

A G E N D A

CITY PLANNING COMMISSION

FEBRUARY 9, 1984

CALL TO ORDER: 7:00 P.M. in the Council Chambers of City Hall,
400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

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

OLD BUSINESS:

1. Z-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
(Abeyance
from 1/24/84)
2. 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
Drive and Tonopah Drive, R-E Zone (under Resolution
of Intent to R-PD8).
SALES OFFICE
(Abeyance
from 1/24/84)
3. 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
(Abeyance
from 1/24/84)
4. 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.
(Abeyance
from 1/24/84)
Proposed Use: Commercial Storage Units

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the northeast corner
of Lorenzi Boulevard and Buckskin Avenue, N-U Zone
(a portion under Resolution of Intent to R-D).
LIBERTY VILLAGE
Owner: Carolyn Thresher, Et Al
Subdivider: Gerald W. Nicholas
No. of Acres: 28.5 No. of Lots: 74

2. TENTATIVE MAP
PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)
Property generally located on the north side of
Searles Avenue between 22nd Street on the west
and 23rd Street on the east, R-3 Zone.
Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56
3. FINAL MAP
PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)
Property generally located on the north side of
Searles Avenue between 22nd Street on the west
and 23rd Street on the east, R-3 Zone.
Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56
4. FINAL MAP
WOODBURY MEDICAL
CENTER
COMMERCIAL
CONDOMINIUMS
Property generally located on the northwest corner
of Charleston Boulevard and Sacramento Drive,
P-R Zone.
Owner: Californial Federal Savings & Loan
Subdivider: Woodbury Corporation
No. of Acres: 3.2 No. of Units: 35
5. FINAL MAP
MARION ESTATES
Property generally located on the southeast corner
of Marion Drive and Bonanza Road, R-E Zone (under
Resolution of Intent to R-CL).
Owner: Del Cram
Subdivider: Ponderosa Construction
No. of Acres: 4.1 No. of Lots: 31
6. VAC-1-84
Petition of Vacation submitted by GERTHIE L. POLK
to vacate of "E" Street, a 70' right-of-way, between
Owens Avenue on the north and Harrison Avenue on
the south.
7. VAC-2-84
Petition of Vacation submitted by HELEN E. DOYLE, ET AL
to vacate a portion of Rigel Avenue, a 70' wide
right-of-way, generally located between Sirius
Avenue and Meade Avenue.
8. A-2-84(A)
Petition of Annexation submitted by MAURY ABRAMS
to annex property generally located on the southeast
corner of Charleston Boulevard and Buffalo Drive,
containing approximately 5.7 acres.
9. A-3-84(A)
Petition of Annexation submitted by GEORGE AND
ANNA ESSAYIAN to annex property generally located
on the west side of Decatur Boulevard between Auburn
Avenue and Reiter Avenue, containing approximately
1/2 acre.

10. A-4-84(A) Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, containing approximately 1/2 acre.
11. A-5-84(A) Petition of Annexation submitted by STEVEN S. MILLER, INC. to annex property generally located on the southwest corner of Vegas Drive and Tenaya Way, containing approximately 15.05 acres.
12. Z-5-84 Application of VERNE AND CAROL LEWTON for reclassification of property located at 1722 W. Bonanza Road, from R-E to R-3.
Proposed Use: Medium High Density Apartments
13. Z-6-84 Application of ANTHONY S. KASDAY, ET AL for reclassification of property located at 6901 W. Charleston Boulevard, from R-E to C-2.
Proposed Use: Commercial Storage Facility
14. Z-59-82 Request of CLARK COUNTY FAMILY PHYSICIANS-WEST ALAMO MEDICAL CENTER for an Extension of Time on property generally located on the north side of W. Oakey Boulevard between Arville Street and Marcus Drive, R-1 Zone (under Resolution of Intent to P-R).
15. Z-32-80 Request of CENTURY OMEGA JOINT VENTURE for a Plot Plan Review to allow a two-story office building on property generally located on the north side of Sahara Avenue, between Spencer Street and Burnham Avenue, R-1 and R-2 Zones (under Resolution of Intent to C-1 and P-R).
- PLOT PLAN
REVIEW

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission
2. Zoning Ordinance Amendment Consideration of requiring a use permit for residential uses in the C-2 Zoning District.

A G E N D A
CITY PLANNING COMMISSION
FEBRUARY 9, 1984

CALL TO ORDER: 7:00 P.M. in the Council Chambers of City Hall,
400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

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

OLD BUSINESS:

1. Z-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
(Abeyance
from 1/24/84)
2. 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
Drive and Tonopah Drive, R-E Zone (under Resolution
of Intent to R-PDB).
SALES OFFICE
(Abeyance
from 1/24/84)
3. 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).
PLOT PLAN
REVIEW
(Abeyance
from 1/24/84)
4. 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
(Abeyance
from 1/24/84)

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the northeast corner
of Lorenzi Boulevard and Buckskin Avenue, N-U Zone
(a portion under Resolution of Intent to R-D).
LIBERTY VILLAGE
Owner: Carolyn Thresher, Et Al
Subdivider: Gerald W. Nicholas
No. of Acres: 28.5 No. of Lots: 74

2. TENTATIVE MAP
PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)
Property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone.
Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56
3. FINAL MAP
PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)
Property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone.
Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56
4. FINAL MAP
WOODBURY MEDICAL
CENTER
COMMERCIAL
CONDOMINIUMS
Property generally located on the northwest corner of Charleston Boulevard and Sacramento Drive, P-R Zone.
Owner: Californial Federal Savings & Loan
Subdivider: Woodbury Corporation
No. of Acres: 3.2 No. of Units: 35
5. FINAL MAP
MARION ESTATES
Property generally located on the southeast corner of Marion Drive and Bonanza Road, R-E Zone (under Resolution of Intent to R-CL).
Owner: Oel Cram
Subdivider: Ponderosa Construction
No. of Acres: 4.1 No. of Lots: 31
6. VAC-1-84
Petition of Vacation submitted by GERTHIE L. POLK to vacate of "E" Street, a 70' right-of-way, between Owens Avenue on the north and Harrison Avenue on the south.
7. VAC-2-84
Petition of Vacation submitted by HELEN E. OOYLE, ET AL to vacate a portion of Rigel Avenue, a 70' wide right-of-way, generally located between Sirius Avenue and Meade Avenue.
8. A-2-84(A)
Petition of Annexation submitted by MAURY ABRAMS to annex property generally located on the southeast corner of Charleston Boulevard and Buffalo Drive, containing approximately 5.7 acres.
9. A-3-84(A)
Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard between Auburn Avenue and Reiter Avenue, containing approximately 1/2 acre.

10. A-4-84(A) Petition of Annexation submitted by GEORGE AND ANNA
ESSAYIAN to annex property generally located on
the west side of Decatur Boulevard between Sawyer
Avenue and Lake Mead Boulevard, containing approximately
1/2 acre.

11. A-5-84(A) Petition of Annexation submitted by STEVEN S. MILLER,
INC. to annex property generally located on the
southwest corner of Vegas Drive and Tenaya Way,
containing approximately 15.05 acres.

12. Z-5-84 Application of VERNE AND CAROL LEWTON for reclassifi-
cation of property located at 1722 W. Bonanza Road,
from R-E to R-3.
Proposed Use: Medium High Density Apartments

13. Z-6-84 Application of ANTHONY S. KASDAY, ET AL for reclassifi-
cation of property located at 6901 W. Charleston
Boulevard, from R-E to C-2.
Proposed Use: Commercial Storage Facility

14. Z-59-82 Request of CLARK COUNTY FAMILY PHYSICIANS-WEST
ALAMO MEDICAL CENTER for an Extension of Time on
property generally located on the north side of
W. Oakey Boulevard between Arville Street and Marcus
Drive, R-1 Zone (under Resolution of Intent to P-R).

15. Z-32-80 Request of CENTURY OMEGA JOINT VENTURE for a Plot
Plan Review to allow a two-story office building
on property generally located on the north side
of Sahara Avenue, between Spencer Street and
Burnham Avenue, R-1 and R-2 Zones (under Resolution
of Intent to C-1 and P-R).

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission

2. Zoning Ordinance Amendment Consideration of requiring a use permit for residential
uses in the C-2 Zoning District.

A G E N D A

CITY PLANNING COMMISSION

FEBRUARY 9, 1984

CALL TO ORDER: 7:00 P.M. in the Council Chambers of City Hall,
400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

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

OLD BUSINESS:

1. Z-69-76
REVIEW OF
CONDITION
(Abeyance
from 1/24/84)
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.
2. SO-3-B4
SALES OFFICE
(Abeyance
from 1/24/84)
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-PDB).
3. Z-105-B3
PLOT PLAN
REVIEW
(Abeyance
from 1/24/84)
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).
4. Z-2-B4
(Abeyance
from 1/24/84)
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

NEW BUSINESS:

1. TENTATIVE MAP
LIBERTY VILLAGE
Property generally located on the northeast corner
of Lorenzi Boulevard and Buckskin Avenue, N-U Zone
(a portion under Resolution of Intent to R-D).
Owner: Carolyn Thresher, Et Al
Subdivider: Gerald W. Nicholas
No. of Acres: 28.5 No. of Lots: 74

2. TENTATIVE MAP
PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)

Property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone.
Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56
3. FINAL MAP
PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)

Property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone.
Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56
4. FINAL MAP
WOODBURY MEDICAL
CENTER
COMMERCIAL
CONDOMINIUMS

Property generally located on the northwest corner of Charleston Boulevard and Sacramento Drive, P-R Zone.
Owner: Californial Federal Savings & Loan
Subdivider: Woodbury Corporation
No. of Acres: 3.2 No. of Units: 35
5. FINAL MAP
MARION ESTATES

Property generally located on the southeast corner of Marion Drive and Bonanza Road, R-E Zone (under Resolution of Intent to R-CL).
Owner: Del Cram
Subdivider: Ponderosa Construction
No. of Acres: 4.1 No. of Lots: 31
6. VAC-1-84

Petition of Vacation submitted by GERTHIE L. POLK to vacate of "E" Street, a 70' right-of-way, between Owens Avenue on the north and Harrison Avenue on the south.
7. VAC-2-84

Petition of Vacation submitted by HELEN E. DOYLE, ET AL to vacate a portion of Rigel Avenue, a 70' wide right-of-way, generally located between Sirius Avenue and Meade Avenue.
8. A-2-84(A)

Petition of Annexation submitted by MAURY ABRAMS to annex property generally located on the southeast corner of Charleston Boulevard and Buffalo Drive, containing approximately 5.7 acres.
9. A-3-84(A)

Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard between Auburn Avenue and Reiter Avenue, containing approximately 1/2 acre.

10. A-4-84(A) Petition of Annexation submitted by GEORGE AND ANNA
ESSAYIAN to annex property generally located on
the west side of Decatur Boulevard between Sawyer
Avenue and Lake Mead Boulevard, containing approximately
1/2 acre.

11. A-5-84(A) Petition of Annexation submitted by STEVEN S. MILLER,
INC. to annex property generally located on the
southwest corner of Vegas Drive and Tenaya Way,
containing approximately 15.05 acres.

