterville Circle to serve the model homes during
construction of the subdivision.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. The temporary access shall be removed within two years or after the last unit in the tract is sold, whichever occurs first and any improvements previously removed or not completed are to be replaced within 30 days as required by the Department of Engineering Services.

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

3. Z-69-76

REVIEW OF
CONDITION

Request of ARMOND MERLUZZI for a Review of Condition
to allow a 23'6" building height where a maximum
height of 21' was allowed and to alter the required
aesthetic treatment to the proposed building on
property generally located on the west side of Vista
Drive, 206' south of Charleston Boulevard, C-1 Zone.

ACTION: ABEYANCE
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: DENIAL
TO BE HEARD AGAIN BY PLANNING COMMISSION: FEBRUARY 9, 1984

4. Z-6-72(8)

REVIEW OF
CONDITION

Request of JUDY NESS for a Review of Condition to
allow a second office where only one office is allowed
on property located at 2409 Santa Clara Drive, P-R
Zone.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. A maximum of five (5) persons shall be allowed to work out of the two offices.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 15, 1984

5. AV-3-84

ADMINISTRATIVE
VARIANCE

Request of AL AND MARY BACON for an Administrative
Variance to allow an addition 11' from the rear
property line where 15' is required on property
located at 6809 Selkirk Circle, R-1 Zone.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

6. Z-70-81

EXTENSION
OF TIME

Request of GENE BOTT for an Extension of Time on
property generally located on the east side of 23rd
Street, between Searles Avenue and Hinkle Drive,
R-1 Zone (under Resolution of Intent to R-3).

ACTION: APPROVED
KENNEDY/UNANIMOUS

6. Z-70-81 (Continued)

CONDITIONS:

1. Extension of Time shall expire January 19, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: FEBRUARY 15, 1984

7. Z-105-83 Request of FAC ARCHITECTS for a Plot Plan Review
 to change the approved plot plan on property
 generally located on the west side of 4th Street,
 between Charleston Boulevard and Colorado Street,
 R-4 Zone (under Resolution of Intent to C-1).

ACTION: ABEYANCE
 COLEMAN/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE - TO ALLOW FOR NOTIFICATION OF SURROUNDING
 PROPERTY OWNERS
TO BE HEARD AGAIN BY PLANNING COMMISSION: FEBRUARY 9, 1984

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JANUARY 24, 1984

OLD BUSINESS:

1. FINAL MAP
LEWIS HOMES
STONEGATE #3
(REVISED)

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

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.

2. Z-42-82
PLOT PLAN
REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the
revised plot plan.
2. Crash gate on Edmond St.
locked all the time.
PROTESTS: Dale Baker, 5320 W. O'Bannon
Approx. 19 signatures on petition

3. SO-3-84
SALES OFFICE

ABEYANCE - BUGBEE/AYES: Johnston, Mack, Kennedy,
Bugbee, Coleman, Guthrie
2/9/84
P.C.Meeting
NOES: None

NEW BUSINESS:

1. FINAL MAP
OLIVE TREE
CONDOMINIUMS

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

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

2. VAC-22-83 APPROVED - BUGBEE/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
NOES: None

PROTESTS: 0

3. Z-2-84 ABEYANCE - BUGBEE/AYES: Johnston, Mack, Bugbee
NOES: Kennedy, Coleman, Guthrie
2/9/84
P.C.Meeting.

PROTESTS: Lowell Long, 1931 Fairhaven
Patricia Stewart, 1925 Fairhaven

4. Z-3-84 APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
NOES: None

SPECIAL CONDITIONS: 1. Resolution of Intent
with a twelve month
time limit.
2. Waiver of the five acre
requirement.
3. Conformance to the require
ments of the Flood Hazard
Reduction Ordinance.

PROTESTS: 0

5. Z-4-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent to R-1 on the south 125.5' and R-3 on the northern portion shall be restricted to a twelve month time limit.
 2. Approval of the revised development plans by the Planning Commission as amended by condition 1.
 3. Compliance with the Flood Hazard Reduction Ord.
 4. Dedication and improvement of right-of-way for Camino De Rosa Dr. with a knuckle corner at Tucumcari Dr.
 5. Dedication of radius corners at Rosalita Ave. and Jones Blvd.
 6. Installation of sidewalks on Jones Blvd.
 7. Approval of the parking and driveway plans according to the requirements of the Traffic Engineering Division.
 8. Conformance to the requirements of the Fire Services Dept. relative to fire hydrants.
 9. Vacation of excess right-of-way at Camino De Rosa Dr. and Tucumcari Dr.
 10. Construction of a 6' block wall between the R-1 and R-3 zoning districts.

PROTESTS: 33 signatures on petition
Susan Pacult, 6113 Rosalita
Clifford Taylor, 6113 Rosalita

6. CY-1-84

CONSTRUCTION
YARD USE

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

- SPECIAL CONDITIONS:
1. Conformance to the site plan.
 2. The use shall cease in one year or when the project is completed, whichever occurs first.

