

ANNOTATED AGENDA

CITY PLANNING COMMISSION

FEBRUARY 28, 1984

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

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

EXCUSED: TRACY (FOR PART OF MEETING), KENNEDY

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

MINUTES: Approval of the January 12, 1984 City Planning
Commission minutes.

ACTION: APPROVED
BUGBEE/UNANIMOUS

OLD BUSINESS:

- | | |
|--|--|
| 1. 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 from
2/9/84)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

- | | |
|--|--|
| 2. 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 from
2/9/84)

ACTION: APPROVED
JOHNSTON/UNANIMOUS

2. FINAL MAP - PARK NORTH VILLA CONDOMINIUMS (Continued)

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. FINAL MAP Property generally located on the southeast
MARION ESTATES corner of Marion Drive and Bonanza Road, R-E
 Zone (under Resolution of Intent to R-CL).
 Owner: Del Cram
(Abeyance from Subdivider: Ponderosa Construction
2/9/84) No. of Acres: 4.1 No. of Lots: 31

ACTION: APPROVED
 JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

4. Z-6-84 Application of ANTHONY S. KASDAY, ET AL for
 reclassification of property located at 6901
(Abeyance from W. Charleston Boulevard, from R-E to C-2.
2/9/84) Proposed Use: Commercial Storage Facility

ACTION: DENIED
 JOHNSTON/5-1 (BUGBEE: NO)

STAFF RECOMMENDATION: APPROVAL FOR NORTH 145' FOR C-1 AND SOUTH 230' TO
 REMAIN R-E
TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

5. Z-32-80 Request of CENTURY OMEGA JOINT VENTURE for a
 Plot Plan Review to allow a two-story office
PLOT PLAN complex on property generally located on the
REVIEW north side of Sahara Avenue, between Spencer
 Street and Burnham Avenue, R-1 and R-2 Zones
(Abeyance from (under Resolution of Intent to C-1 and P-R).
2/9/84)

ACTION: APPROVED
 BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide a 70' building setback from the north property line.
2. Install 15 gallon Arizona Cypress trees 12' on center along the north property line.
3. Install street improvements on Sahara Avenue as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

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

STAFF RECOMMENDATION: THE NORTH 2 BUILDINGS BE REDUCED TO 1 STORY
TO BE HEARD BY CITY COUNCIL: MARCH 7, 1984

NO ONE APPEARED TO MAKE THE PRESENTATION.

ACTION: APPROVED Drive, from C-2 to R-3.
JOHNSTON/UNANIMOUS Proposed Use: Medium High Density Residential
(Condominiums)

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

PROTESTS: 1

3. TENTATIVE MAP Property generally located on the northwest corner of Rancho Drive and Duncan Drive, C-2 Zone (proposed R-3).
 DUNCAN COURT II Owner: Roland F. Waite
 CONDOMINIUMS Subdivider: Alpha Investments, Et Al
 ACTION: APPROVED No. of Acres: 2.525 No. of Units: 48
 JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Approval of zoning application Z-7-84.
3. Conformance to the conditions of approval for Z-7-84.
4. No vehicular access to Rancho Drive from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. Conformance to the Flood Hazard Reduction Ordinance.
7. Driveways to meet City standards as required by the Department of Engineering Services.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

4. TENTATIVE MAP Property generally located on the northeast corner of Edward Avenue and Duncan Drive, R-E Zone (under Resolution of Intent to R-3).
 DUNCAN COURT Owner/Subdivider: Alpha Investments, Et Al
 CONDOMINIUM No. of Acres: 1.26 No. of Units: 24
 CONVERSION

ACTION: APPROVED
 BUGBEE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-44-83.
3. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

5. TENTATIVE MAP Property generally located on the southeast corner
 of Roland Wiley Road and Ducharme Avenue, N-U Zone
 (under Resolution of Intent to R-1 and R-CL).
 Owner: John Donart
 Subdivider: Diversified Development
ACTION: APPROVED No. of Acres: 10.3 No. of Lots: 69
 TRACY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-1-84.
3. A 16' minimum front yard setback be required for the R-CL zoned lots.
4. Driveways on R-CL zoned lots to meet City standards as required by the Department of Engineering Services.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

6. VAC-3-84 Petition of Vacation submitted by FOUR QUEENS, INC.
 to vacate the remaining portion of the 20' wide
ACTION: APPROVED alley located in the block generally bounded by
 Fremont Street, Carson Avenue, Casino Center
 Boulevard and Third Street.

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. Reservation of easements for the facilities 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: MARCH 7, 1984 TO SET DATE FOR PUBLIC HEARING

7. VAC-4-84 Petition of Vacation submitted by R.J. KALTEN-
 BORN to vacate U.S. Government Patent Reserva-
ACTION: APPROVED tions located between Del Rey Avenue and Holmby
 Avenue, east of Rainbow Boulevard.

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. Reservation of easements for the facilities of the various utility companies.

7. VAC-4-84 (Continued)

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: MARCH 7, 1984 TO SET DATE FOR PUBLIC HEARING

8. VAC-5-84 Petition of Vacation submitted by C.H. BENNETT to vacate a portion of Hubbard Street, a 51' right-of-way generally located between Bonanza Road and Ross Avenue.
- ACTION: DENIED
 JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: DENIAL PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: MARCH 7, 1984 TO SET DATE FOR PUBLIC HEARING

9. Z-8-84 Application of PATRICK GAFFEY for reclassification of property generally located on the north side of Vegas Drive, 220' east of Torrey Pines Drive, from N-U to R-CL.
- ACTION: APPROVED
 COLEMAN/UNANIMOUS Proposed Use: Medium Density Detached Single Family Residences

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plans and elevations amended to provide a minimum driveway depth of 18' on all models except #1056 and the curb cuts shall be widened to 18' for two parking spaces per site.
3. A minimum of 1/3 of the lots shall contain 4,000 square feet in Block 2.
4. Delete one lot from the north row of lots and one lot from the east row of lots to increase the width of the lots abutting the R-1 zoned properties.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

10. Z-9-84 Application of FIRST PRESBYTERIAN CHURCH for reclassification of property located at 1515 W. Charleston Boulevard, from R-E to C-1.
- ACTION: DENIED
 JOHNSTON/UNANIMOUS Proposed Use: To Conduct Various Commercial and Non-Profit Organization Activities

STAFF RECOMMENDATION: APPROVAL PROTESTS: 10
TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

11. Z-10-84 Application of LORIBOW PARTNERSHIP for reclassification of property generally located on the southwest corner of Washington Avenue and Lorenzi Boulevard, from N-U to C-1.
- ACTION: APPROVED
 COLEMAN/UNANIMOUS Proposed Use: Shopping Center

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Review of the development plans and elevations for the proposed shopping center by the Planning Commission.
3. Dedicate 40' of right-of-way for Lorenzi Boulevard and Washington Avenue and a 25' radius corner at the intersection of Washington Avenue and Lorenzi Boulevard as required by the Department of Engineering Services.

11. Z-10-84 (Continued)

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

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

PROTESTS: 0

12. Z-11-84

Application of CHISM HOMES for reclassification of property generally located on the south side of Lake Mead Boulevard, between Jones Boulevard and Torrey Pines Drive, from C-1 to R-3.
Proposed Use: Medium High Density Residential (Apartments)

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Dedicate 20' of right-of-way for Lake Mead Boulevard as required by the Department of Engineering Services.
3. Provide an access road from Jones Boulevard to this site along Lake Mead Boulevard as required by the Department of Engineering Services.
4. Install street improvements on Lake Mead Boulevard as required by the Department of Engineering Services.
5. Approval of the site plans and elevations by the Department of Community Planning and Development.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

12. Z-11-84 (Continued)

12. 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 21, 1984

PROTESTS: 2

13. Z-12-84

Application of CHARLES H. AND LOUELLA C. BENNETT for reclassification of property generally located on the north side of Bonanza Road, between Hubbard Street and Page Street, from R-1 to R-3. Proposed Use: Medium High Density Residential (Apartments)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to eliminate the easterly curb cut on Bonanza Road.
3. Install sidewalks on Bonanza Road and install street improvements on Page Street, Ross Avenue and Hubbard Street (if not vacated) as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

PROTESTS: 1

14. Z-73-82

Request of LAS VEGAS METROPOLITAN POLICE DEPARTMENT for a Reinstatement and Extension of Time on property generally located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue, at 6208 Hargrove Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-V).

REINSTATEMENT
AND EXTENSION
OF TIME

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Extension of Time shall expire March 21, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

15. LR-1-84

LANDSCAPE
REVIEW

Request of EDWARDS CONSTRUCTION AND DEVELOPMENT
COMPANY for a Landscape Review on property
generally located on the east side of Jones
Boulevard, south of Smoke Ranch Road, R-3 Zone.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

16. AR-1-84

AESTHETIC
REVIEW

Request of VEGAS WORLD HOTEL AND CASINO for an
Aesthetic Review to allow an addition to the
existing building on property located at 2000
Las Vegas Boulevard South, C-2 Zone.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. The new addition shall be limited to storage use only. No change in use shall be allowed until additional off-street parking spaces, which conform to the City Code, are provided for any new use.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL - SUBJECT TO THE ADDITION BEING USED FOR STORAGE
UNTIL REQUIRED PARKING IS PROVIDED
TO BE HEARD BY CITY COUNCIL: MARCH 7, 1984

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission.
(Abeyance from 2/9/84)

ACTION: ADOPTED
BUGBEE/UNANIMOUS

2. The second meeting in June, July, and August shall be used for implementation planning on the General Plan Update and for emergency items only.

ACTION: APPROVED
COLEMAN/UNANIMOUS

SUPPLEMENTAL AGENDA:

1. VAC-24-82

EXTENSION
OF TIME

Request of STATE INDUSTRIAL INSURANCE SYSTEMS for an Extension of Time on the approved vacation of a portion of Hastings Avenue, 60' in width, commencing at the easterly right-of-way line of Shadow Lane and extending easterly 638.5'.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

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

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

2. SO-4-84

SALES OFFICE

Request of METROPOLITAN DEVELOPMENT CORPORATION for a Sales Office on property generally located on the north side of Dalegrove Drive, west of Dalecrest Drive, N-U Zone (under Resolution of Intent to R-1).

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. The use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

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

3. Z-15-83

PLOT PLAN
REVIEW

Request of APACHE CONSTRUCTION for a Plot Plan Review on property generally located on the south side of Owens Avenue, between Gateway Road and Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Notification be given to the initial purchasers of the units by the developer that the recreation facilities shown on the plans are not guaranteed and the cost of the units are being reduced for this reason.
2. The developer should obtain a signed statement from each purchaser that he is aware of this fact (Condition No. 1) and a copy be delivered to the Department of Community Planning and Development immediately after each unit is sold.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: MARCH 21, 1984

4. Z-105-73

PLOT PLAN
REVIEW

Request of SOUTHERN NEVADA MEMORIAL HOSPITAL for a Plot Plan Review to allow one 4' x 12' free-standing display sign for the emergency room entrance on property generally located on the northwest corner of Charleston Boulevard and Shadow Lane, C-V Zone.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

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

5. A-6-84(A)

Petition of Annexation submitted by WEST SAHARA INVESTMENT COMPANY, ET AL to annex property generally located between Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Hualpai Way on the west, containing approximately 1,304 acres.

ACTION: APPROVED
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

DIRECTOR'S BUSINESS:

1. Zoning Ordinance Amendment Clarification of appeals on Use Permits, Variances, Home Occupation Permits and related Board of Zoning Adjustment actions.

ACTION: APPROVED
BUGBEE/UNANIMOUS

ANNOTATED AGENDA
CITY PLANNING COMMISSION

FEBRUARY 28, 1984

MINUTES:

January 12, 1984

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

OLD BUSINESS:

1. TENTATIVE MAP

PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)

(Abeyance from
2/9/84)

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

SPECIAL CONDITION: 1. Proposed driveway
widening to be approved
by the Traffic and
Parking Commission and
City Council as required
by the Dept. of Engineer-
ing Services.

2. FINAL MAP

PARK NORTH VILLA
CONDOMINIUMS
(CONVERSION)

(Abeyance from
2/9/84)

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

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

3. FINAL MAP

MARION ESTATES

(Abeyance from
2/9/84)

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

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

4. Z-6-84

DENIED - JOHNSTON/AYES: Tracy, Johnston, Coleman, Guthrie, Mack

NOES: Bugbee

EXCUSED: Kennedy

(Abeyance from
2/9/84)

PROTESTS: 0

5. Z-32-80

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

NOES: Noe

EXCUSED: Kennedy

PLOT PLAN REVIEW

(Abeyance from
2/9/84)

SPECIAL CONDITIONS:

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 Dept. of Engineering Services.
5. Buildings set back 70' from north property line.

PROTESTS: Bruce Cullings, 1728 Kassabian Ave.
Barbara Cullings, 1728 Kassabian Ave.

APPROVALS: 1 on record with staff
9 signatures on petition

NEW BUSINESS:

1. SENATE BILL 40 (No one appeared to make presentation)

2. Z-7-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Provide a 6' block wall along the north and east property lines.
 3. Standard conditions 2-8.
 4. Install street improvements on Duncan Drive as required by the Dept. of Engineering Services.

PROTESTS: 1 from Playland Skating Rink
(Robert Howell appeared to represent Playland)

3. TENTATIVE MAP
DUNCAN COURT II
CONDOMINIUMS

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

- SPECIAL CONDITIONS:
1. Approval of Z-7-84.
 2. Conformance to the conditions of approval for Z-7-84.
 3. No vehicular access to Rancho Drive from the abutting lots.
 4. Wall statement.
 5. Conformance to the Flood Hazard Reduction Ord.
 6. Driveways to meet City standards as required by the Dept. of Engineering Services.

4. TENTATIVE MAP
DUNCAN COURT
CONDOMINIUM
CONVERSION

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-44-83.
 2. Wall statement.

5. TENTATIVE MAP

REDROCK HEIGHTS
NO. 2

APPROVED - TRACY/AYES: Tracy, Johnston, Mack,
Bugbee, Coleman, Guthrie

NOES: None

EXCUSED: Kennedy

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-1-84.
 2. A 16' minimum front yard setback be required for R-CL zoned lots.
 3. Driveways on R-CL zoned lots to meet City standards as required by the Dept. of Engineering Services.

6. VAC-3-84

APPROVED - TRACY/AYES: Tracy, Johnston, Mack,
Bugbee, Coleman, Guthrie

NOES: None

EXCUSED: Kennedy

- SPECIAL CONDITION: 1. One-year to record statement.