12. Z-5-84 Application of VERNE AND CAROL LEWTON for reclassifi-
cation of property located at 1722 W. Bonanza Road,
from R-E to R-3.
Proposed Use: Medium High Density Apartments

13. Z-6-84 Application of ANTHONY S. KASDAY, ET AL for reclassifi-
cation of property located at 6901 W. Charleston
Boulevard, from R-E to C-2.
Proposed Use: Commercial Storage Facility

14. Z-59-82 Request of CLARK COUNTY FAMILY PHYSICIANS-WEST
ALAMO MEDICAL CENTER for an Extension of Time on
property generally located on the north side of
W. Oakey Boulevard between Arville Street and Marcus
Drive, R-1 Zone (under Resolution of Intent to P-R).

15. Z-32-80 Request of CENTURY OMEGA JOINT VENTURE for a Plot
Plan Review to allow a two-story office building
on property generally located on the north side
of Sahara Avenue, between Spencer Street and
Burnham Avenue, R-1 and R-2 Zones (under Resolution
of Intent to C-1 and P-R).

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission

2. Zoning Ordinance Amendment Consideration of requiring a use permit for residential
uses in the C-2 Zoning District.

NOTICE OF PUBLIC HEARING

FEBRUARY 9, 1984

Notice is hereby given that on February 9, 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:

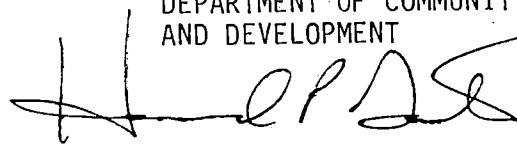
Z-5-84

VERNE AND CAROL LEWTON FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 1722 W. BONANZA ROAD.
FROM: R-E (RESIDENCE ESTATES)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

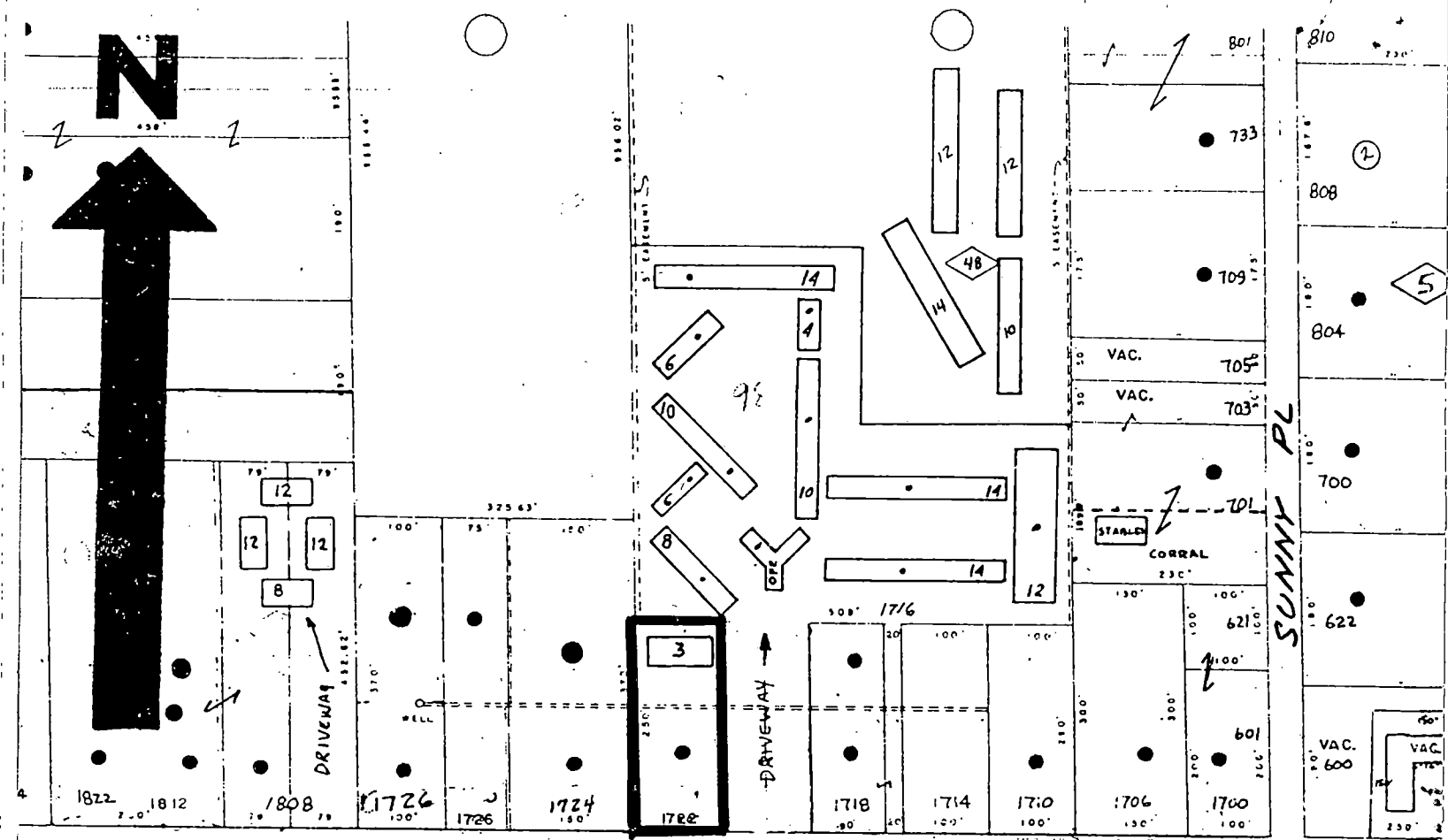


HAROLD P. FOSTER, DIRECTOR

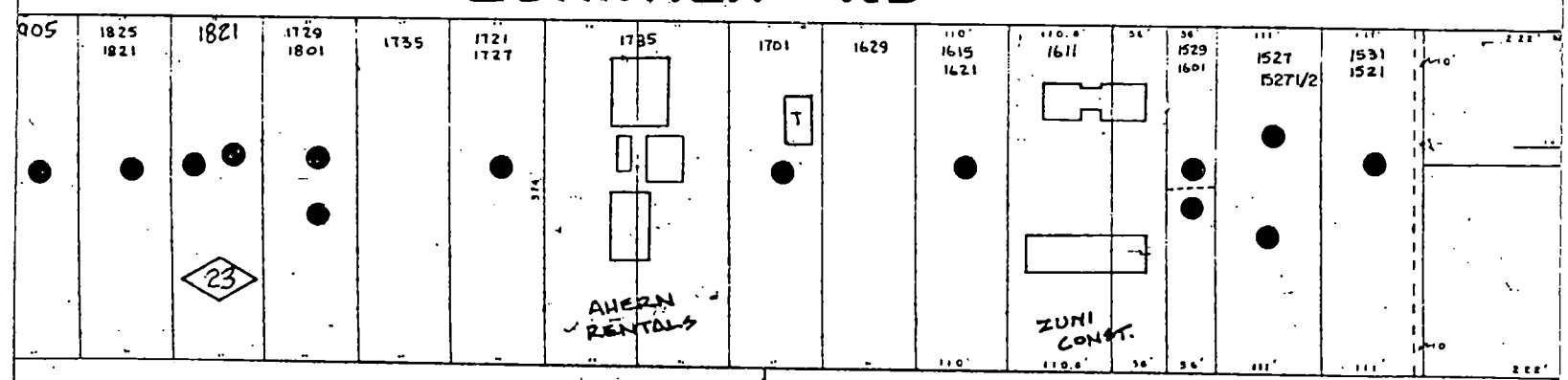
HPF:cme

(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.)

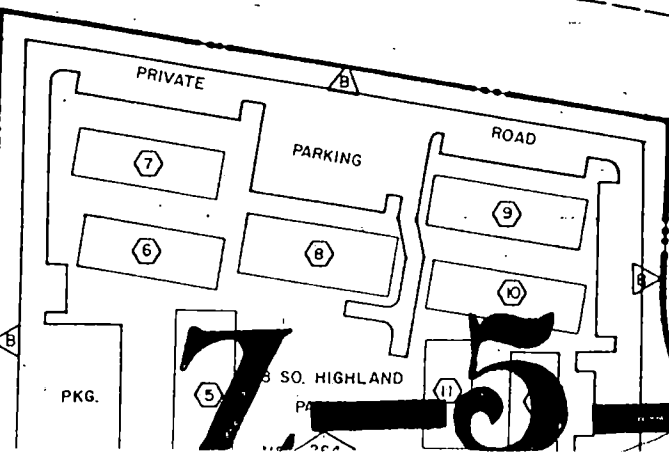
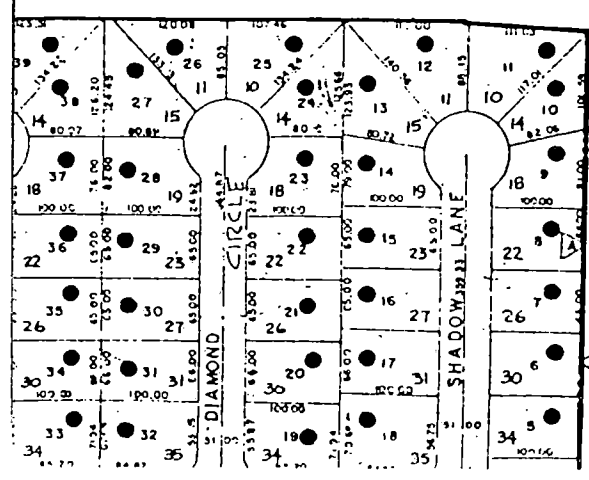
SEE LOCATION MAP ON REVERSE SIDE.



BONANZA RD



ORAN K. GRAGSON HWY



7-5-84

NOTICE OF PUBLIC HEARING

FEBRUARY 9, 1984

Notice is hereby given that on February 9, 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-6-84

ANTHONY S. KASDAY, ET AL FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 6901 W. CHARLESTON
BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

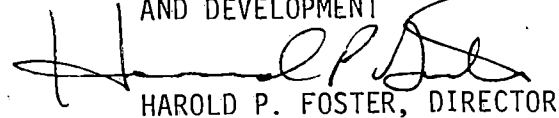
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: COMMERCIAL STORAGE FACILITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE EAST HALF (E½) OF
GOVERNMENT LOT 7 IN SECTION 3, TOWNSHIP
21 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