7. Z-66-73

PLOT PLAN
REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the
plot plan and elevations.
2. Conformance to the
original conditions of
approval of Z-66-73.
3. Standard conditions 2-8.

SUPPLEMENTAL AGENDA:

1. A-1-84(A)

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

2. TEMPORARY ACCESS-
METROPOLITAN'S
ALTA MEADOWS
UNIT #1
TENTATIVE MAP

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

SPECIAL CONDITIONS: 1. Within two years or
after the last unit
in the tract is sold,
whichever occurs first,
by 30 days thereafter
the temporary access drive
to Alta is to be removed
and any improvements
previously removed or
not completed are to be
replaced as required by
the Dept. of Engineering
Services.

3. Z-69-76

REVIEW OF
CONDITION

ABEYANCE - BUGBEE/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
2/9/84
P.C.Meeting
NOES: None

4. Z-6-72(8)

REVIEW OF
CONDITION

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

SPECIAL CONDITION: 1. Maximum occupancy of the
two offices combined shall
not exceed five persons.

5. AV-3-84 APPROVED - BUGBEE/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
ADMINISTRATIVE NOES: None
VARIANCE

SPECIAL CONDITION: 1. Conformance to the plot plan.

6. Z-70-81 APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
EXTENSION OF TIME NOES: None

SPECIAL CONDITIONS:

1. Resolution of Intent shall expire January 19, 1985.
2. Conformance to all ordinances enacted subsequent to the original approval.

7. Z-105-83 ABEYANCE - COLEMAN/AYES: Johnston, Kennedy, Mack,
 Bugbee, Coleman, Guthrie

PLOT PLAN 2/9/84 NOES: None
REVIEW P.C.Mtg.

NAME

1-24-84 C.A.C. mtg ADDRESS

Diana Kovach

Tam Minswal

Patricia Stewart

Dale Baker

~~John Miller~~

SUSAN FACULT

Kim Miller

Kenny C. Truitt

Armond J. Merluzzi

Judy Guss

Robert Holman

~~John Miller~~

1100 E. Sahara

333 No. Rancho

1925 Fairhaven

5320 W. O'Bannon

4307 ALPINE PL.

6113 Rosalita

6830 SEBRING

3012 Campbell Circle

2913 Bryant Ave.

1713 Cochran St LV

416 Box Elder Wy

1400 HAWAIIA Rd

NAME

1-24-84 C. A. C. M.T.
ADDRESS

Bob McNitt

John Vornland

Lowell L. Wright

Harry Norland

Jim Marks

Donald J. Zakarias

Clifford D. Taylor

50 South Jones

300 S. 4TH ST STE 805

143 Kai A. H. Lee

2900 W. Chouteau

3525 So. Freeway Lu. Nu.

2861 S. Mojave Rd.

6113 Rosalita

NAME

1-2484 C.F. Comm. MTC
ADDRESS

KEITH FARRIS

1850 E. FLAMINGO

INTER-OFFICE MEMORANDUM

Date

January 20, 1984

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
JANUARY 24, 1984

COPIES TO:

✓ CITY CLERK'S OFFICE
CITY ATTORNEY
CINDY EADES
RICK WILLIAMSOLD BUSINESS:

2. Z-42-82

Applicants arrived late and protestant had left so it was held in abeyance for this meeting.

This request is to allow access to Edmond Street contrary to the conditions of approval. Requires 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: 1 at meeting.

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

3. SO-3-84

This was held in abeyance from the January 12, 1984 Planning Commission meeting as there was no representative present.

This is an unusual proposal to allow two models and one office temporarily on an R-E type 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 type site so must assure removal upon completion of the project. Water and sewer will not be connected to units.

Staff recommends APPROVAL subject to:

SO-3-84 (CONTINUED)

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.

NEW BUSINESS:

3. Z-2-84

This proposed commercial storage facility is on a 6.9 acre (net) site. The shopping center to the north was required to setback 10' from Fairhaven and landscape between which this proposal follows. In the first phase, they will entirely enclose the project with a 6' concrete masonry unit wall and landscaping along Fairhaven should be completed to the south boundary. A Variance has been filed to allow commercial storage and watchman's facility in a C-1 Zone. This is a district-type facility so does not have to be included in the neighborhood total commercial figure. Perhaps, a shake or tile mansard detail would enhance the appearance from the west and east exposures.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. The west 130' shall be zoned R-D.
3. Conformance to the plot plan and elevations amended to reflect the R-D amendment.
4. Install sidewalk on Decatur Boulevard and street improvements on Fairhaven Street as required by the Department of Engineering Services.
5. Standard conditions 2-8.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 15, 1984.

4. Z-3-84

This site was omitted from the original R-PD10 approval on either side. Waiver of 5 acre minimum required. Staff originally recommended DENIAL of R-PD10 but circumstances have changed in this case (Z-112-80), 2 story, 3 bedroom, elevations, site plan and parking okay.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.