PROTESTS: 0

7. VAC-4-84

APPROVED - GUTHRIE/AYES: Tracy, Johnston, Mack,
Bugbee, Coleman, Guthrie

NOES: None

EXCUSED: Kennedy

- SPECIAL CONDITION: 1. One-year to record statement.

PROTESTS: 0

8. VAC-5-84

DENIED - JOHNSTON/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Tracy

PROTESTS: 0

9. Z-8-84

APPROVED - COLEMAN/AYES: Tracy, Johnston, Mack,
Bugbee, Coleman, Guthrie

NOES: None

EXCUSED: Kennedy

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Conformance to the plot plans and elevations amended to provide a minimum driveway depth of 18' on all models except #1056 and the curb cuts shall be widened to 18' for 2 parking spaces per site.
 3. Provide 1/3-4,000 sq.ft. lots in Block 2.
 4. Delete one lot on the north and one lot on the east.

PROTESTS: 0

10. Z-9-84

DENIED - JOHNSTON/AYES: Tracy, Johnston, Mack,
Bugbee, Coleman, Guthrie

NOES: None

EXCUSED: Kennedy

PROTESTS: 3 on record with staff
Sandy Tiedeman, 1520 Ellis Avenue
Dr. Ronald Barton, Charmast Lane
Peter Simon
Shari Pitterman, 1204 Charmast Lane
Beecher Avance, 1212 Mercedes Circle
11 signatures on petition
Al Addison, 1200 Mercedes Circle

11. Z-10-84

APPROVED - COLEMAN/AYES: Tracy, Johnston, Mack,
Bugbee, Coleman, Guthrie

NOES: None

EXCUSED: Kennedy

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Review of the development plans and elevations for the proposed shopping center by the Planning Commission.
 3. Standard conditions 2-8.
 4. Dedicate 40' of right-of-way for Lorenzi Blvd. and Washington Ave. and a 25' radius corner at the intersection of Washington Blvd. and Lorenzi Blvd. as required by the Dept. of Engineering Services.

PROTESTS: 0

12. Z-11-84

APPROVED - TRACY/AYES: Tracy, Johnston, Mack, Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Bugbee

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Standard conditions 2-8.
 3. Dedicate 20' of right-of-way for Lake Mead Blvd. as required by the Dept. of Engineering Services.
 4. Provide an access road from Jones Blvd. to this site along Lake Mead Blvd. as required by the Dept. of Engineering Services.
 5. Install street improvements on Lake Mead Blvd. as required by the Dept. of Engineering Services.
 6. Approval of the site plans and elevations by the Dept. of Community Planning and Development.

PROTESTS: 1 on record with staff
Michael Lorenzo, 1801 Snughaven Court

13. Z-12-84

APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee,
Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Tracy

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Conformance to the plot plan and elevations amended to eliminate the easterly curb cut on Bonanza Road.
 3. Standard conditions 2-8.
 4. Install sidewalk on Bonanza Road and install street improvements on Page Street, Ross Avenue and Hubbard Street (if not vacated) as required by the Dept. of Engineering Services.

PROTESTS: 0

14. Z-73-82

REINSTATEMENT
AND EXTENSION
OF TIME

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

NOES: None

EXCUSED: Kennedy, Tracy

- SPECIAL CONDITIONS:
1. Conformance to all Ordinance Amendments enacted subsequent to the original approval.
 2. This Resolution of Intent will expire March 21, 1985.

15. LR-1-84

LANDSCAPE
REVIEW

APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee,
Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Tracy

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

16. AR-1-84

AESTHETIC
REVIEW

APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee,
Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Tracy

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
 2. The new addition shall be used for storage only until 230 additional parking spaces are provided.
 3. Standard conditions 2-8.

PROTESTS: 0

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission.

ADOPTED - BUGBEE/AYES: Johnston, Mack, Bugbee,
Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Tracy

APPROVED SECOND MEETING IN JUNE, JULY AND AUGUST FOR EMERGENCY
ITEMS AND GOALS ONLY - COLEMAN/AYES: Johnston, Mack, Bugbee,
Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Tracy

SUPPLEMENTAL AGENDA:

1. VAC-24-82

EXTENSION
OF TIME

APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee,
Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Tracy

2. SO-4-84

SALES OFFICE

APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee,
Coleman, Guthrie

NOES: None

EXCUSED: Kennedy, Tracy

SPECIAL CONDITION: 1. The use shall cease in
2 years or whenever
the last unit in the
tract is sold, whichever
occurs first.

3. Z-15-83

PLOT PLAN REVIEW

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

NOES: None

EXCUSED: Kennedy, Tracy

SPECIAL CONDITIONS: 1. Giving notification to
the initial purchasers
that the recreation
facilities shown on the
plans are not guaranteed
and that they are being
given a reduced price
due to that fact.

2. A signed statement from
each prospective purchaser
that they are aware of
this fact shall be
obtained and a copy shall
be delivered to the Dept.
of Community Planning
and Development.

3. The units in Phase 2
cannot be closed until
recreation facilities are
completed.

4. Z-105-83

PLOT PLAN REVIEW

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

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

5. A-6-84(A)

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

DIRECTOR'S BUSINESS:

1. Zoning Ordinance
Amendment

Clarification of appeals on Use Permits, Variances, Home
Occupation Permits and related Board of Zoning Adjustment
actions.

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

henda

NOTICE OF PUBLIC HEARING

FEBRUARY 28, 1984

Notice is hereby given that on February 28, 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 hear the application of:

Z-7-84

ROLAND F. WAITE FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTHWEST CORNER OF
RANCHO DRIVE AND DUNCAN DRIVE.

FROM: C-2 (GENERAL COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(CONDOMINIUMS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT SEVEN (7) AND LOT EIGHT (8) IN BLOCK
ONE (1) OF TONOPAH TERRACE.

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

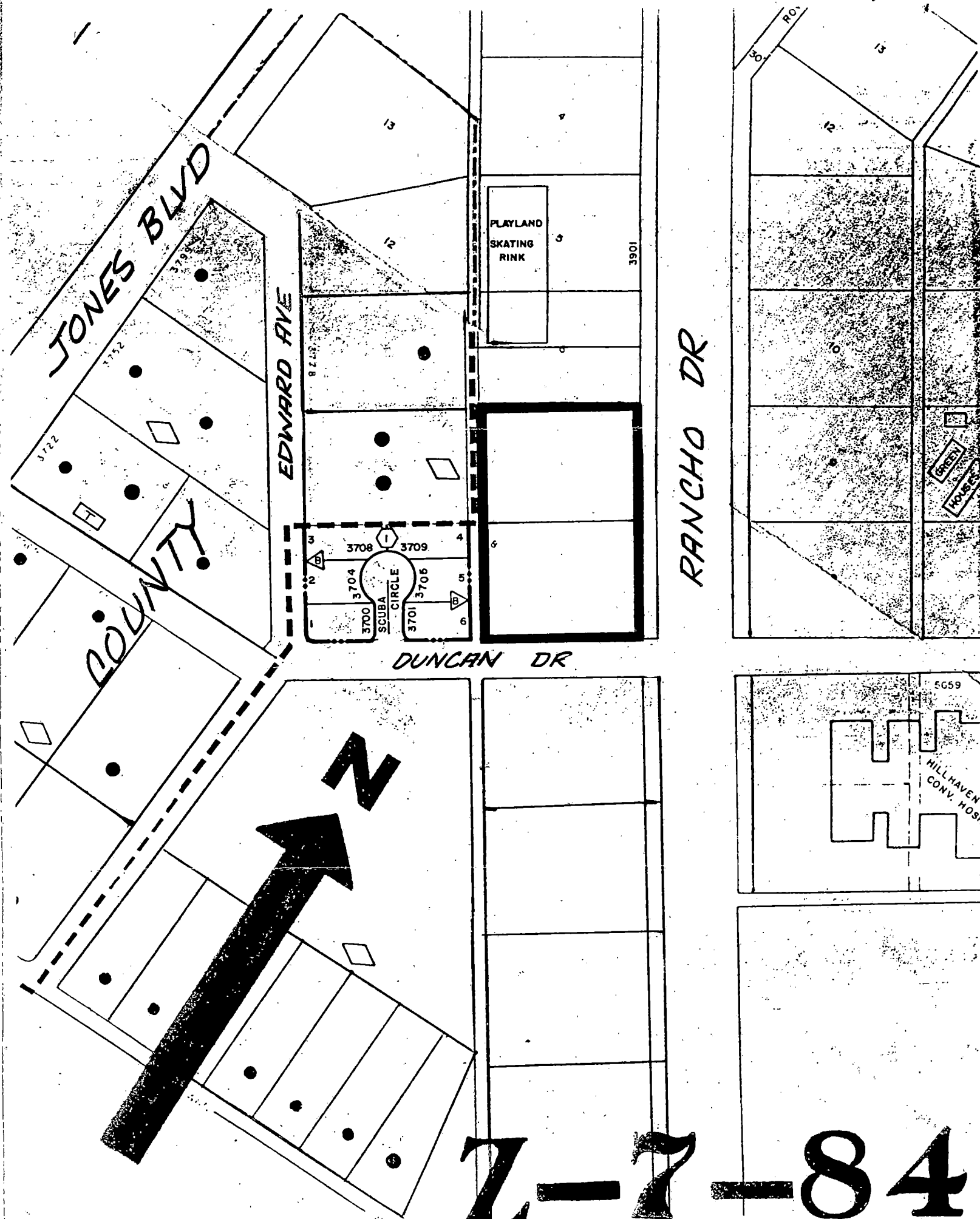


HAROLD P. FOSTER, DIRECTOR

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 28, 1984

Notice is hereby given that on February 28, 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 hear the application of:

Z-8-84

PATRICK GAFFEY FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTH SIDE OF VEGAS
DRIVE, 220' EAST OF TORREY PINES DRIVE.

FROM: N-U (NON-URBAN)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY DETACHED
SINGLE FAMILY RESIDENCES

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.

NOTICE OF PUBLIC HEARING

FEBRUARY 28, 1984

Notice is hereby given that on February 28, 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-9-84 FIRST PRESBYTERIAN CHURCH FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 1515 W. CHARLESTON
BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

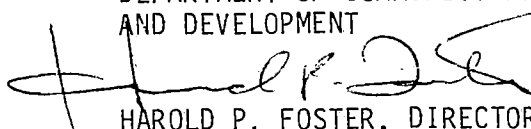
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: TO CONDUCT VARIOUS COMMERCIAL
AND NON-PROFIT ORGANIZATION
ACTIVITIES.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT SEVEN (7) AND A PORTION OF THE SOUTH
HALF (S½) OF LOTS FIVE (5) AND SIX (6),
ELLIS ESTATES.

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.

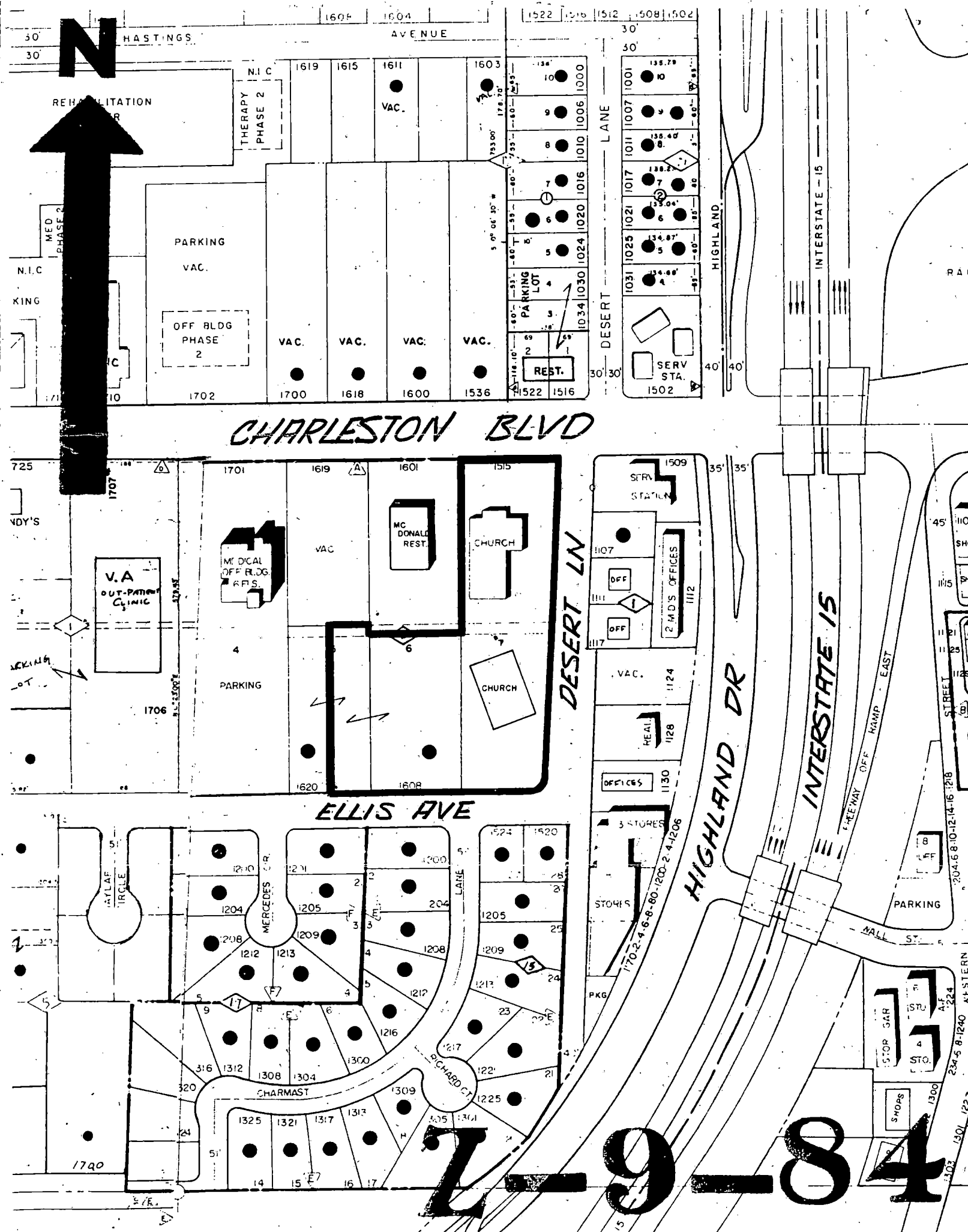
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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 28, 1984

Notice is hereby given that on February 28, 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 hear the application of:

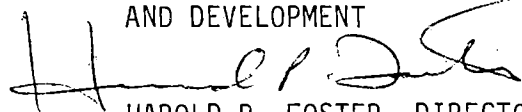
Z-10-84 LORIBOW PARTNERSHIP FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHWEST
CORNER OF WASHINGTON AVENUE AND LORENZI
BOULEVARD.