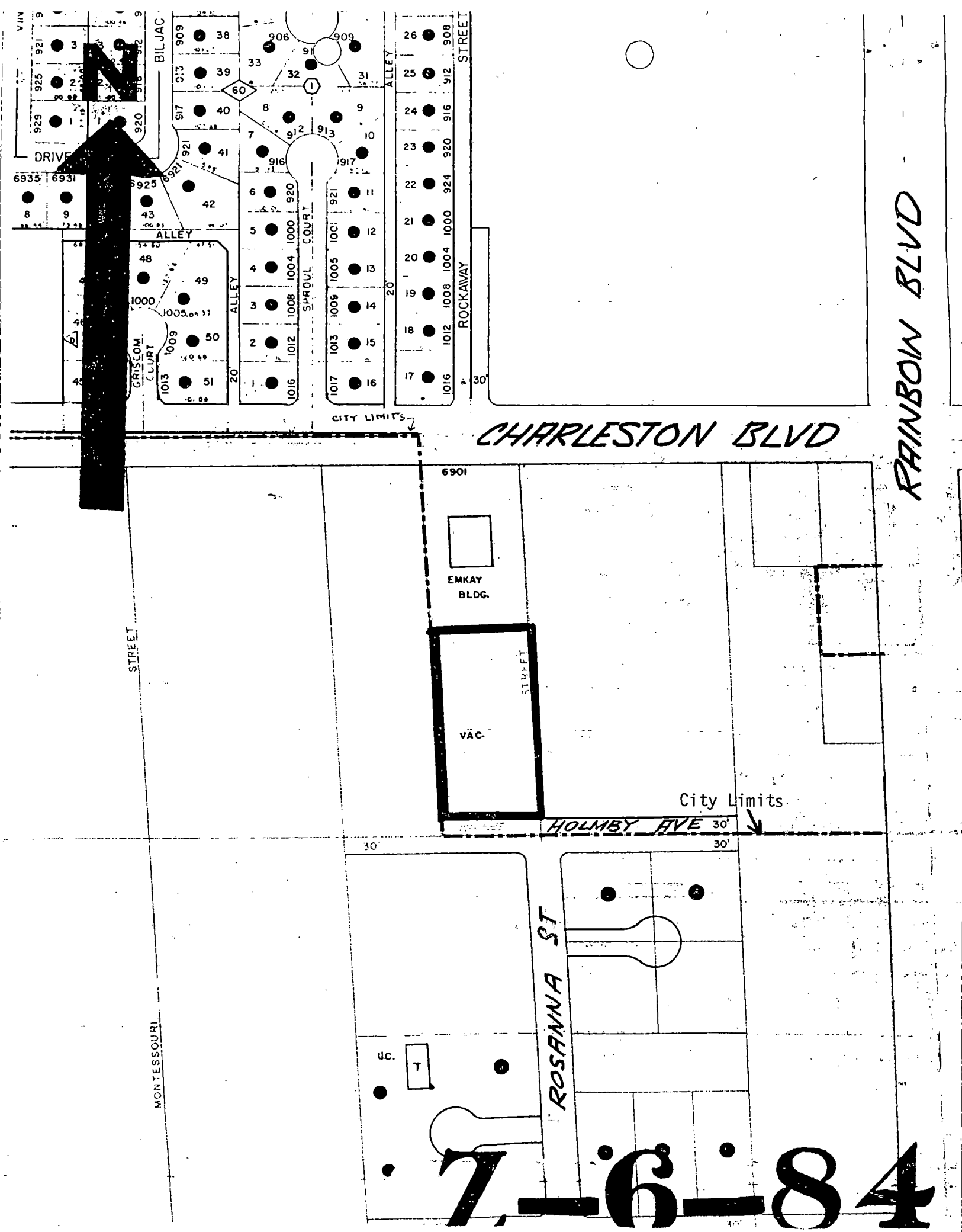
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



NOTICE OF PUBLIC HEARING

FEBRUARY 9, 1984

Notice is hereby given that on February 9, 1984 at 7:30 P.M. in the City Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the application of:

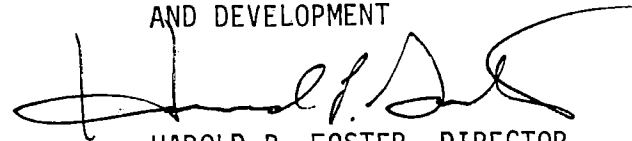
Z-69-76

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 ELIMINATE THE REQUIRED
AESTHETIC TREATMENT TO THE PROPOSED STEEL
BUILDING ON PROPERTY GENERALLY LOCATED
ON THE WEST SIDE OF VISTA DRIVE, 206'
SOUTH OF CHARLESTON BOULEVARD, C-1 ZONE.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

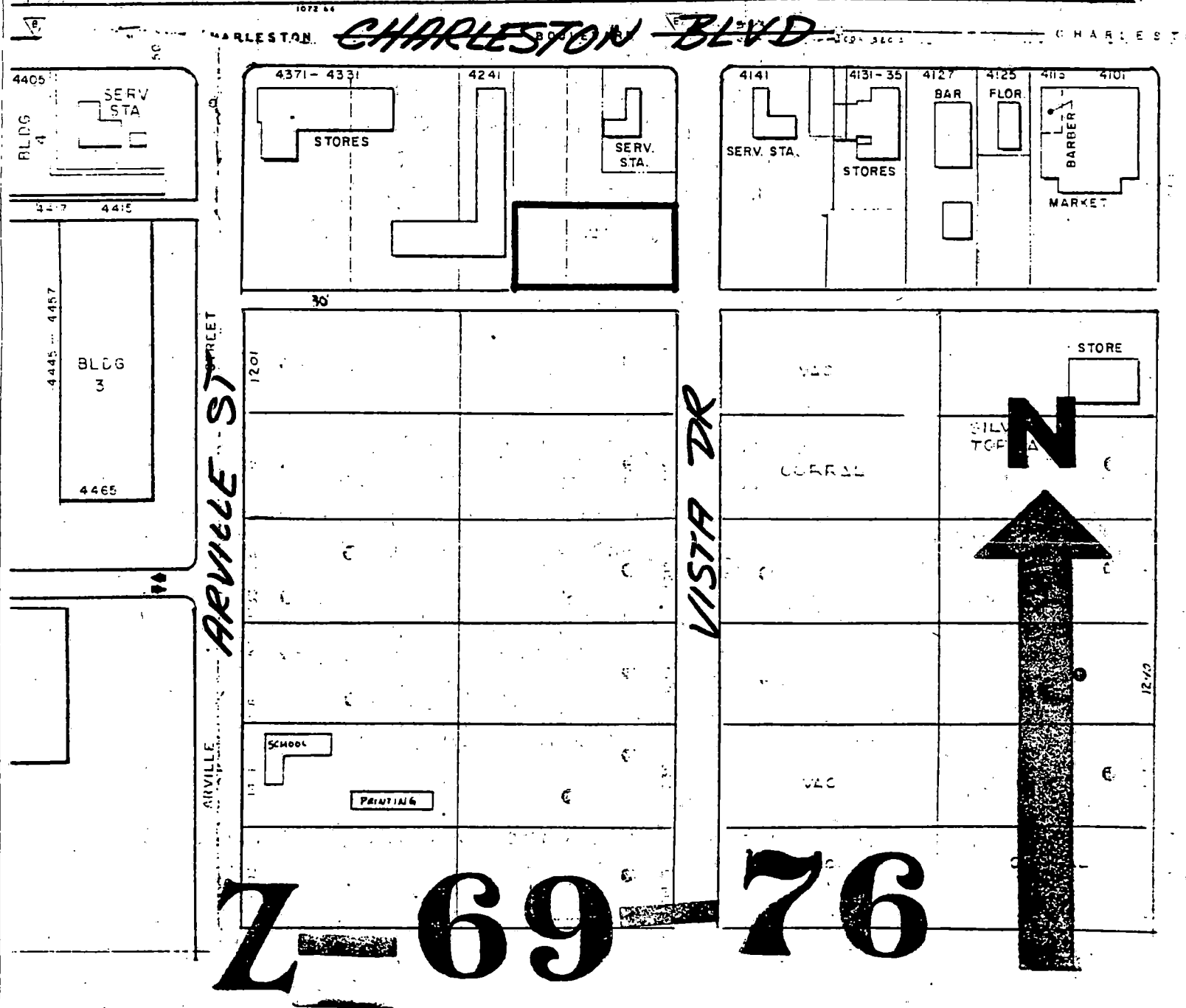
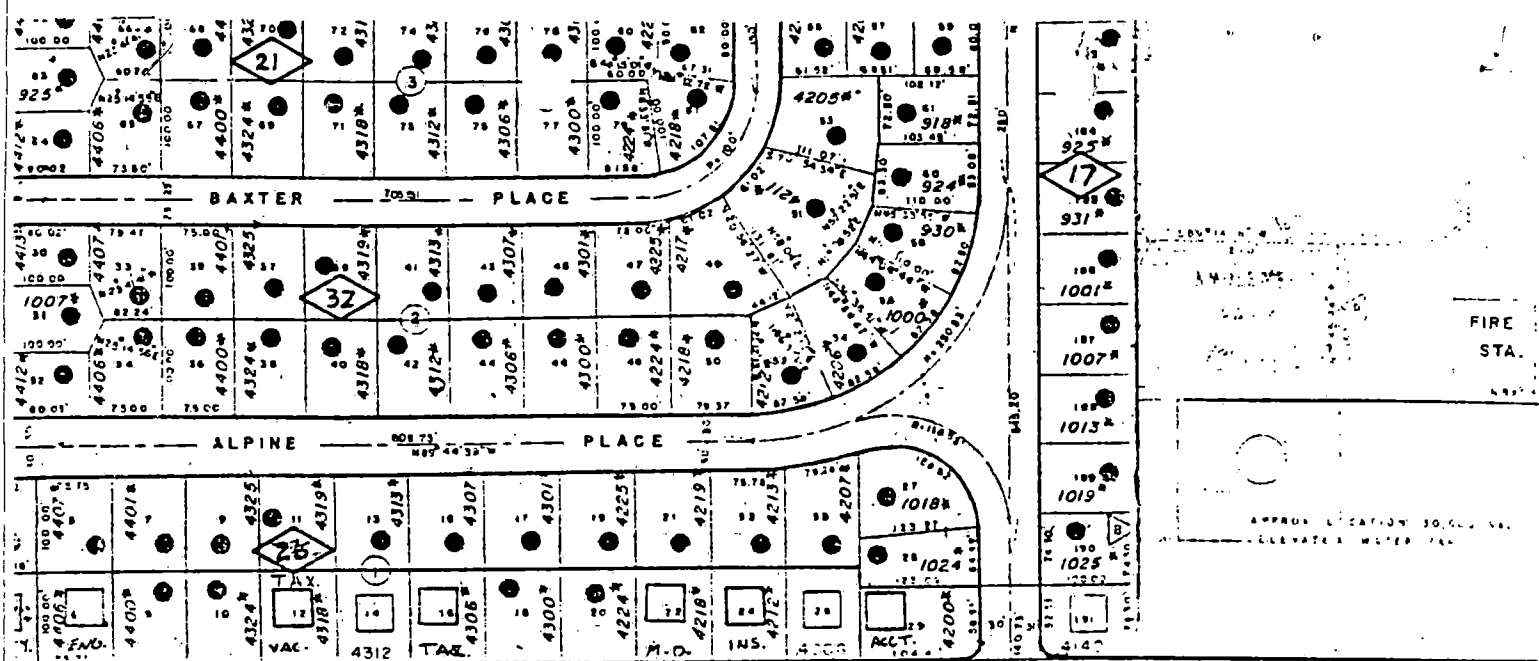


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



Z-69-76

NOTICE OF PUBLIC HEARING

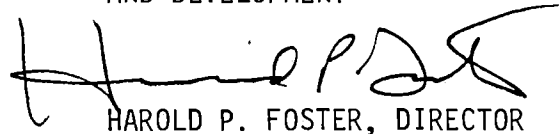
FEBRUARY 9, 1984

Notice is hereby given that on February 9, 1984 at 7:30 P.M. in the City Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the application of:

Z-105-83	REQUEST OF FAC ARCHITECTS FOR A PLOT PLAN
PLOT PLAN	REVIEW TO ALLOW A LARGER OFFICE BUILDING
REVIEW	WITH A PORTION BEING TWO STORY AND TO ALLOW
	SAID BUILDING TO EXTEND TO THE WEST AND NORTH
	PROPERTY LINES 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).