Z-3-84 (CONTINUED)

2. Waiver of the five acre requirement.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Standard conditions 1-8.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 15, 1984.

5. Z-4-84

Similar applications have been denied by the City Council in July 1979 and June 1981 except this is for 88 units and the previous cases were for 120 and 96 units respectively. Our recommendations in each case were that 9 R-1 lots be developed on Rosalita Avenue and approximately 69 units be allowed on the remainder depending on alley needs could be a few more units. Site plan, elevations and parking are okay. 2 story, 2 bedroom units. 110 required, 115 provided.

Staff recommends APPROVAL subject to:

1. Resolution of Intent to R-1 on the south 125.5' and R-3 on the northern portion shall be restricted to a twelve (12) month time limit.
2. Approval of the revised development plans by the Planning Commission as amended by condition number one.
3. Compliance with the Flood Hazard Reduction Ordinance.
4. Dedication and improvement of right-of-way for Camino De Rosa Drive with a knuckle corner at Tucumcari Drive.
5. Dedication of radius corners at Rosalita Avenue and Jones Boulevard.
6. Installation of sidewalks on Jones Boulevard.
7. Approval of the parking and driveway plans according to the requirements of the Traffic Engineering Division.
8. Conformance to the requirements of the Fire Services Department relative to fire hydrants.
9. Vacation of excess right-of-way at Camino De Rosa Drive and Tucumcari Drive.
10. Construction of a 6' block wall between the R-1 and R-3 Zoning Districts.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 15, 1984.

6. CY-1-84

Dorfman Construction is putting in trunk lines for the City; Sahara-Oakey sewer interceptor from Westwood to Durango along Rancho, Oakey, O'Bannon and Sahara. This is a central location and the site chosen is the least obtrusive. 24" to 45" pipe, vehicles and 3 mobile offices.

Staff recommends APPROVAL subject to:

1. Conformance to the site plan.
2. The use shall cease in one year or when the project is completed, whichever occurs first.

PROTESTS: N/A

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

7. Z-66-73

This project consists of several buildings totaling 215,000 sq. ft. of office floor area with 717 parking spaces where 538 spaces are required. The elevations are not complete for each building, but the cuts are more vertical than First Western's and more of a modern office design. The residential units to the north along El Cimino back-up or side El Camino, but the elevations on that side should be known. They will submit photographs of the model Monday showing the El Camino and Sahara views.

The front building will be reduced to four stories, the next main building north will be three stories connected to the parking structure, but the parking structure will be three levels with one level 4' below grade and the overall height will be approximately 25'. 5' + of the driveway ramps will be landscaped. The 3 main buildings are interconnected by walkways. Access good. Elevations are attractive. Notify property owners to the north with applicant paying additional \$75.00 fee.

Staff recommends holding for Public Hearing. If approved subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the original conditions of approval of Z-66-73.
3. Standard conditions 2-8.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 15, 1984.

SUPPLEMENTAL:

3. Z-69-76

This proposal is to modify the original elevations of the proposed metal building to a straight metal building which is too industrial looking for the area. There is residential to the south and commercial north, west and east. We asked for tile mansard on the front, south and a 20' return on the north so buildings to the north will partially mask it from Charleston. Also, a brick veneer up about 4' to dress up the Arville frontage. This is minimum in staff's opinion. Variance exists for this development. Possibly, a new hearing is in order as the City Council restricted to 21' height, screening air conditioning and roof mechanics and aesthetic treatment which will be eliminated, if this is approved. City Council approval required.

Staff recommends DENIAL. If felt approvable, renotification should be given first.

1. Conformance to the revised elevations.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 15, 1984.

4. Z-6-72(8)

This proposal to allow two offices where originally restricted to one office will have to have City Council approval to modify that condition. It is indicated that Judy Ness' real estate office has only one person occupying and the proposed second office will have only the two principals and no employees. Staff feels that a second office would be okay if a maximum of 5 employees and principals occupy the two offices.

Staff recommends APPROVAL subject to:

1. Maximum occupancy of the two offices combined shall not exceed five persons.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 15, 1984.

5. AV-3-84

Administrative Variances are allowed for irregular lots where one side exceeds the other by 10' which is the case here. It allows that one corner can be 10' if the average is the 15' rear yard. In this case, the corner is 11' and the average is 20'. Building Permit issued called for 15'.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.

PROTESTS: N/A

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

6. Z-70-81

This is the second request for an extension of time. Financing cited. Zoning appropriate and not competitive.

Staff recommends APPROVAL subject to:

1. This Resolution of Intent shall expire January 19, 1985.
2. Conformance to all Ordinances enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 15, 1984.

7. Z-105-83

This is a major revision from a one story 11,600 sq. ft. office building setback 70' from the north property line to a 17,000 sq. ft. commercial complex to the north property line and west property line. Staff advocates a rehearing with the applicant paying the notification cost. \$100.) Building is attractive. Parking is adequate.