FROM: N-U (NON-URBAN)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: SHOPPING CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP
20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

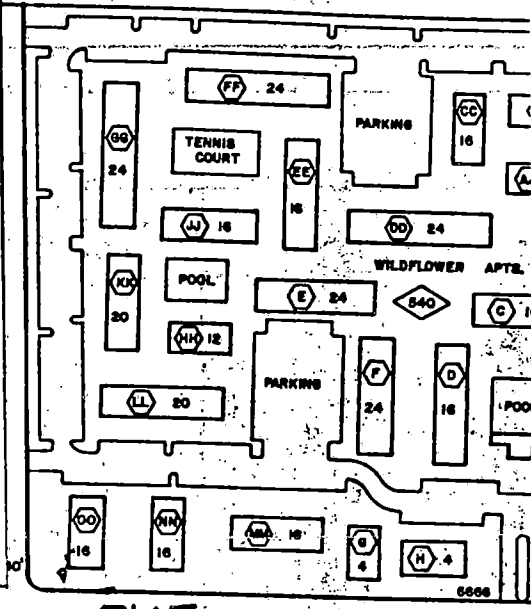
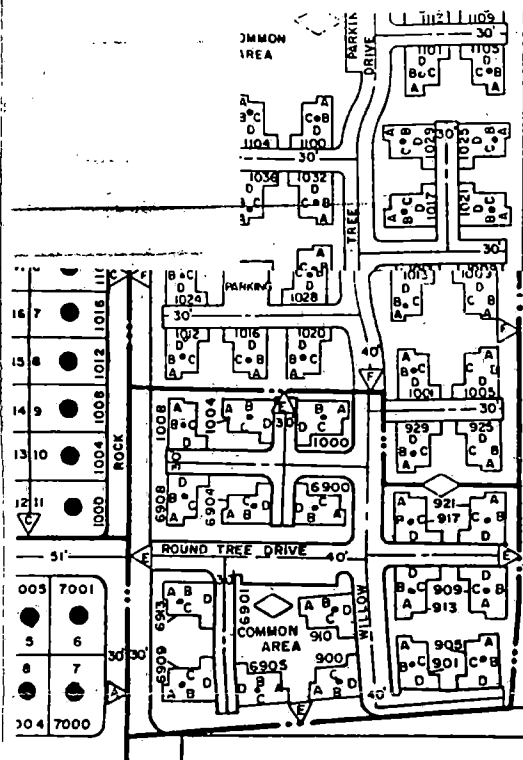


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



WASHINGTON AVE

ORAN K. GRAGSON HWY

LORENZI BLVD

Z-10-84

NOTICE OF PUBLIC HEARING

FEBRUARY 28, 1984

Notice is hereby given that on February 28, 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 hear the application of:

Z-11-84

CHISM HOMES FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTH SIDE OF LAKE
MEAD BOULEVARD BETWEEN JONES BOULEVARD AND
TORREY PINES DRIVE.

FROM: C-1 (LIMITED COMMERCIAL)

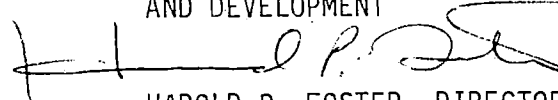
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST
QUARTER (SE¼) OF SECTION 23, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

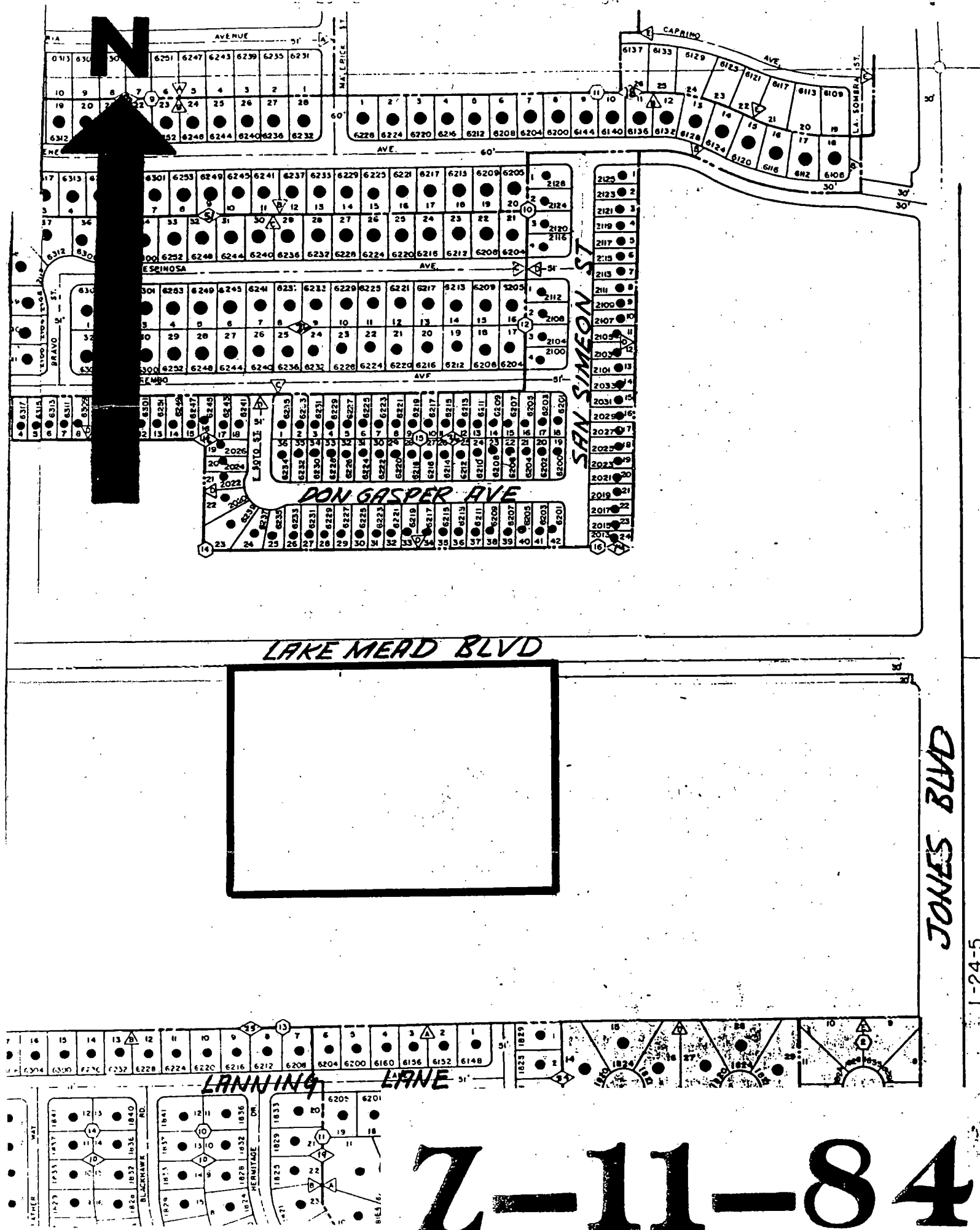


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



Z-11-84

NOTICE OF PUBLIC HEARING

FEBRUARY 28, 1984

Notice is hereby given that on February 28, 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 hear the application of:

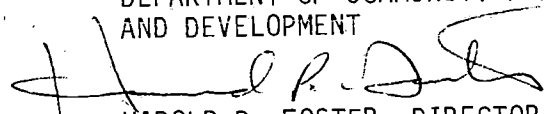
Z-12-84

CHARLES H. AND LOUELLA C. BENNETT FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF
BONANZA ROAD BETWEEN HUBBARD STREET AND PAGE STREET.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED ASAA
PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 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.

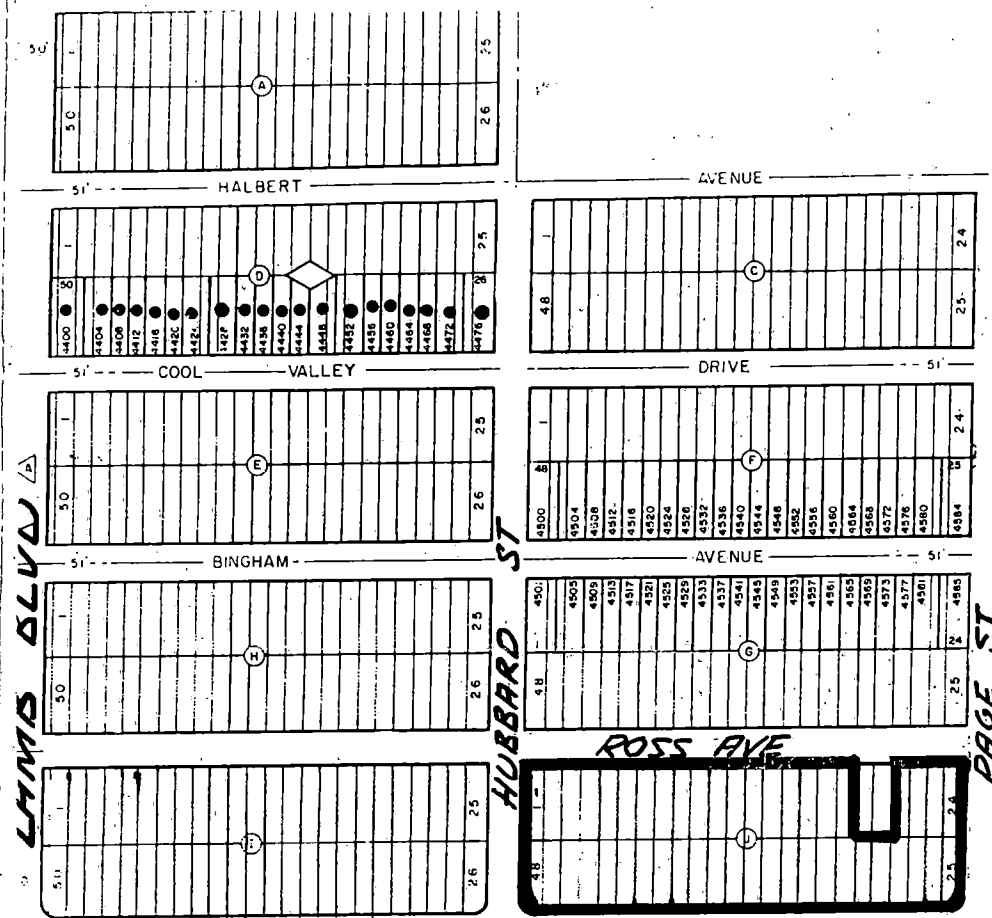
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

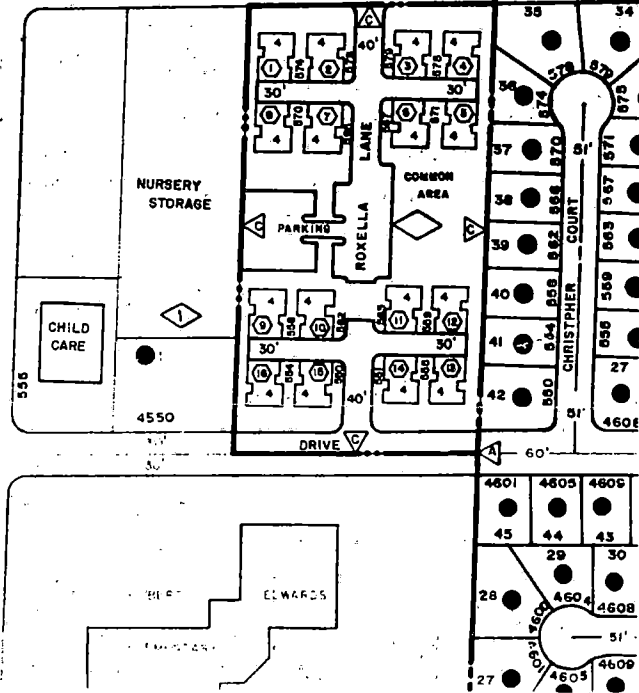
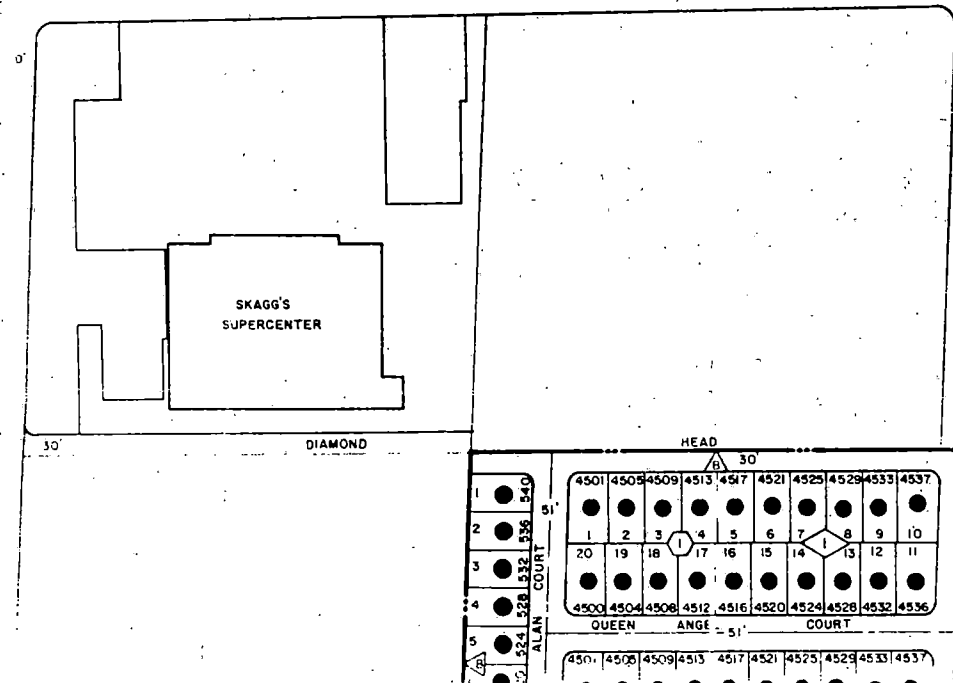
(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.)

SEE LOCATION MAP ON REVERSE SIDE.