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 9, 1984

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order at 7:00 P.M. by Chairman Mack in the Council Chambers at City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

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

EXCUSED:

Mr. Johnston

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 CONDITION:

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

OLD BUSINESS:

1. Z-69-76

REVIEW OF
CONDITION

(Abeyance
from 1/24/84)

APPROVED

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 feet south of Charleston Boulevard, C-1 Zone.

MR. FOSTER stated this item was held in abeyance so the surrounding property owners could be notified. The applicant is requesting an increase in height in the building at the peak of the roof. The aesthetic requirements were as required by staff. Staff proposed a 4-foot brick veneer along the lower 4 feet of the proposed steel building, as well as a tile mansard roof along the south, east and approximately 20 feet of the northeast part of the roof line to improve the appearance. Staff has no objection to the increased height, but would recommend denial of any waiver to the aesthetic treatment.

ARMOND MERLUZZI, 2913 Bryant Avenue, appeared and represented the application.

MR. FOSTER announced staff does not have any protests on record.

No one appeared in opposition.

1. Z-69-76

(Continued)

MR. BUGBEE made a Motion for APPROVAL of Z-69-76, Review of Condition, as requested by applicant.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on March 7, 1984.

2. SO-3-84

SALES OFFICE

(Abeyance
from 1/24/84)

APPROVED

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

MR. FOSTER stated this request is for two models and a sales office on the south portion of the property at their main entrance. It is for a relatively large condominium development of 600 units. 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) Post a bond in the amount of \$5,000 to assure the removal of these structures.

GEORGE HEAD, 3790 Paradise Road, appeared and represented the application. He is in accord with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of SO-3-84, Sales Office, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. Z-105-83

PLOT PLAN
REVIEW

(Abeyance
from 1/24/84)

APPROVED

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 this item was held in abeyance so the surrounding property owners could be notified because the proposed office building will now go to the north property adjacent to a residential property and the building is larger. The increase is from 11,600 square feet to 17,000 square feet. The center portion is now two stories and previously it was a one-story building. The previous plan had a 70-foot setback from the north property line. Staff would recommend approval, subject to: 1) Conformance to the revised plot plan and elevations, and 2) Conformance to all other original conditions of approval. Staff does not have any protests on record.

KEN FLEMMING, 630 Las Vegas Boulevard South, appeared and represented the applicant. They are in agreement with staff.

3. Z-105-83

(Continued)

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-105-83, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mrs. Coleman

Motion for APPROVAL carried unanimously.

4. Z-2-84

(Abeyance from
1/24/84)

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

CHAIRMAN MACK announced the applicant has requested this item be held in abeyance.

MR. KENNEDY made a Motion for ABEYANCE of Z-2-84.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mrs. Coleman

Motion for ABEYANCE carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Planning Commission on March 8, 1984.

NEW BUSINESS:

1. TENTATIVE MAP

LIBERTY VILLAGE

APPROVED

Property generally located on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, N-U Zone (a portion under Resolution of Intent to R-D).

Owner: Carolyn Thresher, Et Al

Subdivider: Gerald W. Nicholas

No. of Acres: 28.5 No. of Lots: 74

MR. NULL stated staff would recommend the following conditions:
1) Conformance to the conditions of approval for Z-102-83, 2) Record an Order of Vacation for that portion of Garehime Street within this proposed subdivision before recording the final map, 3) No vehicular access to Lorenzi Street from the abutting lots, and 4) Wall statement. With these conditions, and the normal conditions, staff would recommend approval. Also, a waiver be permitted for the lengths of Blocks 1 and 4. Staff would recommend approval of the waiver.

PAUL STEVENS, Bronken Engineering, 1818 Industrial Road, appeared and represented the owner. They are in accord with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Liberty Village, subject to staff's recommendations.

Voting was as follows:

1. TENTATIVE MAP
(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 7, 1984.

2. TENTATIVE MAP
PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)

Property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone.
Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56

ABEYANCE

MR. NULL stated this is a condominium conversion. Staff would recommend the following condition: 1) Proposed driveway widenings to be approved by the Traffic and Parking Commission and City Council as required by the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval.

No one appeared to represent the application.

MR. KENNEDY made a Motion for ABEYANCE of the Tentative Map for Park North Villa Condominiums (Conversion).

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

MR. FOSTER announced this item would be heard by the City Planning Commission on February 28, 1984.

3. FINAL MAP
PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)

Property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone.
Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56

ABEYANCE

No one appeared to represent the application.

MRS. TRACY made a Motion for ABEYANCE of the Final Map for Park North Villa Condominiums (Conversion).

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

MR. FOSTER announced this item would be heard by the City Planning Commission on February 28, 1984.

4. FINAL MAP

WOODBURY MEDICAL
CENTER
COMMERCIAL
CONDOMINIUMS

APPROVED

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

Owner: California Federal Savings & Loan

Subdivider: Woodbury Corporation

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

No one appeared to represent the application.

MR. BUGBEE made a Motion for ABEYANCE of the Final Map
for Woodbury Medical Center Commercial Condominiums.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mrs. Coleman

Motion for ABEYANCE carried unanimously.

(This item was heard again near the end of the meeting
after Item No. 8 was heard the second time.)

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

DAVID HUFFMAN, 353 E. Second Street, Salt Lake City, Utah,
appeared and represented the Woodbury Corporation. They
are in accord with staff's conditions.

MR. BUGBEE made a Motion for APPROVAL of the Final Map for
Woodbury Medical Center Commercial Condominiums.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

5. FINAL MAP

MARION ESTATES

ABEYANCE

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

Owner: Del Cram

Subdivider: Ponderosa Construction

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

No one appeared to represent the application.

MRS. TRACY made a Motion for ABEYANCE of the Final Map for
Marion Estates.

5. FINAL MAP

(Continued)

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mrs. Coleman

Motion for ABEYANCE carried unanimously.

6. VAC-1-84

APPROVED

Petition of Vacation submitted by GERTHIE L. POLK to vacate a portion of "E" Street, a 70 foot right-of-way, between Owens Avenue on the north and Harrison Avenue on the south.

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

No one appeared in opposition.

C. COUYETT, 420 Harrison, appeared and represented the applicant. They are in accord with staff's recommendations.

MRS. TRACY made a Motion for APPROVAL of VAC-1-84.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mrs. Coleman

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be set for public hearing by the City Council on February 15, 1984.

7. VAC-2-84

APPROVED

Petition of Vacation submitted by HELEN E. DOYLE, ET AL to vacate a portion of Rigel Avenue, a 70 foot wide right-of-way, generally located between Sirius Avenue and Meade Avenue.

MR. NULL stated Rigel Avenue was originally 80 feet wide, but 10 feet has already been vacated on the west side of the street. Staff is concerned about the complete vacation of this street. The Metropolitan Police Department has indicated they do not want this street closed. The Department of Fire Services has indicated they have to reach their connections abutting that area. Staff would recommend approval, subject to the following conditions: 1) That this petition be amended to vacate only the east 10 feet of Rigel Avenue, and 2) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted. Staff has one letter in favor of this request.

TODD CRAM, 6132 Foxcroft, appeared and represented the applicant. At a minimum they would like to get the 10 feet vacated, but would like a full vacation of the street on the grounds

7. VAC-2-84

(Continued)

that it has been vacated to the north and south and none of the adjoining property owners require that street at this time.

No one appeared in opposition.

MR. GUTHRIE made a Motion for APPROVAL of VAC-2-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be set for public hearing by the City Council on February 15, 1984.

8. A-2-84(A)

APPROVED

Petition of Annexation submitted by MAURY ABRAMS to annex property generally located on the southeast corner of Charleston Boulevard and Buffalo Drive, containing approximately 5.7 acres.

No one appeared in opposition.

MR. BUGBEE made a Motion for ABEYANCE of A-2-84(A).

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

(This item was heard again after Item 12 because a representative of the applicant was present.)

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

JOHN VORNSAND appeared and represented the applicant.

MR. BUGBEE made a Motion for APPROVAL of A-2-84(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. A-3-84(A)

APPROVED

Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard between Auburn Avenue and Reiter Avenue, containing approximately 1/2 acre.

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

GEORGE ESSAYIAN, 9020 W. Washburn Road, appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of A-3-84(A).

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

10. A-4-84(A)

APPROVED

Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, containing approximately 1/2 acre.

MR. NULL stated this parcel has County C-2 zoning and C-1 would be the City equivalent. Staff would recommend approval.

GEORGE ESSAYIAN, 9020 W. Washburn Road, appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of A-4-84(A).

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

11. A-5-84(A)

APPROVED

Petition of Annexation submitted by STEVEN S. MILLER, INC. to annex property generally located on the southwest corner of Vegas Drive and Tenaya Way, containing approximately 15.05 acres.

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

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

MRS. TRACY made a Motion for APPROVAL of A-5-84(A).

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

12. Z-5-84

APPROVED

Application of VERNE AND CAROL LEWTON for reclassification of property located at 1722 W. Bonanza Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).
Proposed Use: Medium-High Density Apartments

MR. FOSTER stated this property is adjacent to a large parcel that is zoned R-3 and development with apartments. There is a tri-plex on the rear and a single-family home on the front. They want to build a four-plex between them, plus convert the rear tri-plex to a four-plex. They have adequate parking and landscaping. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plans and elevations, 3) Standard conditions 2 through 8, 4) Dedicate 15 feet of right-of-way for Bonanza Road as required by the Department of Engineering Services, and 5) Install sidewalks on Bonanza Road as required by the Department of Engineering Services. Staff does not have any protests on record.

VERNE LEWTON, 4347 Helamare Avenue, appeared and represented the application. He is in agreement with staff's conditions.

No one appeared in opposition.

MR. KENNEDY made a Motion for APPROVAL of Z-5-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 7, 1984.

13. Z-6-84

ABEYANCE

Application of ANTHONY S. KASDAY, ET AL for reclassification of property located at 6901 W. Charleston Boulevard, from R-E (Residence Estates) to C-2 (General Commercial).
Proposed Use: Commercial Storage Facility

JERRY BRUNER, 2411 W. Charleston Boulevard, appeared for the applicant and requested this item be held in abeyance.

No one appeared in opposition.

MR. BUGBEE made a Motion for ABEYANCE of Z-6-84.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

14. Z-59-82

EXTENSION
OF TIME

APPROVED

Request of CLARK COUNTY FAMILY PHYSICIANS-WEST ALAMO MEDICAL CENTER for an Extension of Time on property generally located on the north side of W. Oakey Boulevard between Arville Street and Marcus Drive, R-1 Zone (under Resolution of Intent to P-R).

MR. FOSTER stated approval was given on this rezoning request for a mobile home to be used as a doctor's office while a new medical office was being constructed on the property because they had to move out of their previous office at another location. That approval was granted until March 8. They feel construction is going to go on a little longer than anticipated, so they would like an extension until April 30. Staff would recommend approval, subject to: 1) The temporary office building be removed April 30, 1984.

RON KING appeared and represented the applicant.