Staff recommends holding in abeyance for notification.
If approved subject to:

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

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL FEBRUARY 15, 1984.

INTER-OFFICE MEMORANDUM

January 24, 1984

TO:

FOSTER

FROM:

NULL

SUBJECT:

CITY PLANNING COMMISSION MEETING
JANUARY 24, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
~~LINDA OWENS~~
CINDY EADE

OLD BUSINESS:1. Lewis Homes Stonegate #3 (Revised) - Final Map

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

NEW BUSINESS:1. Final Map - Olive Tree Condominiums

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

2. VAC-22-83

- Standard conditions 1-3

SUPPLEMENTAL:1. A-1-84(A)

County zoning C-2 and R-E (Resolution of Intent to C-2); City equivalent C-2 and R-E (Resolution of Intent to C-2).

2. Temporary Access - Alta Meadows Unit #1 Tentative Map

Within two years or after the last unit in the tract is sold, whichever occurs first, by 30 days thereafter the temporary access drive to Alta is to be removed and any improvements previously removed or not completed are to be replaced as required by the Department of Engineering Services.

HAN:cme

hinda

INTER-OFFICE MEMORANDUM

January 26, 1984

TO:

DEPARTMENT OF ENGINEERING SERVICES
ADMINISTRATION DIVISION

FROM:

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

SUBJECT:

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

COPIES TO:

CHUCK TURK
BOB GENZER

The following final maps were approved by the City Planning Commission on January 24, 1984:

1. Final Map - Lewis Homes Stonegate #3(Revised)

The tentative map for Lewis Homes Stonegate #3(Revised) 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.

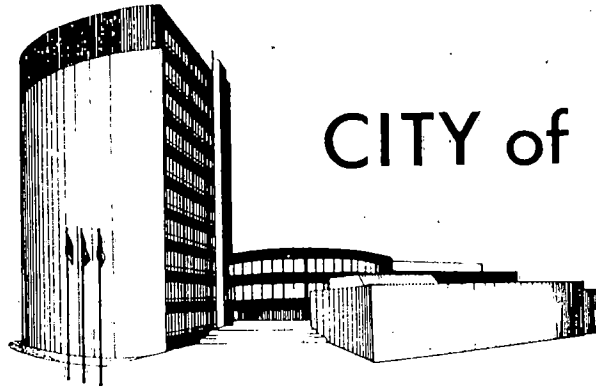
2. Final Map - Olive Tree Condominiums

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

January 26, 1984

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

RE: Final Map - 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 24, 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,

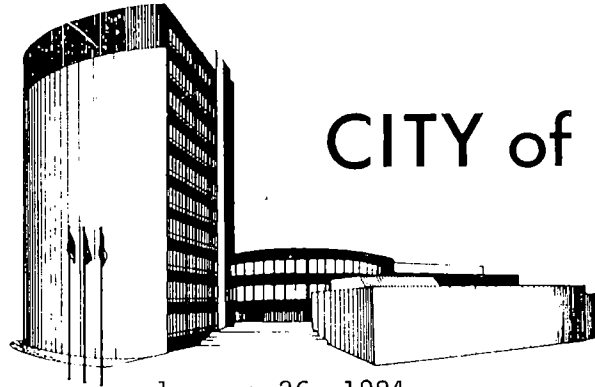
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

January 26, 1984

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

RE: Final Map - Olive Tree Condominiums

Gentlemen:

The Final Map for Olive Tree Condominiums on property generally located on the north side of Bromley Avenue, east of Jones Boulevard, R-4 Zone, was considered by the City Planning Commission on January 24, 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,

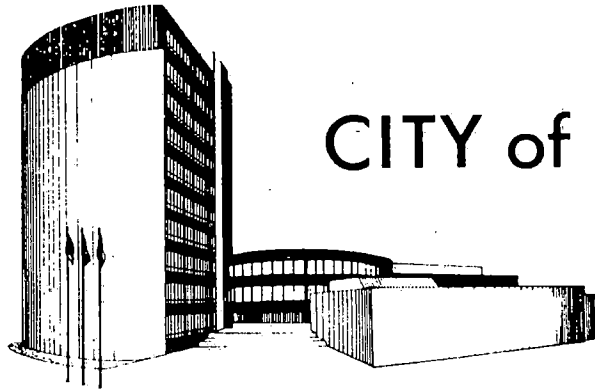
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



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 26, 1984

James J. Chaisson, Et Al
3175 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: A-1-84(A)

Dear Mr. Chaisson:

Your petition to annex property generally located on the southwest corner of Decatur Boulevard and el Parque Avenue, containing approximately 5 acres was considered by the City Planning Commission on January 24, 1984.

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

After further review, this annexation will be forwarded to the City Council for final action. You will receive notification of this meeting.