PAGE ST

BONANZA RD



Z-12-84

NOTICE OF PUBLIC HEARING

FEBRUARY 28, 1984

Notice is hereby given that on February 28, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-32-80

REQUEST OF CENTURY OMEGA JOINT VENTURE FOR
A PLOT PLAN REVIEW TO ALLOW A REVISED
DEVELOPMENT PLAN FOR A TWO-STORY OFFICE
COMPLEX 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).

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, 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

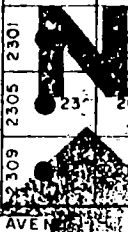
1612	1616	1620	1624	1628	1632	1636
4	5	6	7	8	9	10
17	16	15	14	13	12	11
1613	1617	1621	1625	1629	1633	1637

AVENUE

1614	1618	1622	1626	1630	1634	1638
7	8	9	10	11	12	13
32	31	30	29	28	14	214
1615	1619	1623	1627	2119	15	2118

1614	1618	1622
7	8	9
18	10	11
17	12	13
15	14	13
1613	1617	1621

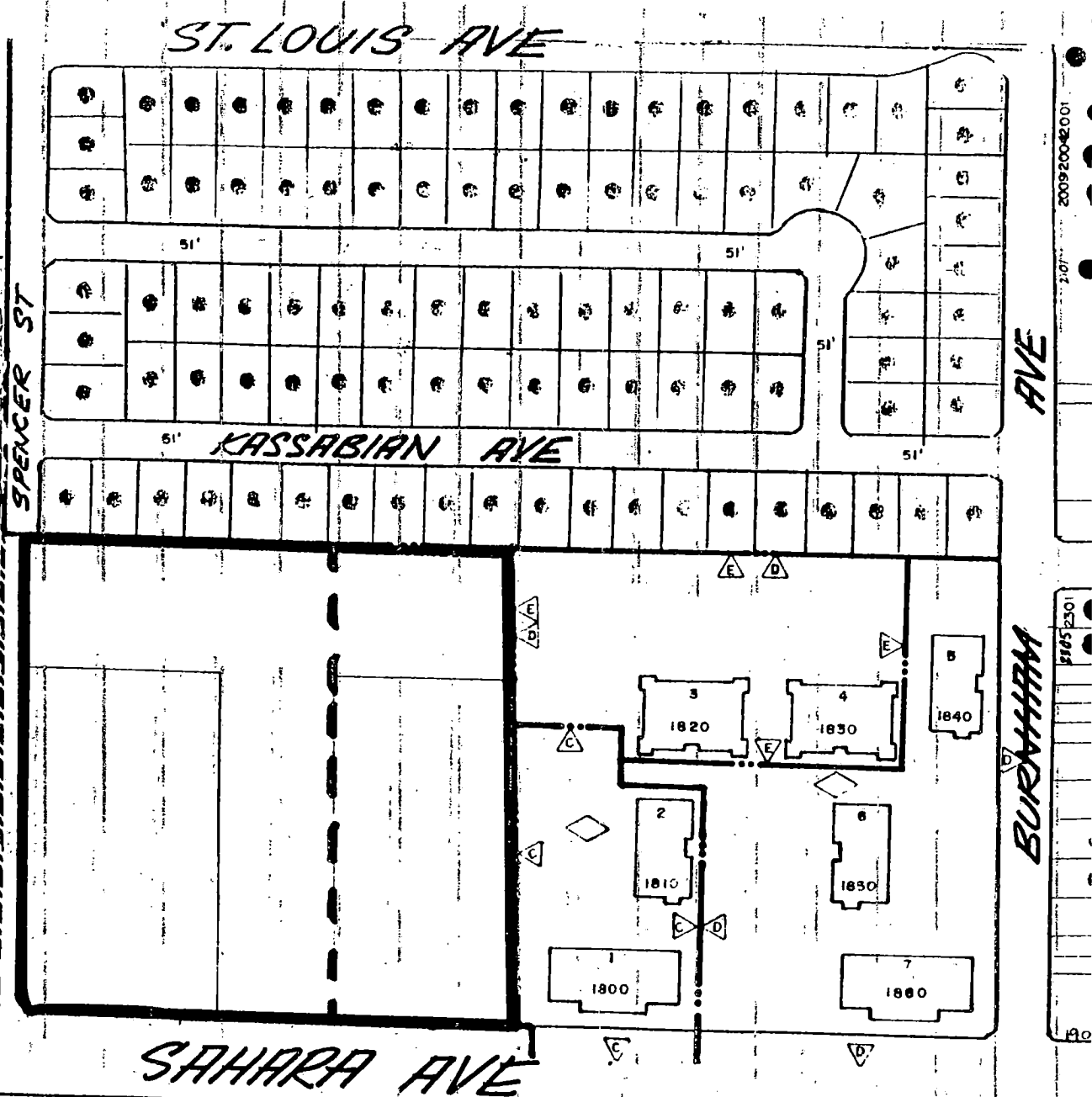
1612	1616	1620	1624	1628	1632	1636
7	8	9	10	11	12	13
20	18	17	REAL	15	14	
1613	1617	1621	1625	1629	1633	1637



SEVENTEENTH STREET

40	2009	2005	2001	2101	2105	2109	2113	2117	2201	2205	2209	2301	2305	2309	2313	2317	2321	2325
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19

NEVADA POWER SUB STATION



COUNTY **7-32-80**

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 28, 1984

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

PRESENT: Chairman Mack
Mrs. Tracy
Mr. Johnston
Mr. Bugbee
Mrs. Coleman
Mr. Guthrie

EXCUSED: Mr. Kennedy

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

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

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

MINUTES: MR. BUGBEE made a Motion for APPROVAL of the Minutes for the January 12, 1984 City Planning Commission meeting with the following correction: Page 19, Item 13, Z-69-73, should read "Motion for DENIAL carried by a 4/1 vote." Motion for APPROVAL carried unanimously with Mrs. Tracy and Mr. Kennedy excused.

OLD BUSINESS:

1. TENTATIVE 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.

PARK NORTH VILLA CONDOMINIUMS (CONVERSION) Owner/Subdivider: M and M Builders
No. of Acres: 2.57 No. of Units: 56

(Abeyance from 2/9/84) MR. NULL stated this item was held in abeyance from the last meeting because no one was present to represent the application. Staff would recommend the following conditions: 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 that condition, and the normal conditions, staff would recommend approval.

APPROVED STEVE HEFNER, 3549 South Industrial Road, appeared and represented the applicant. They concur with staff's recommendations.

1. TENTATIVE MAP

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Park North Villa Condominiums (Conversion), subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

(Commissioner Tracy arrived at the meeting.)

2. 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 from
2/9/84)

APPROVED

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

STEVE HEFNER, 3549 South Industrial Road, appeared and represented the applicant.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Park North Villa Condominiums (Conversion).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. FINAL MAP

MARION ESTATES

(Abeyance from
2/9/84)

APPROVED

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

Owner: Del Cram
Subdivider: Ponderosa Construction
No. of Acres: 4.1 No. of Lots: 31

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

ROGER LUDWIG, 5360 Cabrito, appeared and represented the applicant. They are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Marion Estates.

3. FINAL MAP

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. Z-6-84

(Abeyance from
2/9/84)

DENIED

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

MR. FOSTER stated the north portion of this parcel is zoned
commercial and developed for an office. To the east is a
10-acre parcel approved for C-1 zoning for a shopping center
at Rainbow and Charleston. There is an R-E pattern evolving
to the south in the County and the area to the west is vacant
land in the County. The applicant is proposing commercial
storage units. There will be an access to Charleston Boulevard
along the east side of the parcel to the north. At the time
the north piece was zoned for commercial staff took the
position that a commercial pattern should not be considered
west of the shopping center site and it was felt
P-R was appropriate. At that time, staff also recommended
the south 230 feet be retained for R-E so it would be across
from the homes to the south. Staff is opposed to commercial
storage units and C-2 zoning on this parcel, but would not
object to amending the application on the north portion
to C-1 with the south portion remaining R-E. If this item is approved,
staff would recommend the following conditions: 1) Resolution
of Intent with a twelve-month time limit, 2) Standard condi-
tions 2 through 8, and 3) Install street improvements on Holmby
Avenue and Charleston Boulevard as required by the Department
of Engineering Services, 3) At the time of development of the
C-1 portion a provision be made for drainage from the westerly
properties as required by the Department of Engineering Services.
Staff does not have any protests on record.

JERRY BRUNER, 2411 West Charleston Boulevard, appeared and
represented the property developer. If the south portion is
developed R-E, it would leave too small a portion in the middle
of the property to make it economically feasible. They feel
the storage units will not be detrimental to the homes on the
south since it is a low traffic, quiet type of operation. They
are proposing a planted area on the south side of this property
so the homes would not have visibility of the storage units.

No one appeared in opposition.

MR. JOHNSTON made a Motion for DENIAL of Z-6-84 stating the
use is not compatible with the area.

Voting was as follows:

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

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN MACK announced this item would be heard by the
City Council on March 21, 1984.

5. Z-32-80

PLOT PLAN REVIEW

(Abeyance from
2/9/84)

APPROVED

Request of CENTURY OMEGA JOINT VENTURE for a Plot Plan Review to allow a two-story office complex 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 this item was held in abeyance from the last meeting so the surrounding property owners could be notified. The north portion is zoned P-R and the south portion C-1. There is developed C-1 to the east, R-1 to the north, and to the west there is vacant P-R and C-1. Further west is C-2 for the Honda car agency. This parcel was approved for P-R and C-1 at the time the car agency was approved as part of the overall development. Originally, there was a two-story office building approved for this parcel. Later the plot plan was changed for a five-story office building on the south portion with off-street parking on the north portion. This proposal is to change the development plan to a two-story development consisting of a series of buildings that will front each other on a courtyard. There will be a central entryway off Sahara Avenue. The most northerly building will be 56 feet from the residential area to the north. There was a condition imposed when the zoning was approved that there would be a landscaped row of trees along the north side and they are still proposing to install the trees. Staff feels the north two buildings should be reduced to one story in height. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, 2) Standard conditions 2 through 8, 3) Provide a 15-foot Arizona Cypress 12 feet on center along the north property line, and 4) Install street improvements on Sahara Avenue as required by the Department of Engineering Services. Staff does not have any protests on record and one letter of approval.

EDWARD M. NIGRO, 3029 Plaza Del Monte, appeared and represented Century Omega Joint Venture. This item was held in abeyance so the surrounding property owners could be notified of the close proximity of the northerly two buildings to their property. He requested the north two buildings be two stories.

BRUCE CULLINGS, 1728 Kassabian Avenue, appeared in protest. He objected to the buildings being 56 feet from his property line, but would not object to a one-story building being that close to his property.

ELSIE HILLIS, 3257 East Southridge Avenue, appeared and represented the applicant.

BARBARA CULLINGS, 1728 Kassabian Avenue, appeared in protest. She objected to the two-story buildings in the back of this parcel.

After further discussion, the Commission asked the protestants if they would be in agreement with two-story buildings if a 70-foot building setback was provided and they were in agreement.

MR. BUGBEE made a Motion for APPROVAL of Z-32-80, Plot Plan Review, subject to all the buildings being set back 70 feet from the north property line and staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

NEW BUSINESS:

1. SENATE BILL 40

Presentation by State Planning Office on SB 40.

This item was not heard due to the fact no one appeared to make the presentation.

2. Z-7-84

APPROVED

Application of ROLAND F. WAITE for reclassification of property generally located on the northwest corner of Rancho Drive and Duncan Drive, from C-2 (General Commercial) to R-3 (Limited Multiple Residence).
Proposed Use: Medium High Density Residential (Condominiums)

MR. FOSTER stated there are developed apartments immediately to the west. The Playland Skating Rink abuts the property to the north. The applicant is proposing 48 units in the form of four-plexes. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Constructing a 6-foot block wall along the north and east property lines, 3) Standard conditions 2 through 8, and 4) Install street improvements on Duncan Drive as required by the Department of Engineering Services. Staff has received one protest from the Playland Skating Rink to the north. They indicate there is music connected with their operation and feel it could be a disturbance to the persons living in this development. They would rather see this property developed on a commercial basis.

PAM MAINWAL, 333 North Rancho Road, appeared and represented the applicant.

ROBERT HOWELL, 2093 LaMesa, Henderson, appeared and represented the Playland Skating Rink. They have had problems in other areas where property was reclassified next to the skating rink and they received complaints regarding the noise.

MR. JOHNSTON made a Motion for APPROVAL of Z-7-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

3. TENTATIVE MAP

DUNCAN COURT II
CONDOMINIUMS

APPROVED

Property generally located on the northwest corner of Rancho Drive and Duncan Drive, C-2 Zone (proposed R-3).

Owner: Roland F. Waite
Subdivider: Alpha Investments, Et Al
No. of Acres: 2.525 No. of Units: 48

MR. NULL stated staff would recommend the following conditions: 1) Approval of Z-7-84, 2) Conformance to the conditions of approval for Z-7-84, 3) No vehicular access to Rancho Drive from the abutting lots, 4) Wall statement, 5) Conformance to the Flood Hazard Reduction Ordinance, and 6) The driveways

3. TENTATIVE MAP
(Continued)

are to meet City standards as required by the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval.

PAM MAINWAL, 333 North Rancho Road, appeared and represented the applicant.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Duncan Court II Condominiums.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

4. TENTATIVE MAP

DUNCAN COURT
CONDOMINIUM
CONVERSION

Property generally located on the northeast corner of Edward Avenue and Duncan Drive, R-E Zone (under Resolution of Intent to R-3).

Owner/Subdivider: Alpha Investments, Et Al
No. of Acres: 1.26 No. of Units: 24

APPROVED

MR. NULL stated staff would recommend the following conditions:
1) Conformance to the conditions of approval for Z-44-83,
2) Wall statement, and the normal conditions. Staff would recommend approval.

PAM MAINWAL, 333 North Rancho Road, appeared and represented the applicant.

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Duncan Court Condominium Conversion.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

5. TENTATIVE MAP
REDROCK HEIGHTS
NO. 2
APPROVED

Property generally located on the southeast corner of Roland Wiley Road and Ducharme Avenue, N-U Zone (under Resolution of Intent to R-1 and R-CL).

Owner: John Donart
Subdivider: Diversified Development
No. of Acres: 10.3 No. of Lots: 69

MR. NULL stated staff would recommend the following conditions:
1) Conformance to the conditions of approval for Z-1-84, 2) A 16-foot minimum front yard setback be required for the R-CL zoned lots, and 3) Driveways on the R-CL zoned lots to meet City standards as required by the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval.