MR. KENNEDY made a Motion for APPROVAL of Z-59-82, Extension of Time, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

15. Z-32-80

PLOT PLAN
REVIEW

ABEYANCE

Request of CENTURY OMEGA JOINT VENTURE for a Plot Plan Review to allow a two-story office building on property generally located on the north side of Sahara Avenue, between Spencer Street and Burnham Avenue, R-1 and R-2 Zones (under Resolution of Intent to C-1 and P-R).

MR. FOSTER stated the north portion of this property is P-R and most of the southerly portion is C-1. There are single-family homes to the north. There was a plot plan approved on this site for an office building in the center portion of the property. They are now requesting a plot plan review to have two-story buildings that will face a courtyard. There will be a center driveway and parking off Sahara Avenue with the building located 56 feet from the north property line. Staff indicated there was so much concern about this development when it was originally approved and this is a major change from what was approved, the surrounding property owners should be notified of this new proposal.

EDWIN M. NIGRO and RAY PATRICK, Omega Development, appeared and represented the application. The previous application was for a five-story office building.

MRS. TRACY made a Motion for ABEYANCE of Z-32-80, Plot Plan Review.

Voting was as follows:

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

"NOES" Mr. Bugbee

"EXCUSED" Mr. Johnston

Motion for ABEYANCE carried by a 5/1 vote.

CHAIRMAN MACK announced this item would be heard again by the City Planning Commission at a public hearing on February 28, 1984.

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission:

MR. KENNEDY made a Motion for ABEYANCE of the 1984 Goals.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for ABEYANCE carried unanimously.

CHAIRMAN MACK announced the goals would be discussed at the February 28, 1984 City Planning Commission meeting.

2. ZONING ORDINANCE
AMENDMENT

Consideration of requiring a use permit for residential uses in the C-2 zoning district.

MR. FOSTER stated this amendment was precipitated by the C-2 zoning that exists primarily along Rancho Drive where it was arbitrarily strip zoned in the County and then annexed into the City, but was zoned C-2 660 feet on each side and covers many single-family areas. It disregards property lines. In the past there were requests in single-family areas with C-2 zoning to develop apartment projects which would not be compatible with the existing uses. Staff feels there should be some review process set up so it can be determined if these high-density developments are compatible in the area. Therefore, staff is recommending an amendment to the zoning ordinance that would allow in the downtown areas where it is exempt from off-street parking requirements to still have R-5 and R-6 residential developments without a use permit, but any other R-5 or R-6 development should be on the basis of a use permit.

MRS. COLEMAN made a Motion for APPROVAL of the Zoning Ordinance Amendment.

Voting was as follows:

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

"NOES" None

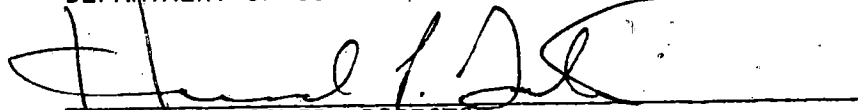
"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 7:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA

CITY PLANNING COMMISSION

FEBRUARY 9, 1984

CALL TO ORDER: 7:00 P.M. in the Council Chambers of City Hall,
400 East Stewart Avenue, Las Vegas, Nevada.

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

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

OLD BUSINESS:

1. 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
(Abeyance
from 1/24/84)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. Conformance to the revised elevations.

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

PROTESTS: 0

-
2. 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
Drive and Tonopah Drive, R-E Zone (under Resolution
of Intent to R-PD8).
- SALES OFFICE
(Abeyance
from 1/24/84)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

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 of these
temporary structures.

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

-
3. 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).
- PLOT PLAN
REVIEW
(Abeyance
from 1/24/84)

ACTION: APPROVED
BUGBEE/UNANIMOUS

3. Z-105-83 (Continued)

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: MARCH 7, 1984

PROTESTS: 0

4. 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
 KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE AT REQUEST OF APPLICANT.
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: MARCH 8, 1984

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the northeast corner
 of Lorenzi Boulevard and Buckskin Avenue, N-U Zone
 LIBERTY VILLAGE (a portion under Resolution of Intent to R-D).
 Owner: Carolyn Thresher, Et Al
ACTION: APPROVED Subdivider: Gerald W. Nicholas
 BUGBEE/UNANIMOUS No. of Acres: 28.5 No. of Lots: 74

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-102-83.
3. Record an Order of Vacation for that portion of Garehime Street within this proposed subdivision before recordation of the final map.
4. No vehicular access to Lorenzi Street from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. A waiver be permitted for the length of Block 1 and 4.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: MARCH 7, 1984

2. TENTATIVE MAP Property generally located on the north side of
 Searles Avenue, between 22nd Street on the west
 PARK NORTH VILLA and 23rd Street on the east, R-3 Zone.
 CONDOMINIUMS Owner/Subdivider: M and M Builders
 (CONVERSION) No. of Acres: 2.57 No. of Units: 56

ACTION: ABEYANCE
 KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: FEBRUARY 28, 1984

3. FINAL MAP Property generally located on the north side of
 Searles Avenue, between 22nd Street on the west
 and 23rd Street on the east, R-3 Zone.
 Owner/Subdivider: M and M Builders
 No. of Acres: 2.57 No. of Units: 56
 PARK NORTH VILLA
 CONDOMINIUMS
 (CONVERSION)

ACTION: ABEYANCE
 TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: FEBRUARY 28, 1984

4. FINAL MAP Property generally located on the northwest corner
 of Charleston Boulevard and Sacramento Drive,
 P-R Zone.
 Owner: California Federal Savings & Loan
 Subdivider: Woodbury Corporation
 No. of Acres: 3.2 No. of Units: 35
 WOODBURY MEDICAL
 CENTER
 COMMERCIAL
 CONDOMINIUMS

ACTION: APPROVED
 BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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

ACTION: ABEYANCE
 TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY THE CITY PLANNING COMMISSION: FEBRUARY 28, 1984

6. VAC-1-84 Petition of Vacation submitted by GERTHIE L. POLK
 to vacate "E" Street, a 70' right-of-way, between
 Owens Avenue on the north and Harrison Avenue on
 the south.

ACTION: APPROVED
 TRACY/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: FEBRUARY 15, 1984 TO SET DATE FOR PUBLIC HEARING
MS. COLEMAN ARRIVED AT MEETING.

7. VAC-2-84 Petition of Vacation submitted by HELEN E. DOYLE, ET
 AL to vacate a portion of Rigel Avenue, a 70' wide
 right-of-way, generally located between Sirius
 Avenue and Meade Avenue.

ACTION: APPROVED
 GUTHRIE/4-0-2
 (KENNEDY & COLEMAN ABSTAINED)

7. VAC-2-84 (Continued)

CONDITIONS:

1. This petition be amended to vacate only the east 10' of Rigel Avenue.
2. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL TO VACATE THE EAST 10' OF RIGEL ONLY

PROTESTS: 0

TO BE HEARD BY CITY COUNCIL: FEBRUARY 15, 1984 TO SET DATE FOR PUBLIC HEARING

8. A-2-84(A) Petition of Annexation submitted by MAURY ABRAMS to annex property generally located on the southeast corner of Charleston Boulevard and Buffalo Drive, containing approximately 5.7 acres.

ACTION: APPROVED
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

9. A-3-84(A) Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard, between Auburn Avenue and Reiter Avenue, containing approximately 1/2 acre.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

10. A-4-84(A) Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard, between Sawyer Avenue and Lake Mead Boulevard, containing approximately 1/2 acre.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

11. A-5-84(A) Petition of Annexation submitted by STEVEN S. MILLER, INC. to annex property generally located on the southwest corner of Vegas Drive and Tenaya Way, containing approximately 15.05 acres.

ACTION: APPROVED
TRACY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

12. Z-5-84 Application of VERNE AND CAROL LEWTON for reclassification of property located at 1722 W. Bonanza Road, from R-E to R-3.

ACTION: APPROVED
KENNEDY/UNANIMOUS Proposed Use: Medium High Density Apartments

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Dedicate 15' of right-of-way for Bonanza Road as required by the Department of Engineering Services.

12. Z-5-84 (Continued)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: MARCH 7, 1984

PROTESTS: 0

13. Z-6-84

Application of ANTHONY S. KASDAY, ET AL for reclassification of property located at 6901 W. Charleston Boulevard, from R-E to C-2.
Proposed Use: Commercial Storage Facility

ACTION: ABEYANCE
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE AT REQUEST OF APPLICANT
TO BE HEARD AGAIN BY PLANNING COMMISSION: FEBRUARY 28, 1984

14. Z-59-82

Request of CLARK COUNTY FAMILY PHYSICIANS-WEST ALAMO MEDICAL CENTER for an Extension of Time on property generally located on the north side of West Qakey Boulevard, between Arville Street and Marcus Drive, R-1 Zone (under Resolution of Intent to P-R).

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITION:

1. The temporary office building shall be removed by April 30, 1984.

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

15. Z-32-80

Request of CENTURY OMEGA JOINT VENTURE for a Plot Plan Review to allow a two-story office building on property generally located on the north side of Sahara Avenue, between Spencer Street and Burnham Avenue, R-1 and R-2 Zones (under Resolution of Intent to C-1 and P-R).

PLOT PLAN
REVIEW
ACTION: ABEYANCE
TRACY/5-1 (BUGBEE: NO)

STAFF RECOMMENDATION: ABEYANCE FOR NOTIFICATION OF PROPERTY OWNERS
TO BE HEARD AGAIN BY PLANNING COMMISSION: FEBRUARY 28, 1984

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission

ACTION: ABEYANCE TO FEBRUARY 28, 1984
KENNEDY/UNANIMOUS

2. Zoning Ordinance Amendment

Consideration of requiring a use permit for
residential uses in the C-2 Zoning District.

ACTION: APPROVED
COLEMAN/UNANIMOUS

ANNOTATED AGENDA
CITY PLANNING COMMISSION
FEBRUARY 9, 1984

OLD BUSINESS:

1. Z-69-76

REVIEW OF
CONDITION

(Abeyance
from 1/24/84)

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

PROTESTS: 0

NOTE: This item was approved as requested
by applicant.

2. SO-3-84

SALES OFFICE

(Abeyance
from 1/24/84)

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

SPECIAL CONDITIONS: 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
of these structures.

3. Z-105-83

PLOT PLAN
REVIEW

(Abeyance
from 1/24/84)

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

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

PROTESTS: 0

4. Z-2-84

ABEYANCE - KENNEDY/AYES: Tracy, Kennedy, Mack,
Bugbee, Guthrie

(Abeyance
from 1/24/84)

3/8/84
P.C.Meeting

NOES: None
EXCUSED: Johnston, Coleman

NEW BUSINESS:

1. TENTATIVE MAP

LIBERTY VILLAGE

APPROVED - BUGBEE/AYES: Tracy, Kennedy, Mack,
Bugbee, Guthrie

NOES: None
EXCUSED: Johnston, Coleman

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-102-83.
 2. An Order of Vacation is to be recorded for that portion of Garehime St. within this proposed subdivision before recordation of the final map.
 3. No vehicular access to Lorenzi St. from the abutting lots.
 4. Wall statement.
 5. Waiver be permitted for the length of Blocks 1 and 4.