Sincerely,

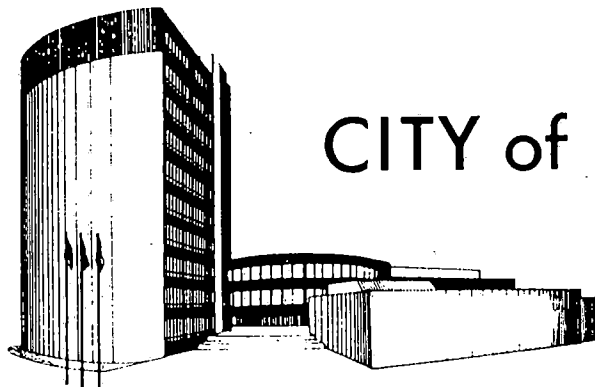
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City 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 26, 1984

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

RE: Temporary Access - Alta Meadows Unit #1
Tentative Map

Gentlemen:

Your request for a temporary access to connect Alta Drive with Waterville Circle to serve the model homes during construction of the subdivision, was considered by the City Planning Commission on January 24, 1984.

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

1. The temporary access shall be removed within two years or after the last unit in the tract is sold, whichever occurs first and any improvements previously removed or not completed are to be replaced within 30 days as required by the Department of Engineering 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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk
Diana Kovach, G.C. Wallace Consulting Eng.
1100 E. Sahara Avenue, Las Vegas NV 89104



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 26, 1984

TO:

MEMO TO FILE

FROM:

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

SUBJECT:

VAC-22-83

COPIES TO:

The petition of vacation submitted by THE CITY OF LAS VEGAS to vacate a portion of a 20' wide north/south alley generally located on the north side of Carson Avenue between Casino Center Boulevard on the west and Third Street on the east was considered by the City Planning Commission on January 24, 1984.

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

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

At the February 1, 1984 City Council meeting, the Council will set date for the public hearing on this item.

HAN:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 26, 1984

TO:

CAROL ANN HAWLEY
CITY CLERK

FROM:

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

SUBJECT:

SET DATE FOR PUBLIC HEARING
FEBRUARY 1, 1984 CITY COUNCIL MEETING

COPIES TO:

At the February 1, 1984 City Council meeting, please set date for public hearing for the following item:

1. VAC-22-83

Petition of Vacation submitted by THE CITY OF LAS VEGAS to vacate a portion of a 20' wide north/south alley generally located on the north side of Carson Avenue between Casino Center Boulevard on the west and Third Street on the east.

Planning Commission unanimously recommends APPROVAL.

Staff Recommendation: APPROVAL

PROTESTS: 0

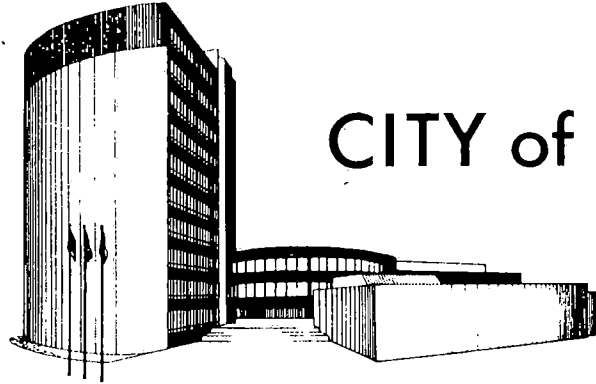
HAN:cme
Attachment

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 26, 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 24, 1984.

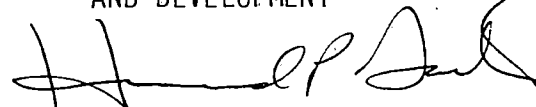
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following condition:

1. Conformance to the original plot plan except that a locked opaque crash gate shall be allowed for access 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



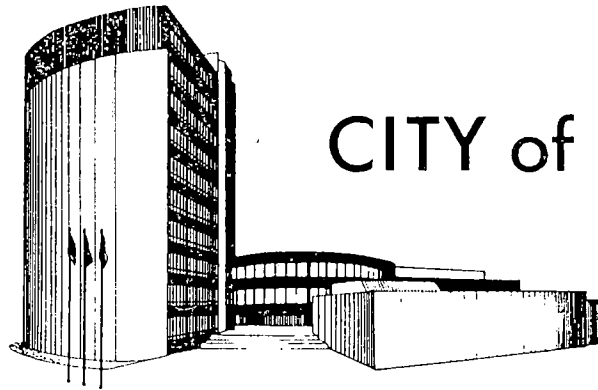
HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: City Council
Bob McNutt
P.O. Box 539, Las Vegas NV 89101



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 26, 1984

FAC Architects
1850 E. Flamingo Road
Suite 238
Las Vegas, Nevada 89109

RE: Z-105-83

Gentlemen:

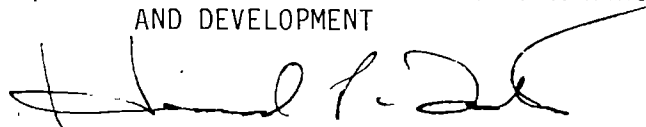
Your request for a Plot Plan Review to change the approved plot plan on property generally located on the west side of 4th Street, between Charleston Boulevard and Colorado Street, R-4 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on January 24, 1984.