CHARLEY JOHNSON, 2300 Paseo Del Prado, Suite 100, appeared and

5. TENTATIVE MAP

(Continued)

represented the applicant. They are in accord with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Redrock Heights No. 2.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

6. VAC-3-84

APPROVED

Petition of Vacation submitted by FOUR QUEENS, INC. to vacate the remaining portion of the 20-foot wide alley located in the block generally bounded by Fremont Street, Carson Avenue, Casino Center Boulevard and Third Street.

MR. NULL stated previously there was a petition to vacate a portion of the alley in the block where the Four Queens Hotel is located and this petition is for the remainder of the alley. Staff would recommend the following conditions:
1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted.

MR. NULL stated Condition No. 1 of the standard conditions for Vacations is too broadly written and is recommended to be changed from: "Satisfaction of the requirements of the various utility companies" to: "Reservation of easements for the facilities of the various utility companies." The other two standard conditions would remain the same.

MR. JOHNSTON made a Motion for APPROVAL of the verbiage change for Standard Condition No. 1 for all Vacations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

ATTORNEY TERRY JONES, Schreck, Sloan, Bernhard & Jones, 600 East Charleston Boulevard, appeared and represented the applicant. The conditions are acceptable to the applicant.

MRS. TRACY made a Motion for APPROVAL of VAC-3-84, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

7. VAC-4-84

APPROVED

Petition of Vacation submitted by R. J. KALTENBORN to vacate U. S. Government Patent Reservations located between Del Rey Avenue and Holmby Avenue, east of Rainbow Boulevard.

MR. NULL stated this is a request for removal of the government patents. There are 33 feet on the east, north and west with 3 feet on the south next to Del Rey Avenue. Staff would recommend approval, subject to:
1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, and the standard conditions.

E. KALTENBORN, 3913 Vista Largo, appeared and represented the owner. They concur with staff's conditions.

No one appeared in opposition.

MR. GUTHRIE made a Motion for APPROVAL of VAC-4-84, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced that the City Council will set a date for a public hearing on this item at their March 7, 1984 meeting.

8. VAC-5-84

DENIED

Petition of Vacation submitted by C. H. BENNETT to vacate a portion of Hubbard Street, a 51 foot right-of-way generally located between Bonanza Road and Ross Avenue.

MR. NULL stated the Traffic Engineer objects to vacating Hubbard Street between Bonanza Road and Ross Avenue. It is felt that Hubbard Street will be needed for traffic circulation in the area.

JEFFERY ROSEN, Western Realvest, 3430 East Flamingo, appeared and represented the application. They would be able to proceed with their project under Item 13, Z-12-84, without the benefit of Hubbard Street.

No one appeared in opposition.

MR. JOHNSTON made a Motion for DENIAL of VAC-5-84.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy, Mrs. Tracy

Motion for DENIAL carried unanimously.

CHAIRMAN MACK announced a date will be set for a public hearing on this item at the March 7, 1984 City Council meeting.

9. Z-8-84

APPROVED

Application of PATRICK GAFFEY for reclassification of property generally located on the north side of Vegas Drive, 220 feet east of Torrey Pines Drive, from N-U (Non-Urban) to R-CL (Single-Family Compact Lot).
Proposed Use: Medium Density Detached
Single-Family Residences

MR. FOSTER stated there is developed R-1 to the north and east. This is a 6.7 acre site. There will be 52 R-CL size lots ranging in size from 42 to 47 feet wide. There are 22 two-story buildings proposed. Staff finds the R-CL is appropriate. However, staff is concerned about the larger lots to the north and east adjacent to the R-CL lots. Staff feels the R-CL lots facing the R-1 should be larger by eliminating a lot on the north and east. Also, the mix will have to be changed slightly so one-third of the lots will be 4,000 square feet. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plans and elevations amended to provide a minimum driveway depth of 18 feet on all models except #1056 and the curb cuts shall be widened to 18 feet for 2 parking spaces per site, 3) Provide one-third 4,000 square foot lots in Block 2, and 4) Delete one lot on the north and one lot on the east sides. Staff does not have any protests.

BOB RIGGS, 3132 South El Camino Road, appeared as the builder. He spoke to Sharon Ridgeway who is the speaker for the homes directly behind this property in the Kingswood Estates and they did not object, but preferred to have the homes in a higher price range. He will agree to staff's conditions.

ROBERT DUSK, 1824 Snughaven Court, appeared and inquired as to the price range of the homes.

BOB RIGGS said the homes would be approximately \$62,000 to \$83,000. There would be 1059 square feet in the smallest home and the largest home would be 1369.

MRS. COLEMAN made a Motion for APPROVAL of Z-8-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

10. Z-9-84

DENIED

Application of FIRST PRESBYTERIAN CHURCH for reclassification of property located at 1515 West Charleston Boulevard, from R-E (Residence Estates) to C-1 (Limited Commercial).
Proposed Use: To conduct various commercial and non-profit organization activities.

MR. FOSTER stated there is commercial zoning immediately to the west along Charleston Boulevard. To the south of this property is an R-1 development. To the east of Desert Lane

10. Z-9-84

(Continued)

there is P-R and a commercial zoning pattern. The applicant has constructed a new church on the property. There is a residence on the property that is temporarily being used by the Southern Nevada Handicapped Association as a rehabilitation center. The policy along Charleston Boulevard has been to allow the properties to transition to commercial. The applicant is proposing commercial so they can allow various types of uses on the property rather than have to apply for a use permit each time they allow someone to use the property. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to: a. Construct a 4-foot block wall top 2 feet 50% open on the west and south property lines, b. Eliminate curb cut at 1608 Ellis Avenue, c. No access to Ellis Avenue (Vehicular or Pedestrian), 3) Standard conditions 2 through 8, 4) No future residential occupancy of 1608 Ellis Avenue shall be permitted, and 5) All activities must be conducted within enclosed buildings. Staff has three protests on record.

JIM STUHMER, 1535 Duneville, appeared and represented the church. He objected to the 4-foot block wall due to its expense. They plan to use the residence for church activities as well as community organizations. They do not plan to have a commercial enterprise on the property. He would like to hold this item in abeyance so the church members could speak to the surrounding property owners.

SANDY TIEDEMAN, 1520 Ellis Avenue, appeared in protest. He objected to the commercial zoning in his residential neighborhood.

DR. RONALD BARTON, 1200 Charmast Lane, appeared in protest. He presented a petition with 11 signatures in protest. He would prefer that the house is demolished and that area used for parking.

PETER SIMON, 1208 Mercedes Circle, appeared in protest. He felt the block wall should be 6 feet in height rather than 4 feet. He was concerned as to the types of commercial uses that would utilize this property. He does not want any ingress or egress onto Ellis Avenue. The buildings should be upgraded to accommodate handicapped persons, etc., depending upon their individual uses.

SHARI PITTERMAN, 1204 Charmast Lane, appeared in protest. How often will the church change tenants? She felt a 6-foot block wall should be required.

BEECHER AVANCE, 1212 Mercedes Circle, appeared in protest. He is fearful of commercial zoning in his residential neighborhood because the church is not definite on the uses for the buildings. He also would like to see a 6-foot block wall as a buffer for the residential area.

AL ADDISON, 1200 Mercedes Circle, appeared in protest. He sold this property to the church and when he owned the property he was not allowed to rezone the property to commercial. He felt the adjacent properties will request commercial zoning if this application is approved.

JIM STUHMER appeared in rebuttal stating they would accommodate the neighbors by not having ingress and egress to Ellis Avenue. He objected to constructing an expensive block wall. The church would be willing to discuss the types of uses for the property with the surrounding property owners.

CHAIRMAN MACK said that once the commercial zoning is granted the Planning Commission will have no control over the uses of this property.

10. Z-9-84

(Continued)

JIM STUHMER replied that the church is requesting commercial zoning so they do not have to apply to the City for permission to allow various types of uses on the premises.

MR. JOHNSTON made a Motion for DENIAL of Z-9-84 because commercial zoning is not compatible with the area.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for DENIAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

11. Z-10-84

APPROVED

Application of LORIBOW PARTNERSHIP for reclassification of property generally located on the southwest corner of Washington Avenue and Lorenzi Boulevard, from N-U (Non-Urban) to C-1 (Limited Commercial).

Proposed Use: Shopping Center

MR. FOSTER stated to the east there is C-1 zoning and to the southeast there are apartments that have been approved by means of a use permit. East of that is residential. To the west is vacant land. The applicant purchased this land from the Bureau of Land Management at their recent public land sale and intends to sell it to a shopping center developer. However, they are unable to sell it until it is rezoned. They do not have a development plan prepared at this time because that would depend on the developer who purchases the property. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Review of the development plans and elevations for the proposed shopping center by the City Planning Commission, 3) Standard conditions 2 through 8, and 4) Dedicate 40 feet of right-of-way for Lorenzi Boulevard and Washington Avenue and a 25-foot radius corner at the intersection of Washington Boulevard and Lorenzi Boulevard as required by the Department of Engineering Services. Staff does not have any protests on record.

RODNEY TUCKER, 300 South 4th Street, appeared as one of the principals in Loribow Partnership.

No one appeared in opposition.

MRS. COLEMAN made a Motion for APPROVAL of Z-10-84, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

12. Z-11-84

APPROVED

Application of CHISM HOMES for reclassification of property generally located on the south side of Lake Mead Boulevard between Jones Boulevard and Torrey Pines Drive, from C-1 (Limited Commercial) to R-3 (Limited Multiple Residence).
Proposed Use: Medium-High Density Residential (Apartments)

MR. FOSTER stated to the east is C-1 and R-E. To the south, west and north is R-3. To the south is developed single-family homes. Staff feels this request is appropriate with the existing R-3 pattern in the area. There will be approximately 34 lots resulting in approximately 136 units. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 2 through 8, 3) Dedicate 20 feet of right-of-way for Lake Mead Boulevard as required by the Department of Engineering Services, 4) Provide an access road from Jones Boulevard to this site along Lake Mead Boulevard as required by the Department of Engineering Services, 5) Install street improvements on Lake Mead Boulevard as required by the Department of Engineering Services, and 6) Approval of the site plans and elevations by the Department of Community Planning and Development. Staff has one protest on record.

CHARLEY JOHNSON, 2300 Paseo Del Prado Drive, and ELAINA BLAKE, appeared and represented the application.

MICHAEL LORENZO, 1801 Snughaven Court, appeared in protest. The property owners in his neighborhood purchased their homes from Chism Homes with the understanding that there would be R-1 surrounding them rather than R-3. They would prefer commercial rather than R-3. He objected to the additional traffic this project will create in his neighborhood.

CHARLEY JOHNSON appeared in rebuttal stating the traffic generated from this project will not be able to drive through his neighborhood.

MRS. TRACY made a Motion for APPROVAL of Z-11-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on March 21, 1984.

13. Z-12-84

APPROVED

Application of CHARLES H. AND LOUELLA C. BENNETT for reclassification of property generally located on the north side of Bonanza Road between Hubbard Street and Page Street, from R-1 (Single-Family Residence) to R-3 (Limited Multiple Residence).
Proposed Use: Medium-High Density Residential (Apartments)

MR. FOSTER stated this application is in the Boulder Heights Subdivision. This area is primarily comprised of single-family homes. The street along the west side of this site plan is being considered for a vacation. Staff recommends approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to eliminate the easterly curb cut on Bonanza Road, 3) Standard conditions 2 through 8, 4) Install sidewalk on Bonanza Road and

13. Z-12-84

(Continued)

install street improvements on Page Street, Ross Avenue and Hubbard Street (if not vacated) as required by the Department of Engineering Services. Staff does have one protest on record.

KATHY PAGE, Western Realvest, 3430 East Flamingo, appeared and represented the applicants. They agree with staff's recommendations.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-12-84, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy, Mrs. Tracy

Motion for APPROVAL carried unanimously.

14. Z-73-82

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of LAS VEGAS METROPOLITAN POLICE DEPARTMENT for a Reinstatement and Extension of Time on property generally located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-V).

MR. FOSTER stated this is the West Metropolitan Substation site for expansion of the parking lot facilities. They are within the reinstatement period. Staff would recommend approval, subject to: 1) Conformance to all ordinance amendments enacted subsequent to the original approval, and 2) Resolution of Intent will expire on March 21, 1985.

RANDALL WALKER, Business Manager for Las Vegas Metropolitan Police Department, appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of Z-73-82, Reinstatement and Extension of Time.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy, Mrs. Tracy

Motion for APPROVAL carried unanimously.

MR. FOSTER announced this item would be heard by the City Council on March 21, 1984.

15. LR-1-84

LANDSCAPE
REVIEW

APPROVED

Request of EDWARDS CONSTRUCTION AND DEVELOPMENT COMPANY for a Landscape Review on property generally located on the east side of Jones Boulevard, south of Smoke Ranch Road, R-3 Zone.

MR. FOSTER stated the reason this item is on the agenda is because they are proposing rock and live landscaping. The policy is to require live landscaping. When there is a deviation, it is brought before the Planning Commission. He explained the landscaping design and stated staff recommends approval, subject to: 1) Conformance to the landscaping plan.

15. LR-1-84

(Continued)

TOM EDWARDS, Edwards Construction and Development Company, 4909 Smoke Ranch Road, appeared and represented the application. He approves of staff's recommendation.

MR. BUGBEE made a Motion for APPROVAL of LR-1-84, Landscape Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy, Mrs. Tracy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

16. AR-1-84

AESTHETIC REVIEW

APPROVED

Request of VEGAS WORLD HOTEL AND CASINO for an Aesthetic Review to allow an addition to the existing building on property located at 2000 Las Vegas Boulevard South, C-2 Zone.

MR. FOSTER stated the applicant is proposing a two-story addition for a showroom, casino expansion, lounge and restaurant area. However, because of these types of uses, additional parking is required. The applicant is requesting this item be approved for storage room purposes and the parking would be worked out in the future. The applicant has satellite parking to the west off Commerce Street. When the proposed expansion would be completed, 761 parking spaces would be required and there is room for 545 spaces. If this would be approved for storage, only 531 spaces would be required. Parking is critical in this area.

BOB STUPAK appeared and represented the application. He would like to start construction immediately and if the required parking spaces are not located, the new facilities would not open and only be used for storage.

MR. FOSTER said if this item is approved, it would be subject to the following conditions: 1) Conformance to the plot plan and elevations, 2) The new addition will be used for storage only until 230 additional parking spaces are provided, and 3) Standard conditions 2 through 8. Staff does not have any protests.

MR. BUGBEE made a Motion for APPROVAL of AR-1-84, Aesthetic Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy, Mrs. Tracy

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. 1984 Goals for the Planning Commission.

(Abeyance from 2/9/84)

MR. FOSTER presented the Planning Commission with an outline of the proposed goals for 1984.