2. TENTATIVE MAP

PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)

ABEYANCE - KENNEDY/AYES: Tracy, Kennedy, Mack,
Bugbee, Guthrie

2/28/84
P.C.Meeting

NOES: None
EXCUSED: Johnston, Coleman

3. FINAL MAP ABEYANCE - TRACY /AYES: Tracy, Kennedy, Mack,
 Bugbee, Guthrie

PARK NORTH VILLA 2/28/84 NOES: None
CONDOMINIUMS P.C.Meeting EXCUSED: Johnston, Coleman

(CONVERSION)

4. FINAL MAP
WOODBURY MEDICAL
CENTER
COMMERCIAL
CONDOMINIUMS
- APPROVED - BUGBEE/AYES: Tracy, Kennedy, Mack,
Bugbee, Coleman, Guthrie
NOES: None
EXCUSED: Johnston
- SPECIAL CONDITIONS: 1. Conformance with the
tentative map.
2. Conformance to the
conditions of approval
for the tentative map.

5. FINAL MAP ABEYANCE - TRACY/AYES: Tracy, Kennedy, Mack,
MARION ESTATES Bugbee, Guthrie
NOES: None
EXCUSED: Johnston, Coleman

6. VAC-1-84 APPROVED - TRACY/AYES: Tracy, Kennedy, Mack,
 Bugbee, Guthrie
 NOES: None
 EXCUSED: Johnston, Coleman
- SPECIAL CONDITION: 1. One year to record statement.

PROTESTS: 0

7. VAC-2-84 APPROVED - GUTHRIE/AYES: Tracy, Mack, Guthrie, Bugbee.
NOES: None
EXCUSED: Johnston
ABSTAINED: Kennedy, Coleman

- SPECIAL CONDITIONS: 1. That this petition be amended to vacate only the east 10' of Rigel Ave. as required by Dept. of Community Planning & Development.
- FAVOR: 1 2. One year to record statement.

8. A-2-84(A)

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

9. A-3-84(A)

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

10. A-4-84(A)

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

11. A-5-84(A)

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

12. Z-5-84

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plans and elevations.
 2. Standard conditions 2 thru 8.
 3. Dedicate 15' of right-of way for Bonanza Rd. as required by the Dept. of Engineering Services.
 4. Install sidewalks on Bonanza Road as required by the Dept. of Engineering Services.
 5. Resolution of Intent with a twelve month time limit.

PROTESTS: 0

13. Z-6-84

ABEYANCE - BUGBEE/AYES: Tracy, Kennedy, Mack,
Bugbee, Guthrie
NOES: None
EXCUSED: Johnston, Coleman

PROTESTS: 0

14. Z-59-82

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

SPECIAL CONDITION: 1. The temporary office
building shall be
removed April 30, 1984.

15. Z-32-80

PLOT PLAN
REVIEW

ABEYANCE - TRACY/AYES: Tracy, Kennedy, Mack, Coleman, Guthrie
NOES: Bugbee
EXCUSED: Johnston
2/28/84
P.C.Meeting

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission.

ABEYANCE - KENNEDY/AYES: Tracy, Kennedy, Mack,
Bugbee, Coleman, Guthrie
2/28/84
P.C.Meeting
NOES: None
EXCUSED: Johnston

2. Zoning Ordinance Amendment

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

NAME

ADDRESS

Arnold Merlyzzi

George Head

Ken Denny

O. C. C. C. C.

W. D. C.

S. J. S.

Charles & Johnson

Verne Linton

2913 Bryant ave.

3790 PARADISE

630 L.V. B. I. So.

420 Harrison

6132 FOXCROFT

9020 W WASHBORN

2860 W Sahara Ave

4347 Helaman st.

CITY OF LAS VEGAS

Date

1/13/84
INTER-OFFICE MEMORANDUM

February 13, 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 15, 1984 CITY COUNCIL MEETING

COPIES TO:

CITY ATTORNEY'S OFFICE

At the February 15, 1984 City Council meeting, please set date for public hearing for the following items:

1. VAC-1-84

Petition of Vacation submitted by GERTHIE L. POLK to vacate "E" Street, a 70' right-of-way between Owens Avenue on the north and Harrison Avenue on the south.

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

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

Staff Recommendation: APPROVAL

PROTESTS: 0

2. VAC-2-84

Petition of Vacation submitted by HELEN E. DOYLE, ET AL to vacate a portion of Rigel Avenue, a 70' wide right-of-way generally located between Sirius Avenue and Meade Avenue.

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

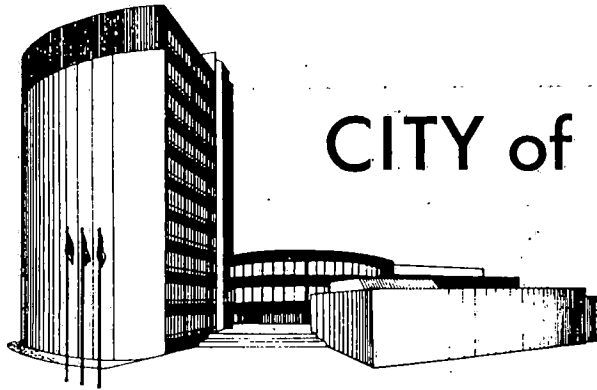
1. This petition be amended to vacate only the east 10' of Rigel Avenue.
2. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Staff Recommendation: APPROVAL

PROTESTS: 0

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

February 13, 1984

Carolyn Thresher, Et Al
c/o Al Smith
1818 Industrial Road
Las Vegas, Nevada 89102

RE: Tentative Map - Liberty Village

Dear Ms. Thresher:

The Tentative Map for Liberty Village on property generally located on the northeast corner of Lorenzi Boulevard and Buckskin Avenue, N-U Zone (a portion under Resolution of Intent to R-D), was considered by the City Planning Commission on February 9, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-102-83.
3. Record an Order of Vacation for that portion of Garehime Street within this proposed subdivision before recordation of the final map.
4. No vehicular access to Lorenzi Street from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. A waiver be permitted for the length of Blocks 1 and 4.



Carolyn Thresher, Et Al
February 13, 1984
Page 2
RE: Tentative Map - Liberty Village

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

This item will be considered by the City Council on March 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

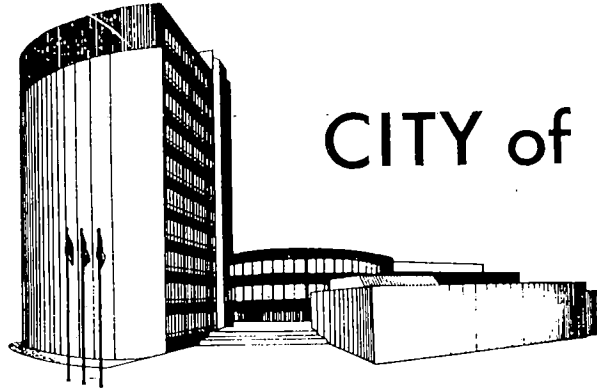
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



HOWARD A. NULL
Chief of Planning

HPF:HAN:cme

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



CITY of LAS VEGAS

February 13, 1984

Del Cram
1937 Catalpa Trail
Las Vegas, Nevada 89108

RE: Final Map - Marion Estates

Dear Mr. Cram:

The Final Map for Marion Estates on property generally located on the southeast corner of Marion Drive and Bonanza Road, R-E Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on February 9, 1984.

The Commission voted to hold this item in ABEYANCE because the applicant was not present.

This item will again be considered by the City Planning Commission on February 28, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

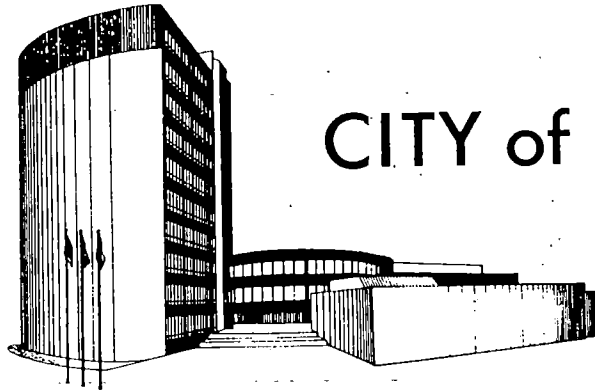
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

February 13, 1984

Steven S. Miller, Inc.
3333 W. Desert Inn Road #D
Las Vegas, Nevada 89102

RE: A-5-84(A)

Gentlemen:

Your petition to annex property generally located on the southwest corner of Vegas Drive and Tenaya Way, containing approximately 15.05 acres, was considered by the City Planning Commission on February 9, 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,

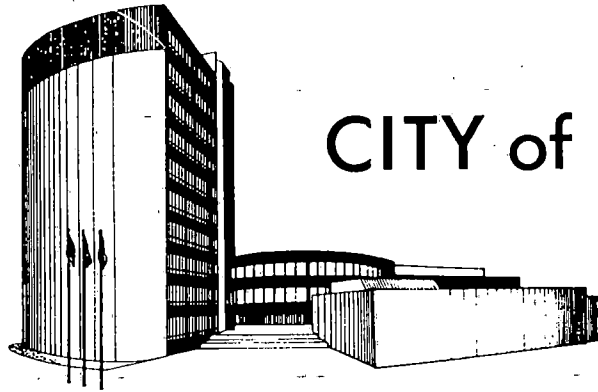
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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

February 13, 1984

George and Anna Essayian
9020 W. Washburn Road
Las Vegas, Nevada 89129

RE: A-3-84(A)

Dear Mr. and Mrs. Essayian:

Your petition to annex property generally located on the west side of Decatur Boulevard between Auburn Avenue and Reiter Avenue, containing approximately 1/2 acre, was considered by the City Planning Commission on February 9, 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

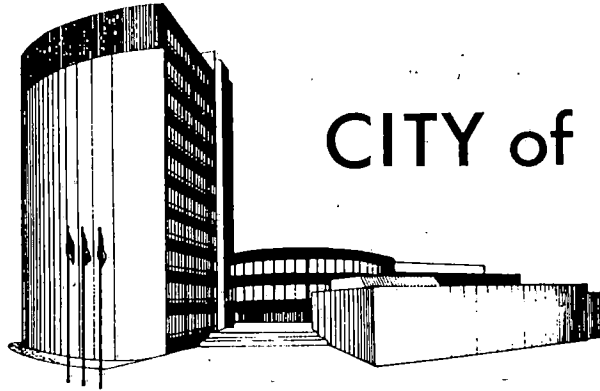
HPF:HAN:cme
cc: City Clerk



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

February 13, 1984

George and Anna Essayian
9020 W. Washburn Road
Las Vegas, Nevada 89129

RE: A-4-84(A)

Dear Mr. and Mrs. Essayian:

Your petition to annex property generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, containing approximately 1/2 acre, was considered by the City Planning Commission on February 9, 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

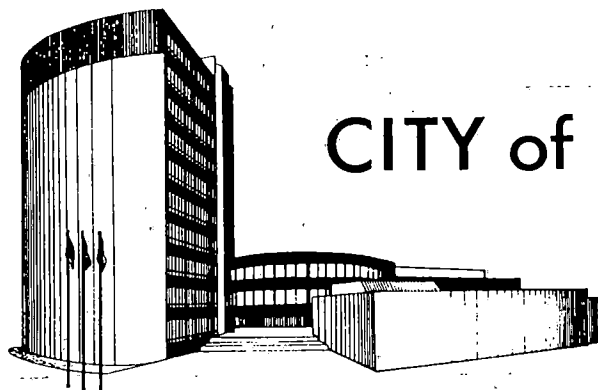
HPF:HAN:cme
cc: City Clerk



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

February 13, 1984

Maury Abrams
16661 Ventura Boulevard
Encino, California 91316

RE: A-2-84(A)