The Commission voted to hold this item in ABEYANCE to notify the surrounding property owners.

This item will again be considered by the City Planning Commission on February 9, 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

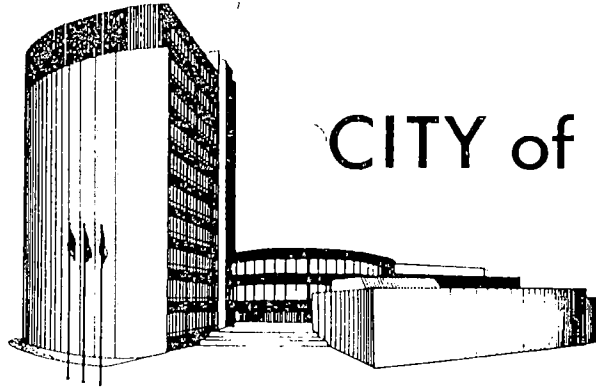


HAROLD P. FOSTER, DIRECTOR

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 26, 1984

Al and Mary Bacon
6809 Selkirk Circle
Las Vegas, Nevada 89108

RE: AV-3-84

Dear Mr. and Mrs. Bacon:

Your request for an Administrative Variance to allow an addition 11' from the rear property line where 15' is required on property located at 6809 Selkirk Circle, R-1 Zone, was considered by the City Planning Commission on January 24, 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,

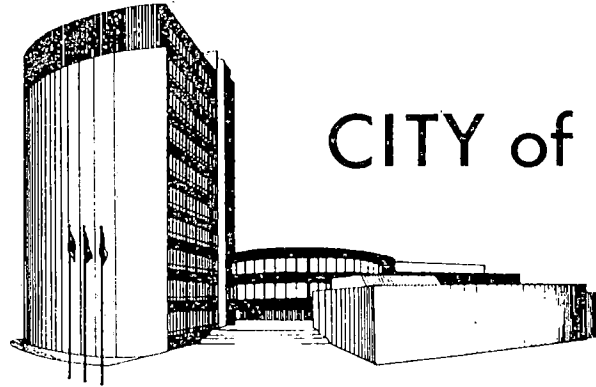
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

January 26, 1984

Judy Ness
1713 Cochran Street
Las Vegas, Nevada 89104

RE: Z-6-72(8)

Dear Ms. Ness:

Your request for a Review of Condition to allow a second office where only one office is allowed on property located at 2409 Santa Clara Drive, P-R Zone, was considered by the City Planning Commission on January 24, 1984.

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

1. A maximum of five (5) persons shall be allowed to work out of the two offices.

This item will be considered by the City Council on February 15, 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,

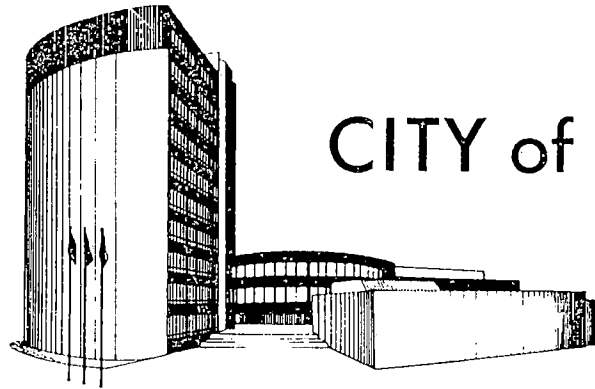
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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 26, 1984

Armond Merluzzi
2913 Bryant Avenue
Las Vegas, Nevada 89102

RE: Z-69-76

Dear Mr. Merluzzi:

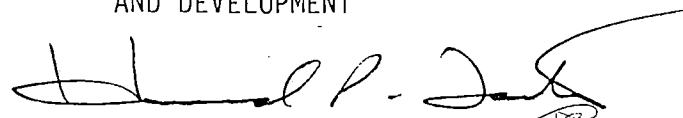
Your request for a Review of Condition to allow a 23'6" building height where a maximum height of 21' was allowed and to alter the required aesthetic treatment to the proposed building on property generally located on the west side of Vista Drive, 206' south of Charleston Boulevard, C-1 Zone, was considered by the City Planning Commission on January 24, 1984.

The Commission voted to hold this item in ABEYANCE to notify the surrounding property owners of this request.