MRS. COLEMAN suggested the second meeting in June, July and August of 1984 be designated to work on the goals and hear any emergency items brought into the Planning Department.

MR. BUGBEE made a Motion to ADOPT the 1984 Goals for the Planning Commission.

Voting was as follows:

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

Motion carried unanimously.

MRS. COLEMAN made a Motion to WORK ON THE GOALS AND HEAR EMERGENCY ITEMS AT THE JUNE, JULY AND AUGUST MEETINGS.

Voting was as follows:

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

Motion carried unanimously.

SUPPLEMENTAL AGENDA:

1. VAC-24-82

EXTENSION
OF TIME

APPROVED

Request of STATE INDUSTRIAL INSURANCE SYSTEMS for an Extension of Time on the approved vacation of a portion of Hastings Avenue, 60 feet in width, commencing at the easterly right-of-way line of Shadow Lane and extending easterly 638.5 feet.

MR. NULL stated the one year in which to record the vacation has lapsed. However, the State is actively pursuing building in this area and has asked for an extension. Staff would recommend approval.

RICHARD BAUGHMAN, 2325 West Charleston Boulevard, appeared and represented the application.

MR. BUGBEE made a Motion for APPROVAL of VAC-24-82.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

2. SO-4-84
SALES OFFICE
APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a Sales Office on property generally located on the north side of Dalegrove Drive west of Dalecrest Drive, N-U Zone (under Resolution of Intent to R-1).

MR. FOSTER stated this is a request for a sales office in one of the homes. Staff would recommend approval, subject to: 1) The use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

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

MR. BUGBEE made a Motion for APPROVAL of SO-4-84, Sales Office, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

3. Z-15-83
PLOT PLAN
REVIEW
APPROVED

Request of APACHE CONSTRUCTION for a Plot Plan Review on property generally located on the south side of Owens Avenue between Gateway Road and Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

MR. FOSTER stated this is a request to modify what was originally approved by constructing the recreational facilities in the last phase of the development. They propose to sell all the units first. However, they offered to discount the first phase \$4,000 per unit to each purchaser to compensate for the lack of recreational facilities. Staff would recommend approval, subject to: 1) Applicant give notification to the initial purchasers that the recreation facilities shown on the plans are not guaranteed and that they are being given a reduced price due to that fact, 2) A signed statement from each prospective purchaser that they are aware of this fact shall be obtained and a copy shall be delivered to the Department of Community Planning and Development.

JACK SCHWARTZ, 1041 Griffith, appeared and represented the application. This is a long narrow piece of property and the recreation facilities will be at one end of the project. They plan to put in the recreation facilities at the end of Phase 2. He would be agreeable to placing a condition on this application that all the sales in Phase 2 cannot be closed until completion of the recreation facilities.

MR. JOHNSTON made a Motion for APPROVAL of Z-15-83, Plot Plan Review, subject to staff's conditions and before any units in Phase 2 are closed the recreation facilities have to be completed.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

4. Z-105-73

PLOT PLAN
REVIEW

APPROVED

Request of SOUTHERN NEVADA MEMORIAL HOSPITAL for a Plot Plan Review to allow one 4' x 12' freestanding display sign for the emergency room entrance on property generally located on the northwest corner of Charleston Boulevard and Shadow Lane, C-V Zone.

MR. FOSTER stated this is a directional sign. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

RALPH BOND, 1800 West Charleston Boulevard, appeared and represented Southern Nevada Memorial Hospital. They are in agreement with staff.

MR. BUGBEE made a Motion for APPROVAL of Z-105-73, Plot Plan Review, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy, Mrs. Tracy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

5. A-6-84(A)

APPROVED

Petition of Annexation submitted by WEST SAHARA INVESTMENT COMPANY, ET AL to annex property generally located between Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Hualpai Way on the west, containing approximately 1,304 acres.

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

DEANNE KRAMETBAUER, 7022 West Charleston Boulevard, appeared and represented the application.

MR. BUGBEE made a Motion for APPROVAL of A-6-84(A).

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy, Mrs. Tracy

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Zoning Ordinance
Amendment

Clarification of APPEALS on USE PERMITS, VARIANCES, HOME OCCUPATION PERMITS and related Board of Zoning Adjustment actions.

MR. FOSTER stated this amendment would clarify the appeal process on items heard at the Board of Zoning Adjustment meetings.

1. Zoning Ordinance Amendment MR. BUGBEE made a Motion for APPROVAL of the Zoning Ordinance Amendment.

(Continued)

Voting was as follows:

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

"NOES" None

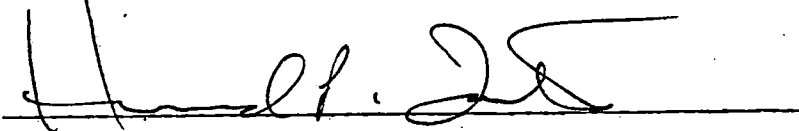
"EXCUSED" Mr. Kennedy, Mrs. Tracy

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

NAME

ADDRESS

Bruce Cullings

Rene MAINWAL

~~Rene~~~~Ed Ballin~~~~John Doe~~~~John Doe~~

ANDY FREEDMAN

Roult F. Barlow

PETER SIMON

Shari Pittman

Decker Chant

Al Chedden

Rodney L. Lue

Mark J. Lorenz

1728 KASSABIAN Ave LV.

333 NO. RANCHO RD.

600 S. Charleston Blvd

3913 Vista Lane

3430 E. FLORISSA RD. LV.

1824 SNUG HAVEN CT 4V

1570 ELLIS AVE LV. 89102

1200 Charmast Ln

1204 Charmast Ln.

1212 Mercedes Cir

1200 LV 11

300 So. 4th St #805

1801 Snug Haven Ct LVNV

NAME

ADDRESS

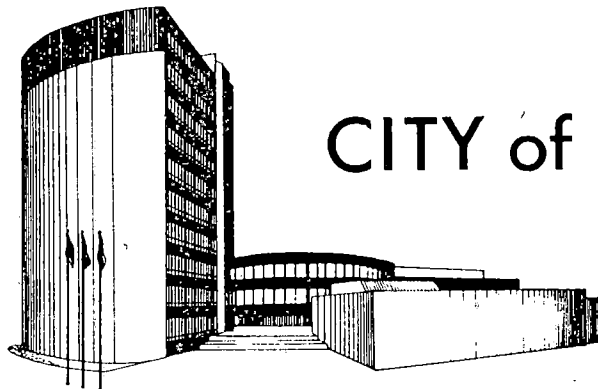
Roger Ludwig
 VERRY BRUNER
 Robert Atwell
 Charles E. Johnson
 Pat Rogers Walden
 Jim Huth
 Edwin Baker
 Kary Paige
 W. H. H. H.
 Tom E. H.
 Bob STUPAN
 Richard (Barbara)
 C. C. Wallace
 Jack Schmit
 Ralph A. Bond
 Dan H.

5360 Cabrillo
 2411 W. Charleston
 2903 La Mesa Henderson Hwy
 3132 S. El Camino Rd L.V.
 1535 DUNE VILLE
 3696 Henton
 3430 E. FLAMINGO #214
 400 E. Stewart
 4809 Santa Anita Rd
 2000 L.V. B. 30;
 2325 W. Charleston Blvd
 1100 E. Sahara Ave.
 1041 Giffith L.V.
 1800 W. Charleston
 7022 W. CHARLESTON

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

March 1, 1984

Edwards Construction and
Development Company
4909 Smoke Ranch Road
Las Vegas, Nevada 89108

RE: LR-1-84

Gentlemen:

Your request for a Landscape Review on property generally located on the east side of Jones Boulevard, south of Smoke Ranch Road, R-3 Zone, was considered by the City Planning Commission on February 28, 1984.

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

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

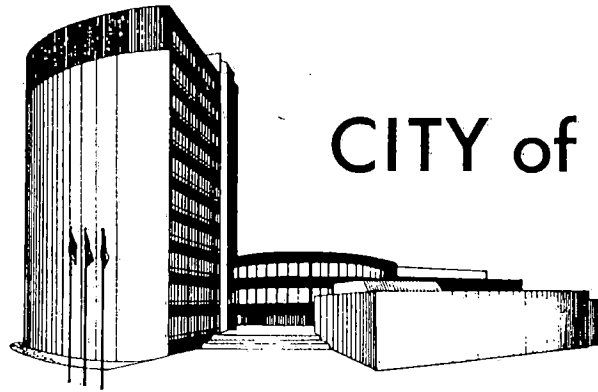


HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

March 1, 1984

Southern Nevada Memorial Hospital
c/o Richard Standart
Ad-Art, Inc.
3921 Oquendo
P.O. Box 15063
Las Vegas, Nevada 89118

RE: Z-105-73

Gentlemen:

Your request for a Plot Plan Review to allow one 4'x 12' freestanding display sign for the emergency room entrance on property generally located on the northwest corner of Charleston Boulevard and Shadow Lane, C-V Zone, was considered by the City Planning Commission on February 28, 1984.

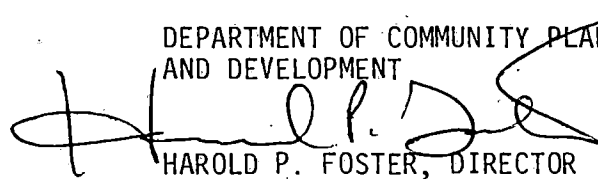
The Commission voted to APPROVE this item subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

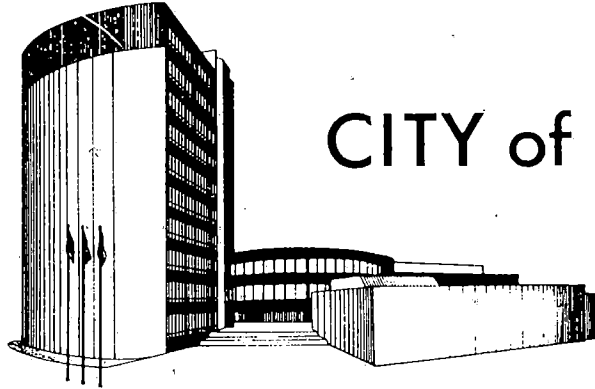


HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

March 1, 1984

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

RE: SO-4-84

Gentlemen:

Your request for a Sales Office on property generally located on the north side of Dalegrove Drive west of Dalecrest Drive, N-U Zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on February 28, 1984.

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

1. The use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

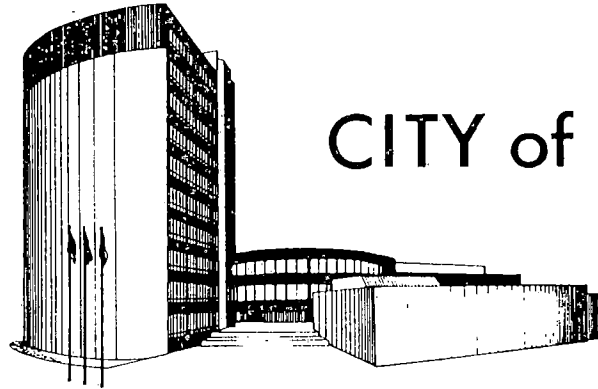
HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: Diana Kovach



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

March 1, 1984

Loribow Partnership
c/o Rodney Tucker
Valley Bank Plaza
300 S. 4th Street
Suite 805
Las Vegas, Nevada 89101

RE: Z-10-84

Gentlemen:

Your request for reclassification of property generally located on the southwest corner of Washington Avenue and Lorenzi Boulevard, from N-U to C-1, was considered by the City Planning Commission on February 28, 1984.

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

1. Resolution of Intent with a twelve (12) month time limit.
2. Review of the development plans and elevations for the proposed shopping center by the Planning Commission.
3. Dedicate 40' of right-of-way for Lorenzi Boulevard and Washington Avenue and a 25' radius corner at the intersection of Washington Avenue and Lorenzi Boulevard as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. ~~Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.~~
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.



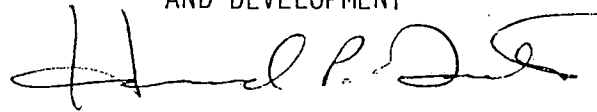
Loribow Partnership
March 1, 1984
Page 2
RE: Z-10-84

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

This item will be considered by the City Council on 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,

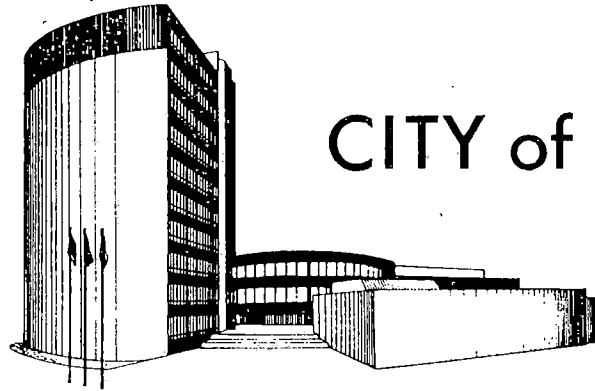
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

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



CITY of LAS VEGAS

March 1, 1984

Century Omega Joint Venture
c/o Errol Hill
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 complex 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 28, 1984.

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

1. Conformance to the plot plan and elevations amended to provide a 70' building setback from the north property line.
2. Install 15 gallon Arizona Cypress trees 12' on center along the north property line.
3. Install street improvements on Sahara Avenue as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.



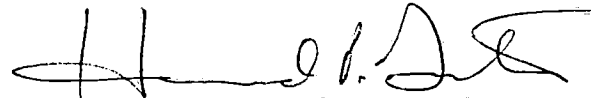
Century Omega Joint Venture
March 1, 1984
Page 2
RE: Z-32-80

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

This item will be considered by the City Council on 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,

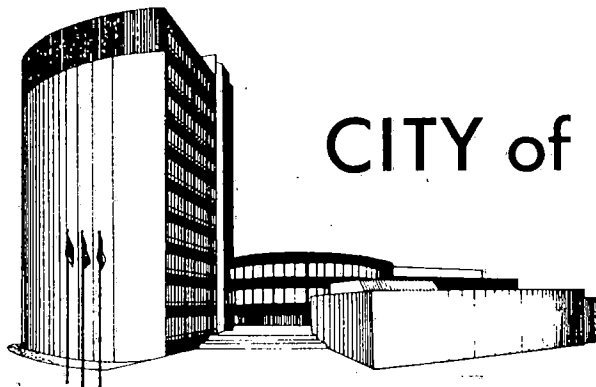
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

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



CITY of LAS VEGAS

March 1, 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 28, 1984.