Dear Mr. Abrams:

Your petition to annex property generally located on the southeast corner of Charleston Boulevard and Buffalo Drive, containing approximately 5.7 acres, was considered by the City Planning Commission on February 9, 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,

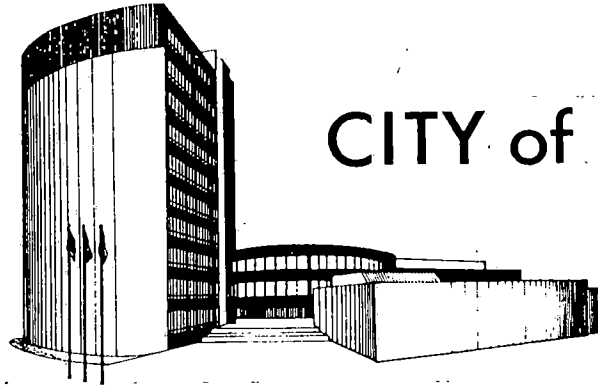
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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

February 13, 1984

M & M Partnership
3340 S. Topaz Street
Suite 110
Las Vegas, Nevada 89121

RE: Tentative Map - Park North Villa Condominiums (Conversion)

Gentlemen:

The Tentative Map for Park North Villa Condominiums (Conversion) on property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone, was considered by the City Planning Commission on February 9, 1984.

The Commission voted to hold this item in ABEYANCE because the applicant was not present.

This item will again be considered by the City Planning Commission on February 28, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

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

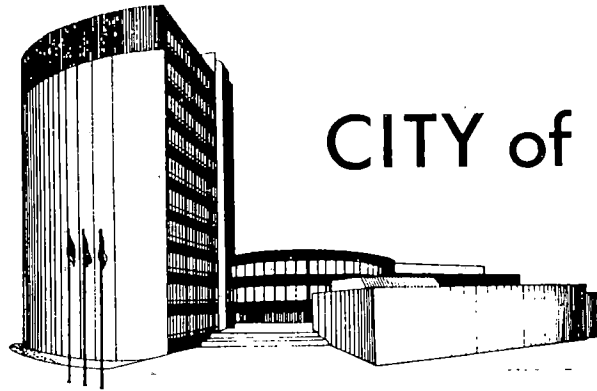
HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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

CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 13, 1984

M & M Partnership
3340 S. Topaz Street
Suite 110
Las Vegas, Nevada 89121

RE: Final Map - Park North Villa Condominiums (Conversion)

Gentlemen:

The Final Map for Park North Villa Condominiums (Conversion) on property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone, was considered by the City Planning Commission on February 9, 1984.

The Commission voted to hold this item in ABEYANCE because the applicant was not present.

This item will again be considered by the City Planning Commission on February 28, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

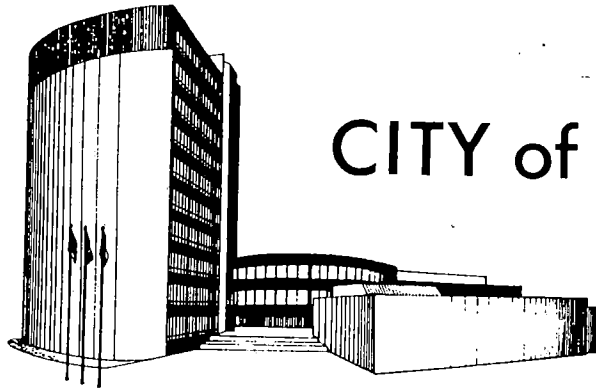
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

February 13, 1984

Gerthie L. Polk
420 Harrison Avenue
Las Vegas, Nevada 89106

RE: VAC-1-84

Dear Ms. Polk:

Your petition to vacate "E" Street, a 70' right-of-way, between Owens Avenue on the north and Harrison Avenue on the south, was considered by the City Planning Commission on February 9, 1984.

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

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

At the February 15, 1984 City Council meeting, the Council will set the date for the public hearing on this item.

Sincerely,

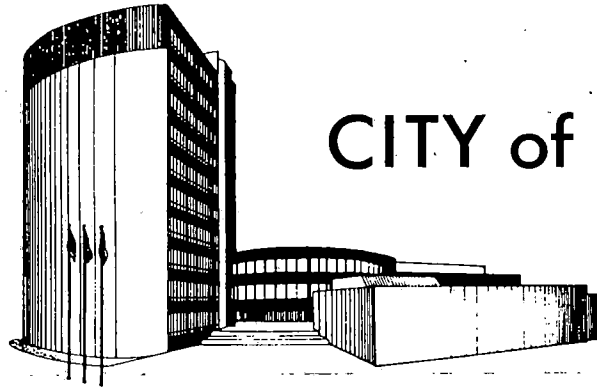
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

February 13, 1984

Helen E. Doyle, Et Al
39 Country Club Lane
Las Vegas, Nevada 89109

RE: VAC-2-84

Dear Ms. Doyle:

Your petition to vacate a portion of Rigel Avenue, a 70' wide right-of-way generally located between Sirius Avenue and Meade Avenue, was considered by the City Planning Commission on February 9, 1984.

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

1. This petition be amended to vacate only the east 10' of Rigel Avenue.
2. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

At the February 15, 1984 City Council meeting, the Council will set the date for the public hearing on this item.

Sincerely,

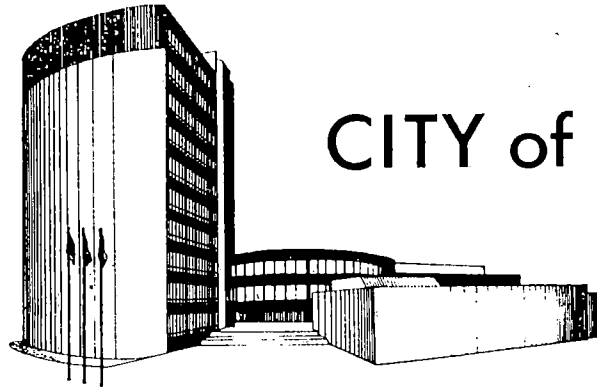
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

February 13, 1984

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

RE: Final Map - Woodbury Medical Center

Gentlemen:

The Final Map for Woodbury Medical Center on property generally located on the northwest corner of Charleston Boulevard and Sacramento Drive, P-R Zone, was considered by the City Planning Commission on February 9, 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
Woodbury Corp.
353 E. 200 S., Salt Lake City UT 84111



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

February 13, 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 MAP APPROVED BY THE PLANNING
COMMISSION FOR THE CITY COUNCIL MEETING

COPIES TO:

CHUCK TURK
BOB GENZER

The following final map was approved by the City Planning Commission on
February 9, 1984:

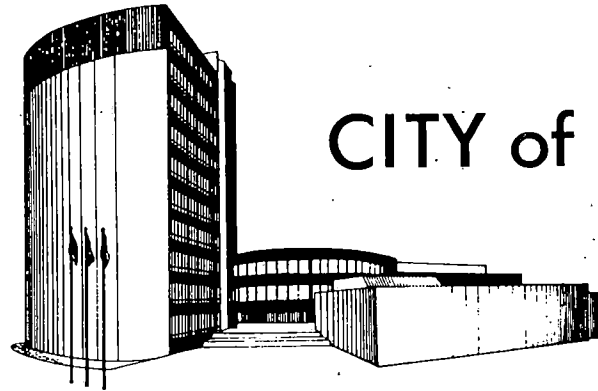
1. Final Map - Woodbury Medical Center Commercial Condominiums

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

Copy of the action letter is attached.

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

February 13, 1984

Verne and Carol Lewton
4347 Helamare
Las Vegas, Nevada 89120

RE: Z-5-84

Dear Mr. and Mrs. Lewton:

Your request for reclassification of property located at 1722 W. Bonanza Road, from R-E to R-3, was considered by the City Planning Commission on February 9, 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. Dedicate 15' of right-of-way for Bonanza Road as required by the Department of Engineering Services.
3. Install sidewalk on Bonanza Road as required by the Department of Engineering Services.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



Verne and Carol Lewton

February 13, 1984

Page 2

RE: Z-5-84

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 March 7, 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,

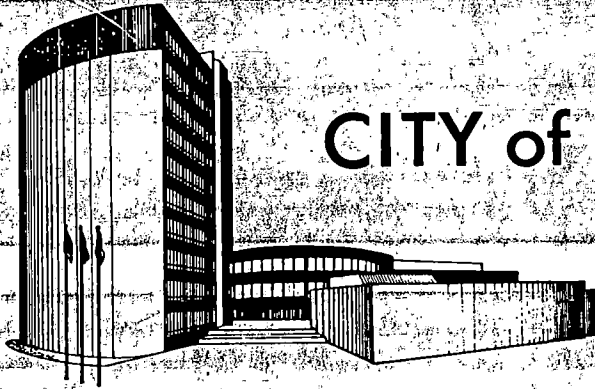
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert C. Clemmer

ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:RCC: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

February 13, 1984

Clark Co. Family Physicians-West
Alamo Medical Center
4550 W. Oakey Boulevard
Las Vegas, Nevada 89102

RE: Z-59-82

Gentlemen:

Your request for an Extension of Time on property generally located on the north side of W. Oakey Boulevard between Arville Street and Marcus Drive, R-1 Zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on February 9, 1984.

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

1. The temporary office building shall be removed by April 30, 1984.

This action by the Planning Commission is final.

Sincerely,

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

ROBERT C. CLEMMER
Acting Chief of Zoning

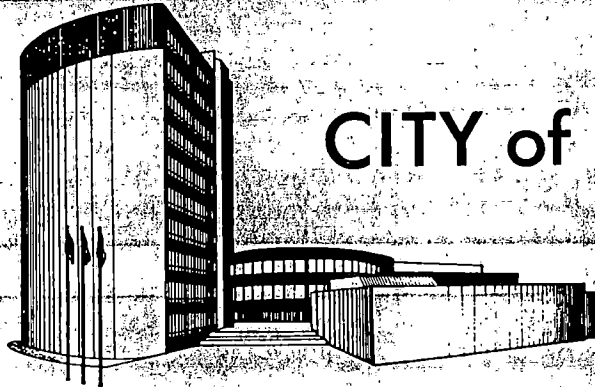
HPF:RCC:cme



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

February 13, 1984

Anthony S. Kasday, Et Al
6901 W. Charleston Blvd.
Las Vegas, Nevada 89117

RE: Z-6-84

Dear Mr. Kasday:

Your request for reclassification of property located at 6901 W. Charleston Boulevard, from R-E to C-2, was considered by the City Planning Commission on February 9, 1984.

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

This item will again be considered by the City Planning Commission on February 28, 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 representative be present at this meeting.