This item will again be considered by the City Planning Commission on February 9, 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

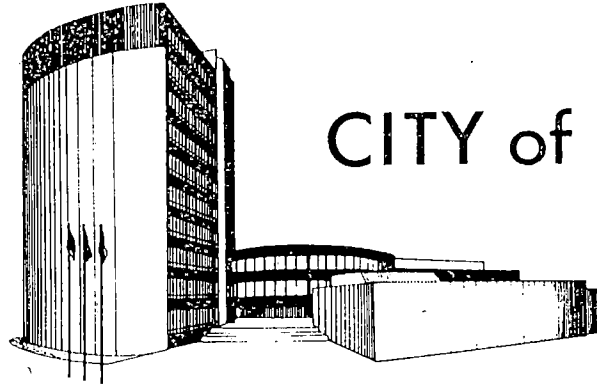


HAROLD P. FOSTER, DIRECTOR

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 26, 1984

Donald A. & Stacey L. Yahraus
2816 Mojave Road
Las Vegas, Nevada 89121

RE: Z-4-84

Dear Mr. and Mrs. Yahraus:

Your request for reclassification of property generally located on the northwest corner of Jones Boulevard and Rosalita Avenue, from R-E to R-3, was considered by the City Planning Commission on January 24, 1984.

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

1. Application be amended to R-1 on the south 125.5'.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Approval of the revised development plans by the Planning Commission as amended by condition #1.
4. Compliance with the Flood Hazard Reduction Ordinance.
5. Dedication and improvement of right-of-way for Camino De Rosa Drive with a knuckle corner at Tucumcari Drive.
6. Dedication of radius corners at Rosalita Avenue and Jones Boulevard.
7. Installation of sidewalks on Jones Boulevard.
8. Approval of the parking and driveway plans according to the requirements of the Traffic Engineering Division.



Donald A. & Stacy L. Yahraus
January 26, 1984
Page 2
RE: Z-4-84

9. Conformance to the requirements of the Department of Fire Services relative to fire hydrants.
10. Vacation of excess right-of-way at Camino De Rosa Drive and Tucumcari Drive.
11. Construction of a 6' block wall between the R-1 and R-3 on this site.

This item will be considered by the City Council on February 15, 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,

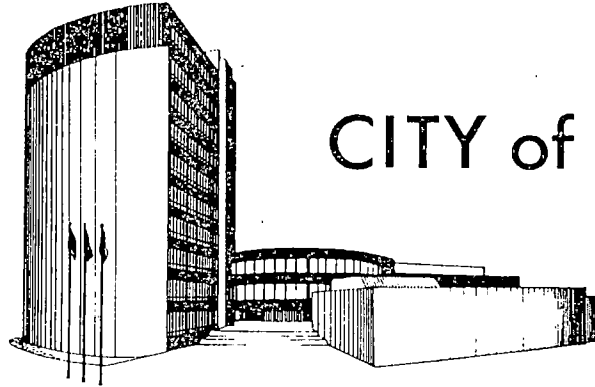
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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 26, 1984

Madison Avenue Properties, Partnership
c/o Evan Williams
3525 S. Procyon Avenue
Las Vegas, Nevada 89102

RE: Z-3-84

Gentlemen:

Your request for reclassification of property generally located on the south side of Monroe Avenue between "N" Street and "J" Street, from R-1 to R-PD10, was considered by the City Planning Commission on January 24, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Waiver of the five acre site requirement.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



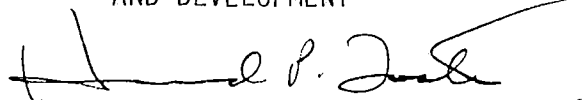
Madison Avenue Properties, Partnership
January 26, 1984
Page 2
RE: Z-3-84

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

This item will be considered by the City Council on February 15, 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,

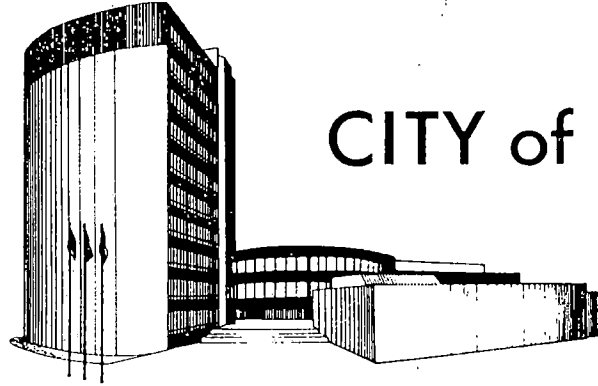
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Council

MAYOR BILL BRIARE
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CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 26, 1984

Allen Pavell, Et Al
c/o Pam Mainwal
Diversified Realty
333 N. Rancho
Las Vegas, Nevada 89106

RE: Z-2-84

Dear Mr. Pavell:

Your request for reclassification of property generally located on the west side of Decatur Boulevard between Lake Mead Boulevard and Vegas Drive, from N-U to C-1, was considered by the City Planning Commission on January 24, 1984.