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

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

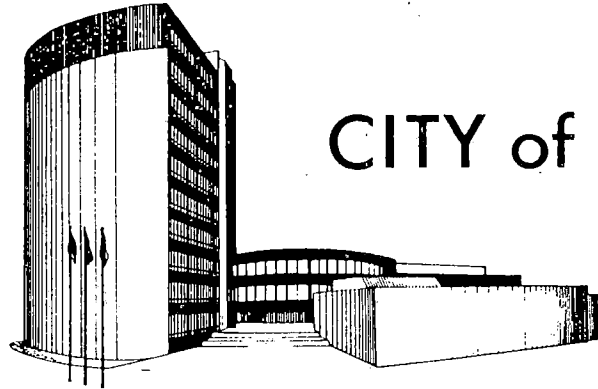
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



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



CITY of LAS VEGAS

March 1, 1984

Roland F. Waite
c/o Pam Mainwal
Diversified Realty
333 N. Rancho Road
Las Vegas, Nevada 89106

RE: Z-7-84

Dear Mr. Waite:

Your request for reclassification of property generally located on the northwest corner of Rancho Drive and Duncan Drive, from C-2 to R-3, was considered by the City Planning Commission on February 28, 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. Provide a 6' block wall along the north and east property lines.
3. Install street improvements on Duncan Drive as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



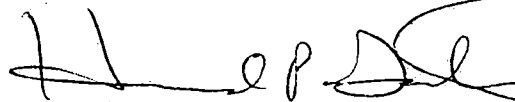
Roland f. Waite
March 1, 1984
Page 2
RE: Z-7-84

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

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



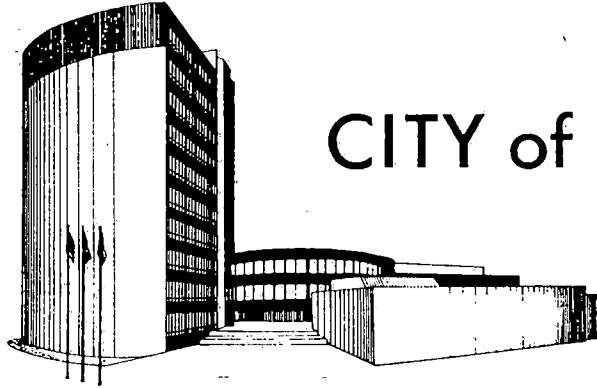
HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 1, 1984

First Presbyterian Church
c/o Carroll C. Petersen, Trustee
1515 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: Z-9-84

Gentlemen:

Your request for reclassification of property located at 1515 W. Charleston Boulevard, from R-E to C-1, was considered by the City Planning Commission on February 28, 1984.

The Commission voted to refer this item with a recommendation of DENIAL, because the requested zoning and intended uses would not be compatible with the residential to the south.

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



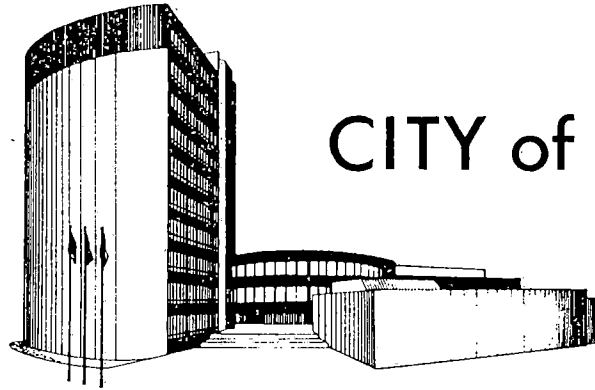
HAROLD P. FOSTER, DIRECTOR

HPF:ame

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

March 1, 1984

Charles H. & Luella C. Bennett
Route 3, Box 527
Eunice, Louisiana 70535

RE: Z-12-84

Dear Mr. and Mrs. Bennett:

Your request for reclassification of property generally located on the north side of Bonanza Road between Hubbard Street and Page Street, from R-1 to R-3, was considered by the City Planning Commission on February 28, 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. Conformance to the plot plan and elevations amended to eliminate the easterly curb cut on Bonanza Road.
3. Install sidewalks on Bonanza Road and install street improvements on Page Street, Ross Avenue and Hubbard Street (if not vacated) as required by the Department of Engineering Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



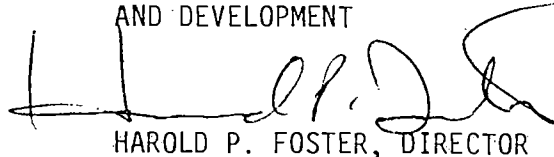
Charles H. & Luella C. Bennett
March 1, 1984
Page 2
RE: Z-12-84

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

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

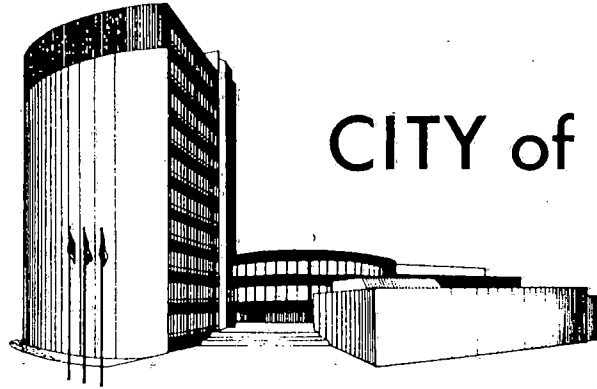
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk
Kathy Page
Western Real Estate
3430 E. Flamingo #216, Las Vegas NV 89121

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

March 1, 1984

Las Vegas Metropolitan Police Dept.
c/o Randall Walker, Business Manager
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: Z-73-82

Gentlemen:

Your request for a Reinstatement and Extension of Time on property located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-V), was considered by the City Planning Commission on February 28, 1984.

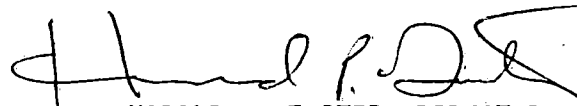
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Extension of Time shall expire March 21, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

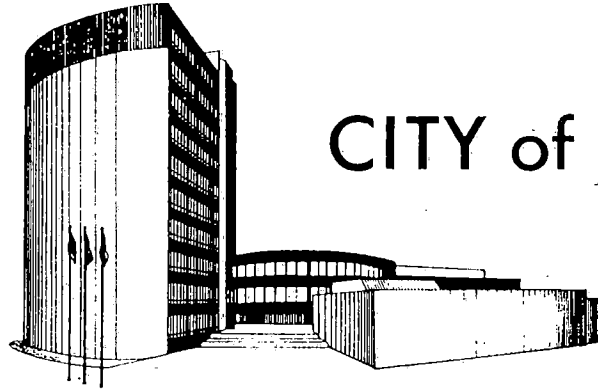
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



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



CITY of LAS VEGAS

March 1, 1984

Chism Homes
P.O. Box 14845
Las Vegas, Nevada 89114

Re: Z-11-84

Gentlemen:

Your request for reclassification of property generally located on the south side of Lake Mead Boulevard between Jones Boulevard and Torrey Pines Drive, from C-1 to R-3, was considered by the City Planning Commission on February 28, 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 20' of right-of-way for Lake Mead Boulevard as required by the Department of Engineering Services.
3. Provide an access road from Jones Boulevard to this site along Lake Mead Boulevard as required by the Department of Engineering Services.
4. Install street improvements on Lake Mead Boulevard as required by the Department of Engineering Services.
5. Approval of the site plans and elevations by the Department of Community Planning and Development.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.



Chism Homes
March 1, 1984
Page 2
RE: Z-11-84

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

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

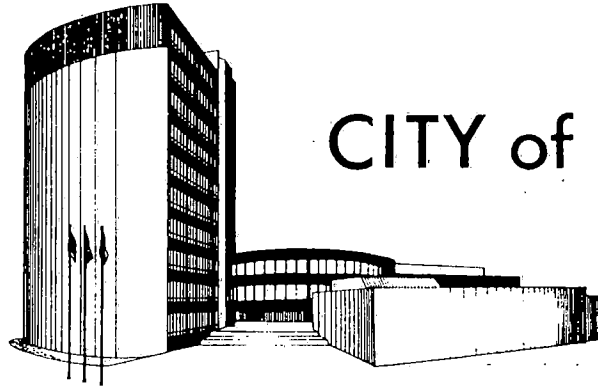
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

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



CITY of LAS VEGAS

March 1, 1984

Apache Construction
c/o Jack P. Schwartz
P.O. Box 19514
Las Vegas, Nevada 89102

RE: Z-15-83

Gentlemen:

Your request for a Plot Plan Review on property generally located on the south side of Owens Avenue between Gateway Road and Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9), was considered by the City Planning Commission on February 28, 1984.

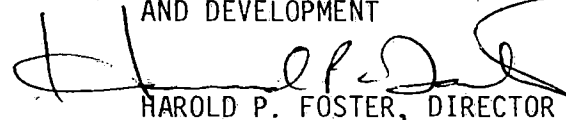
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Notification be given to the initial purchasers of the units by the developer that the recreation facilities shown on the plans are not guaranteed and the cost of the units are being reduced for this reason.
2. The developer should obtain a signed statement from each purchaser that he is aware of this fact (Condition No. 1) and a copy be delivered to the Department of Community Planning and Development immediately after each unit is sold.

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

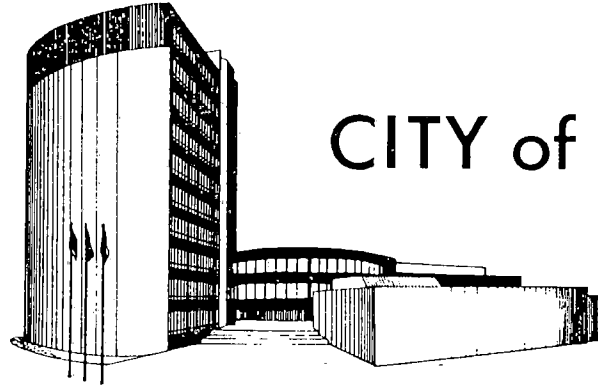


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



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



CITY of LAS VEGAS

March 1, 1984

Patrick Gaffey
6346 Vegas Drive
Las Vegas, Nevada 89108

Re: Z-8-84

Dear Mr. Gaffey:

Your request for reclassification of property generally located on the north side of Vegas Drive, 220' east of Torrey Pines Drive, from N-U to R-CL was considered by the City Planning Commission on February 28, 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. Conformance to the plot plans and elevations amended to provide a minimum driveway depth of 18' on all models except #1056 and the curb cuts shall be widened to 18' for two parking spaces per site.
3. A minimum of 1/3 of the lots shall contain 4,000 square feet in Block 2.
4. Delete one lot from the north row of lots and one lot from the east row of lots to increase the width of the lots abutting the R-1 zoned properties.

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR



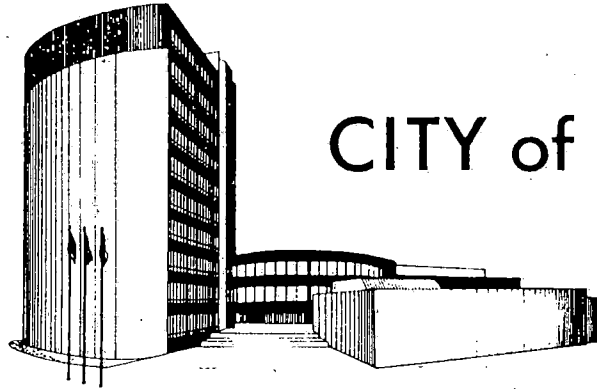
HPF:cme

cc: City Clerk

CLV-6218

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

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



CITY of LAS VEGAS

March 1, 1984

Vegas World Hotel & Casino
Bob Stupak
2000 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: AR-1-84

Dear Mr. Stupak:

Your request for an Aesthetic Review to allow an addition to the existing building on property located at 2000 Las Vegas Boulevard South, C-2 Zone, was considered by the City Planning Commission on February 28, 1984.

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

1. Conformance to the plot plan and elevations.
2. The new addition shall be limited to storage use only. No change in use shall be allowed until additional off-street parking spaces, which conform to the City Code, are provided for any new use.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.



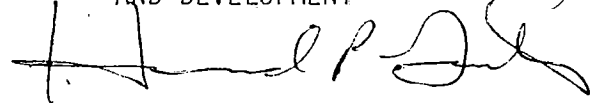
Vegas Word Hotel & Casino
March 1, 1984
Page 2
RE: AR-1-84

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

This item will be considered by the City Council on 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,

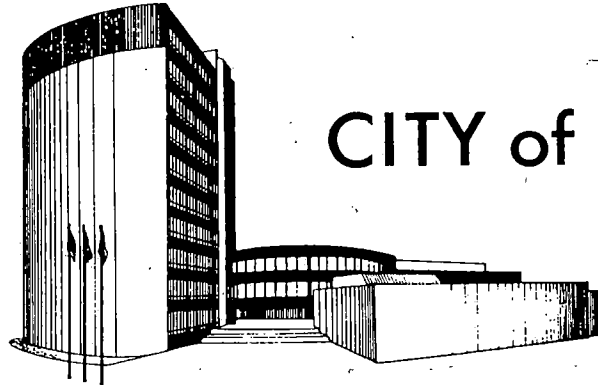
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

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



CITY of LAS VEGAS

March 1, 1984

State Industrial Insurance Systems
c/o Richard J. Baughman
2325 W. Charleston Boulevard
Las Vegas, Nevada 89102

RE: VAC-24-82

Gentlemen:

Your request for an Extension of Time on the approved vacation of a portion of Hastings Avenue, 60' in width, commencing at the easterly right-of-way line of Shadow Lane and extending easterly 638.5', was considered by the City Planning Commission on February 28, 1984.

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

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

This action by the Planning Commission is final.