Sincerely,

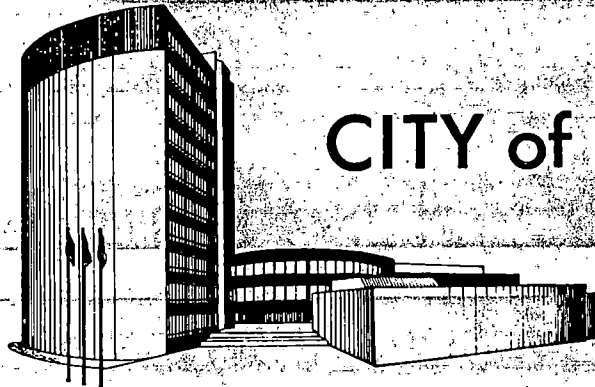
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:RCC: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

February 13, 1984

Allen Pavell, Et Al
c/o Pam Mainwal
Diversified Realty
333 No. Rancho
Las Vegas, Nevada 89106

RE: Z-2-84

Dear Mr. Pavell:

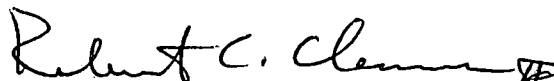
Your request for reclassification of property generally located on the west side of Decatur Boulevard between Lake Mead Boulevard and Vegas Drive, from N-U to C-1, was considered by the City Planning Commission on February 9, 1984.

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

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

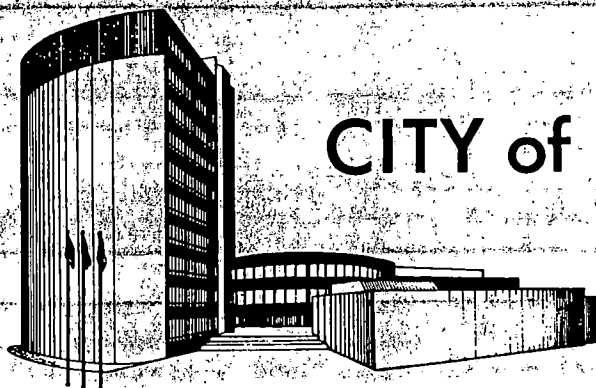
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:RCC: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

February 13, 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 February 9, 1984.

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

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

This item will be considered by the City Council on March 7, 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,

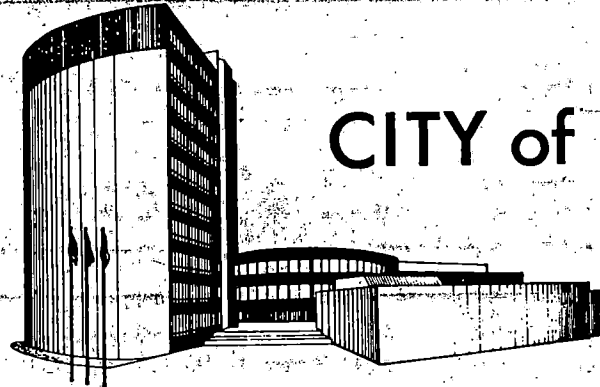
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:RCC: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

February 13, 1984

San Tropez, Inc.
Valley Bank Plaza
Suite 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 February 9, 1984.

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

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 of these temporary structures.

This action by the Planning Commission is final.

Sincerely,

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

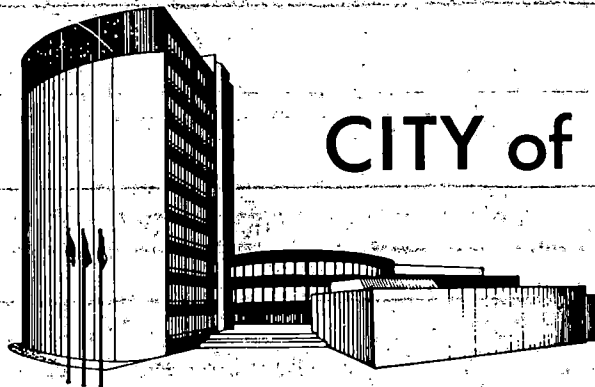
Robert C. Clemmer

ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:RCC: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

February 13, 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 February 9, 1984.

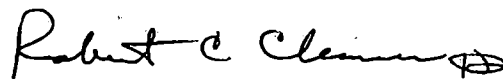
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following condition:

1. Conformance to the revised elevations.

This item will be considered by the City Council on March 7, 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,

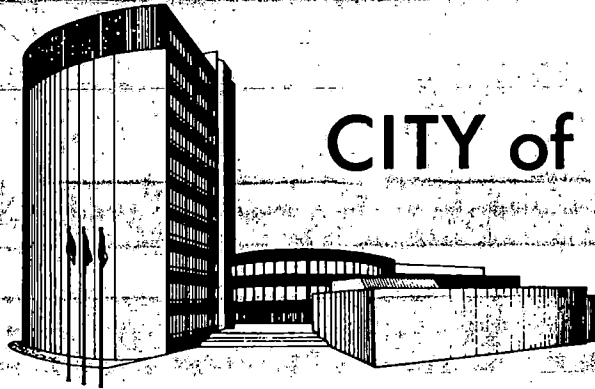
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:RCC: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

February 13, 1984

Century Omega Joint Venture
c/o Errol Hill, Architect
1511 Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-32-80

Gentlemen:

Your request for a Plot Plan Review to allow a two-story office building on property generally located on the north side of Sahara Avenue, between Spencer Street and Burnham Avenue, R-1 and R-2 Zones (under Resolution of Intent to C-1 and P-R), was considered by the City Planning Commission on February 9, 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 28, 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

ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:RCC:cme



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

February 8, 1984

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
FEBRUARY 9, 1984

COPIES TO:

CITY CLERK'S OFFICE *hinda*
CITY ATTORNEY
RICK WILLIAMS
CINDY EADE

OLD BUSINESS:

1. Z-69-76

This item was held in abeyance to give notification.

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 as 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. 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 approved subject to:

1. Conformance to the revised elevations.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 7, 1984.

2. SO-3-84

This item was held in abeyance from the January 24, 1984 Planning Commission meeting as the applicant was not represented.

This item was also held in abeyance from the January 12, 1984 Planning Commission meeting for the same reason.

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.

SO-3-84 (CONTINUED)

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:

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 ITEM. SET FOR P. C. FINAL ACTION.

3. Z-105-83

This item was held in abeyance to give notification of the changes.

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. Building is attractive. Central portion is two stories. Parking is adequate.

Staff recommends APPROVAL subject to:

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

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 7, 1984.

4. Z-2-84

This item was held in abeyance as there was a tie vote. Applicant has requested abeyance.

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 a 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 east exposure.

Z-2-84 (CONTINUED)

Staff recommends APPROVAL of C-1, but DENIAL of the commercial storage.

If approved 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 revised elevations.
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.
6. Variance approval to allow commercial storage facilities in a C-1 Zone.

PROTESTS: Several at meeting.

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 7, 1984.

NEW BUSINESS:

12. Z-5-84

There are four units on this property, a single family residence and a triplex by virtue of a variance granted in 1954 (V-52-54). They intend to add a unit to the triplex and construct an additional fourplex, all one story. This site is adjacent to the Elmwood Apartments.

A zoning study of this area 7-8 years ago resulted in a Planning Commission position of R-3 on the north side with C-2 and C-M on the south side. Buildings are attractive, parking is adequate. Land will be fully occupied with 9 units, whereas, R-3 permits 14 on this 25,000 sq. ft. site.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plans and elevations.
2. Standard conditions 2-8.
3. Dedicate 15' of right-of-way for Bonanza Road as required by the Department of Engineering Services.
4. Install sidewalk on Bonanza Road as required by the Department of Engineering Services.
5. Resolution of Intent with a twelve (12) month time limit.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 7, 1984.

13. Z-6-84

The applicant has requested abeyance on this item.

In the Z-15-82 case, where the north 350' was rezoned to C-1, staff felt the entire parcel should be P-R except the south 230' which should be R-E. The City Council approved the north 350' as C-1. There was a drainage problem through this parcel. Staff feels the central portion could be allowed C-1 with the south 230' R-E which amounts to an additional one-half acre of C-1. Commercial storage on that small a site would not be appropriate nor is it proper in a C-1 Zone.

Staff recommends DENIAL of C-2. If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. The south 230' of the property shall be classified R-E and the north 145' shall be classified C-1.
3. A Variance must be approved to allow commercial storage facilities and a watchman's quarters in a C-1 District.
4. Standard conditions 2-8.
5. Install street improvements on Holmby Avenue and Charleston Boulevard as required by the Department of Engineering Services.
6. At the time of development of the central portion of the property, provisions for drainage from the westerly properties must be made as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 7, 1984.

14. Z-59-82

The temporary doctor's office was approved until March 8, 1984 and they were delayed in the start of construction so are requesting an extension until April 30, 1984.

Staff recommends APPROVAL subject to:

1. The temporary office building shall be removed April 30, 1984.

PROTESTS: N/A

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

15. Z-32-80

This request is to allow a third concept of development of this site. The previous two had at least the north 167' approved for P-R as parking area. This plan proposes 2 story buildings with window openings within 56' of the north property line. This is a major change and a new hearing should be held with applicant paying an additional \$75. fee. Parking, aesthetics and landscaping are okay.

Staff recommends that this be held in abeyance for notification. Expires September 25, 1984.

If approved subject to:

1. Conformance to the plot plan and elevations amended to reduce the north two buildings to one story.
2. Standard conditions 2-8.
3. Provide a 15 gallon Arizona Cypress 12' on center along the north property line.
4. Install street improvements on Sahara Avenue as required by the Department of Engineering Services.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 7, 1984.

RCC:hb

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

February 9, 1984

TO:

FOSTER

FROM:

~~NULL~~

SUBJECT:

CITY PLANNING COMMISSION MEETING
FEBRUARY 9, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
~~LINDA OWENS~~
CINDY EADE

NEW BUSINESS:

1. Tentative Map - Liberty Village

- Conformance to the conditions of approval for Z-102-83.
 - An Order of Vacation is to be recorded for that portion of Garehime Street within this proposed subdivision before recordation of the final map.
 - No vehicular access to Lorenzi Street from the abutting lots.
 - Wall statement.
 - A waiver be permitted for the length of blocks 1 and 4.
- Standard conditions 1-3

2. Tentative Map - Park North Villa Condominiums (Conversion)

- Proposed driveway widenings to be approved by the Traffic and Parking Commission and City Council as required by the Department of Engineering Services.
- Standard conditions 1-3

3. Final Map - Park North Villa Condominiums (Conversion)

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

4. Final Map - Woodbury Medical Center (Commercial Condominium)

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

5. Final Map - Marion Estates

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

FOSTER
February 9, 1984
Page 2
Agenda Item Conditions

6. VAC-1-84

- One year to record statement.
Standard conditions 1-3

7. VAC-2-84

- That this petition be amended to vacate only the east 10' of Rigel Avenue as required by the Department of Community Planning and Development.
- One year to record statement.
Standard conditions 1-3

8. A-2-84(A)

5-7 acres; R-E (County) N-U (City)
Staff recommends Approval

9. A-3-84(A)

1/2 acre; R-E (County) N-U (City)
Staff recommends Approval

10. A-4-84(A)

1/2 acre; C-2 (County) C-1 (City)
Staff recommends APPROVAL

11. A-5-84(A)

15.1 acres; R-E (County) N-U (City)
Staff recommends APPROVAL

HAN:cme