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

This item will again be considered by the Planning Commission on February 9, 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,

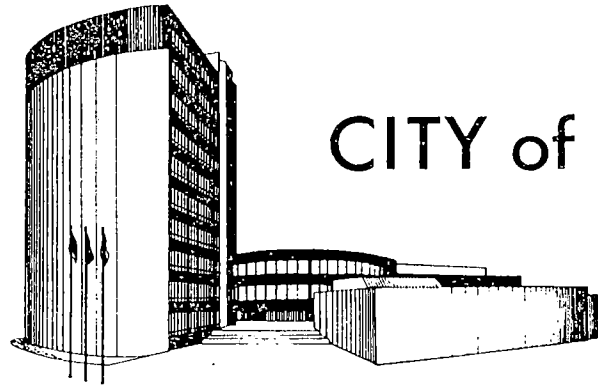
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



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ASHLEY HALL



CITY of LAS VEGAS

January 26, 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 24, 1984.

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

This item will again be considered by the Planning Commission on February 9, 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,

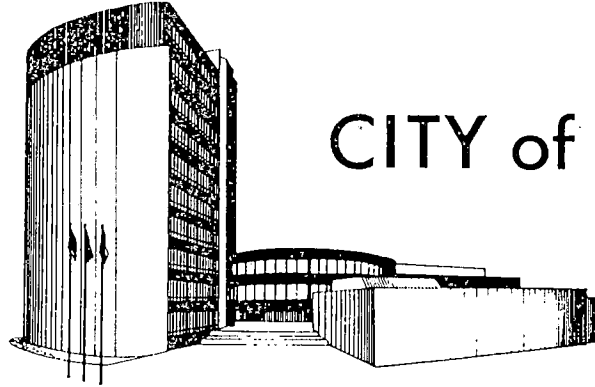
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CITY of LAS VEGAS

January 26, 1984

Nevada Savings and Loan Assoc.
c/o David Daileida
Harris Sharp Assoc., Inc.
2915 W. Charleston Boulevard
Las Vegas, Nevada 89102

RE: Z-66-73

Gentlemen:

Your request for a Plot Plan Review on property generally located on the northwest corner of W. Sahara Avenue and Spanish Oaks Drive, C-1 Zone, was considered by the City Planning Commission on January 24, 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. Conformance to the original conditions of approval of Z-66-73.
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.



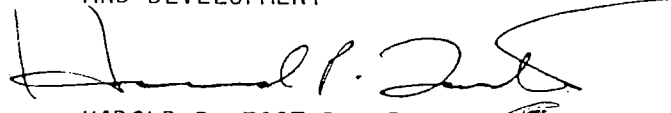
Nevada Savings and Loan Assoc.
January 26, 1984
Page 2
RE: Z-66-73

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 15, 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,

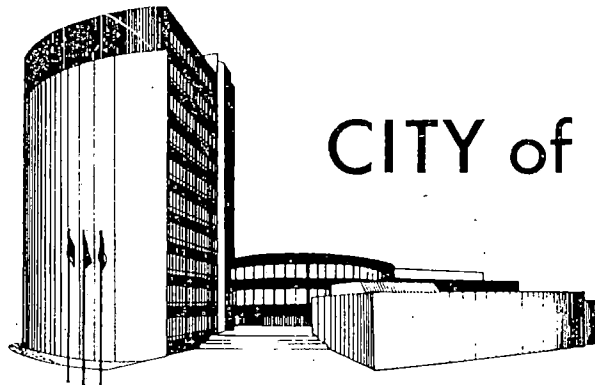
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Council

MAYOR BILL BRIARE
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GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 26, 1984

Gene Bott
1240 Hinson Street
Las Vegas, Nevada 89102

RE: Z-70-81

Dear Mr. Bott:

Your request for an Extension of Time on property generally located on the east side of 23rd Street between Searles Avenue and Hinkle Avenue, R-1 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on January 24, 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 19, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on February 15, 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,

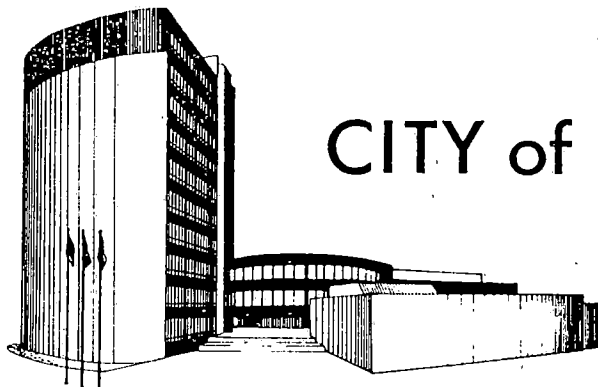
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Council



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GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 26, 1984

G. E. Dorfman
Dorfman Construction Co., Inc.
124 N. La Brea Avenue
Los Angeles, California 90036

RE: CY-1-84

Dear Mr. Dorfman:

Your request to allow a temporary construction yard on property generally located on the northeast corner of Oakey Boulevard and Decatur Boulevard, R-1 Zone, was considered by the City Planning Commission on January 24, 1984.

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

1. Conformance to the site plan.
2. The use shall cease in one (1) year or when the project is completed, whichever occurs first.

This action by the Planning Commission is final..

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