Sincerely,

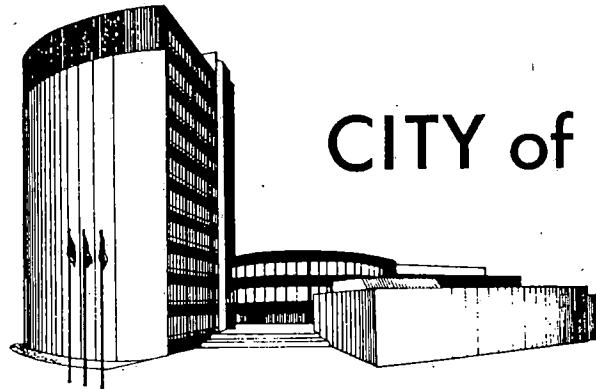
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

March 1, 1984

John Donart
805 E. St. Louis
Las Vegas, Nevada 89104

RE: Tentative Map - Redrock Heights

Dear Mr. Donart:

The Tentative Map for Redrock Heights on property generally located on the southeast corner of Roland Wiley Road and Ducharme Avenue, N-U Zone (under Resolution of Intent to R-1 and R-CL), was considered by the City Planning Commission on February 28, 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-1-84.
3. A 16' minimum front yard setback be required for the R-CL zoned lots.
4. Driveways on R-CL zoned lots to meet City standards as required by the Department of Engineering Services.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

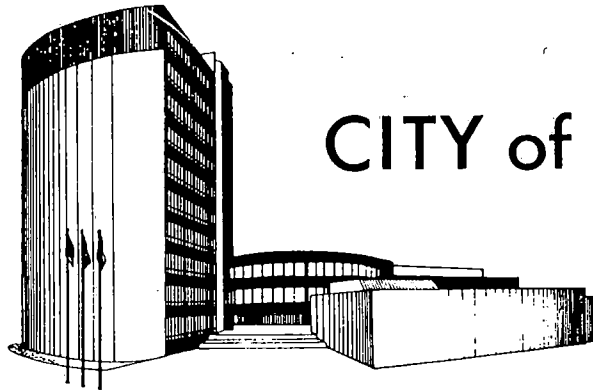
This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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



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

March 1, 1984

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

RE: Tentative Map - Duncan Court Condominium Conversion

Gentlemen:

The Tentative Map for Duncan Court Condominium Conversion on property generally located on the northeast corner of Edward Avenue and Duncan Drive, R-E Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on February 28, 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-44-83.
3. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.



Alpha Investments, Et Al

March 1, 1984

Page 2

RE: Tentative Map - Duncan Court Condominium Conversion

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

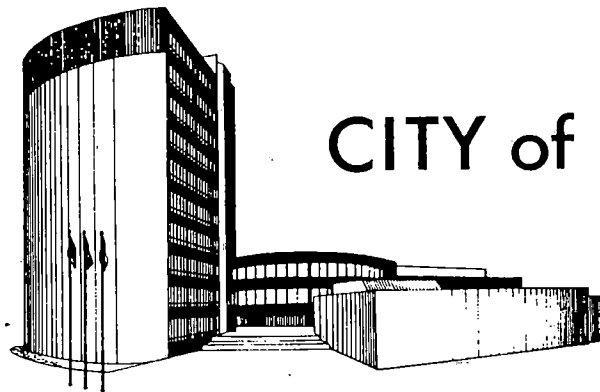
A handwritten signature in cursive script, appearing to read "Howard A. Null".

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

March 1, 1984

M & M Builders
3340 S. Topaz
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 28, 1984.

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

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

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

Sincerely,

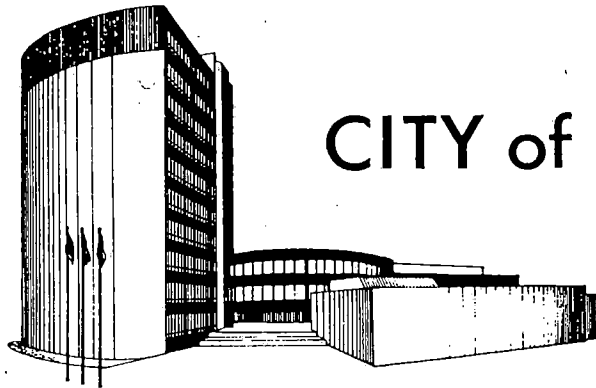
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

March 1, 1984

M & M Builders
3340 S. Topaz
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 28, 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. All driveway openings shall conform to the requirements of the Department of Engineering Services.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

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

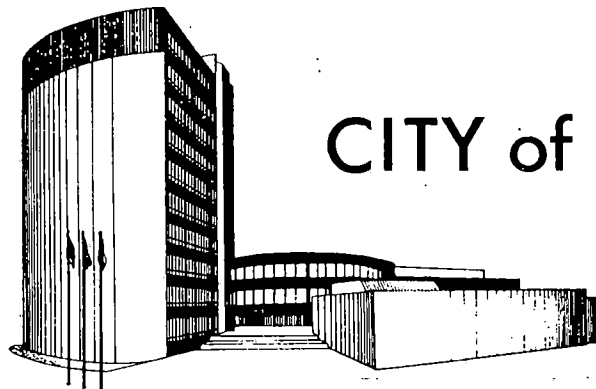
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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

March 1, 1984

Roland F. Waite
10845 Harvey Circle
Omaha, Nebraska 68154

RE: Tentative Map - Duncan Court II Condominiums

Dear Mr. Waite:

The Tentative Map for Duncan Court II Condominiums on property generally located on the northwest corner of Rancho Drive and Duncan Drive, C-2 Zone (proposed R-3), was considered by the City Planning Commission on February 28, 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. Approval of zoning application Z-7-84.
3. Conformance to the conditions of approval for Z-7-84.
4. No vehicular access to Rancho Drive from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. Conformance to the Flood Hazard Reduction Ordinance.



Roland F. Waite

March 1, 1984

Page 2

RE: Tentative Map - Duncan Court II Condominiums

7. Driveways to meet City standards as required by the Department of Engineering Services.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on March 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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



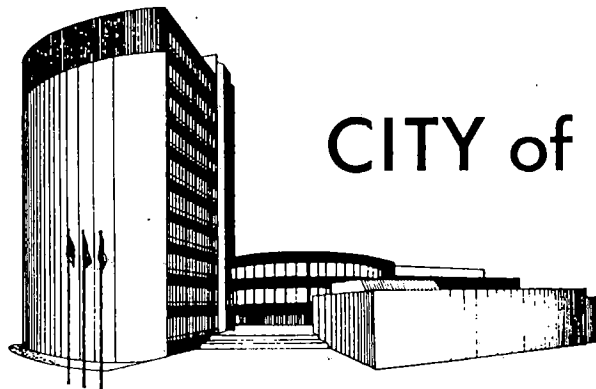
HOWARD A. NULL
Chief of Planning

HPF:HAN:cme

cc: City Clerk

Alpha Investments
c/o Pam Mainwal, Diversified Realty
333 N. Rancho, Las Vegas NV 89106

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

March 1, 1984

West Sahara Investment Co., Et Al
P.O. Box 42427
Las Vegas, Nevada 89116

RE: A-6-84(A)

Gentlemen:

Your petition to annex property generally located between Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Hualpai Way on the west, containing approximately 1,304 acres, was considered by the City Planning Commission on February 28, 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,

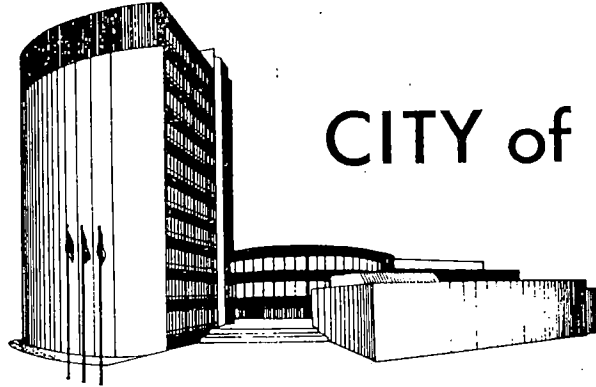
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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

March 1, 1984

C. H. Bennett, Et Al
Route 3, Box 527
Eunice, Louisiana 70536

RE: VAC-5-84

Dear Mr. Bennett:

Your petition to vacate a portion of Hubbard Street, a 51' right-of-way generally located between Bonanza Road and Ross Avenue, was considered by the City Planning Commission on February 28, 1984.

The Commission voted to refer this item with a recommendation of DENIAL because the access is needed for fire, police and traffic circulation purposes.

At the March 7, 1984 City Council meeting, the Council will set date for public hearing for this item.

Sincerely,

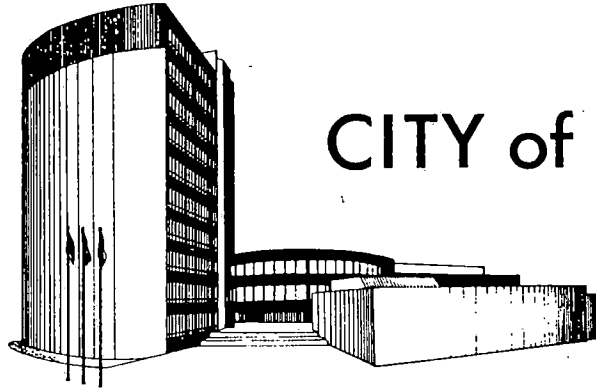
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

March 1, 1984

R. J. Kaltenborn
500 S. Highland
Las Vegas, Nevada 89102

RE: VAC-4-84

Dear Mr. Kaltenborn:

Your petition to vacate U.S. Government Patent Reservations located between Del Rey Avenue and Holmby Avenue, east of Rainbow Boulevard, was considered by the City Planning Commission on February 28, 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. Reservation of easements for the facilities 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 March 7, 1984 City Council meeting, the Council will set date for public hearing for this item.

Sincerely,

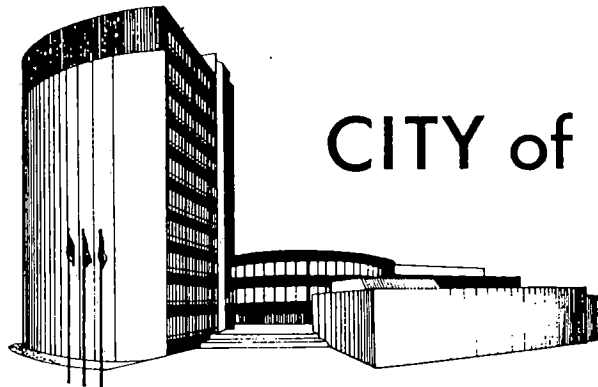
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

March 1, 1984

Jeanne Hood, President
Four Queens, Inc.
202 E. Fremont Street
Las Vegas, Nevada 89101

RE: VAC-3-84

Dear Ms. Hood:

Your petition to vacate the remaining portion of the 20' wide alley located in the block generally bounded by Fremont Street, Carson Avenue, Casino Center Boulevard and Third Street was considered by the City Planning Commission on February 28, 1984.

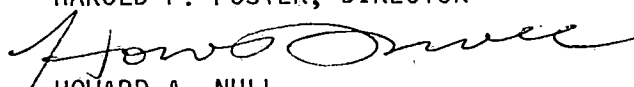
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

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. Reservation of easements for the facilities 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 March 7, 1984 City Council meeting, the Council will set date for the public hearing for this item.

Sincerely,

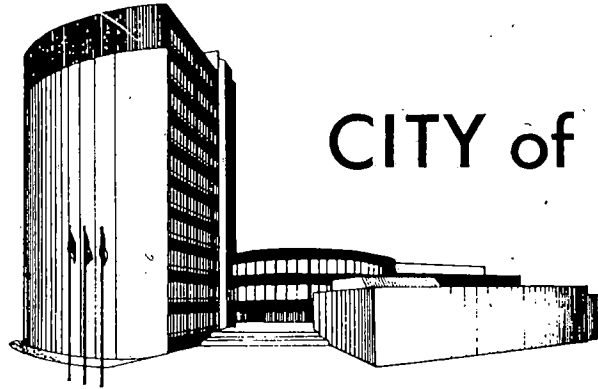
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

March 1, 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 28, 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
Ponderosa Construction
3651 Lindell Road, Las Vegas NV 89103



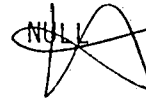
INTER-OFFICE MEMORANDUM

February 28, 1984

TO:

FOSTER

FROM:



SUBJECT:

CITY PLANNING COMMISSION MEETING
FEBRUARY 28, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
CINDY EADE
~~LINDA OWENS~~

OLD BUSINESS:1. Tentative Map - Park North Villa Condominiums

This item was held in abeyance from the last meeting since the applicant was not present.

- 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

2. Final Map - Park North Villa

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

3. Final Map - Marion Estates

This item was held in abeyance from the last meeting because the applicant was not present.

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

NEW BUSINESS:3. Tentative Map - Duncan Court II Condominiums

- Approval of Z-7-84.
- Conformance to the conditions of approval for Z-7-84.
- No vehicular access to Rancho Drive from the abutting lots.
- Wall statement.
- Conformance to the Flood Hazard Reduction Ordinance.
- Driveways to meet City standards as required by the Dept. of Engineering Services.
- Standard conditions 1-3

FOSTER
February 28, 1984
City Planning Commission Agenda Item Conditions

4. Tentative map - Duncan Court Condominium Conversion

- Conformance to the conditions of approval for Z-44-83.
- Wall statement.
- Standard conditions 1-3.

5. Tentative Map - Redrock Heights No. 2

- Conformance to the conditions of approval for Z-1-84.
- A 16' minimum front yard setback be required for R-CL zoned lots.
- Driveways on R-CL zoned lots to meet City standards as required by the Department of Engineering Services.
- Standard conditions 1-3.

6. VAC-3-84

Staff recommends approval of the vacation with the one year to record statement and the standard conditions 1-3. Change in standard conditions to be explained at this time.

7. VAC-4-84

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

8. VAC-5-84

Staff recommends denial of the vacation. The Division of Traffic Engineering indicates with this vacation, Page Street would be the only street to the north for one-fourth mile and it is 51' wide with only the east half dedicated at this time.

SUPPLEMENTAL:

1. VAC-24-82

Staff recommends approval of this extension.

5. A-6-84(A)

R-E (County); N-U (City equivalent). Staff recommends approval.

HAN:cme

INTER-OFFICE MEMORANDUM

Date

February 28, 1984

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
FEBRUARY 28, 1984

COPIES TO:

CITY CLERK'S OFFICE - *Handwritten signature*
CITY ATTORNEY
CINDY EADE
RICK WILLIAMSOLD BUSINESS:

4. Z-16-84

The applicant requested abeyance on this item from the February 9, 1984 Planning Commission Meeting.

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 21, 1984.

5. Z-32-80

This item was held in abeyance to notify the property owners.

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. Parking, aesthetics and landscaping are okay. Expires September 25, 1984.

Staff recommends that ~~the north 2 buildings be reduced to 1 story.~~

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: 0... APPROVAL: 1
NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 7, 1984.

NEW BUSINESS:

2. Z-7-84

The reutilization of the vast amount of commercial between the Expressway and Vegas Drive that we inherited from the County for Medium High Density is appropriate and corresponds to the new General Plan studies, thus far, even though not adopted. Yet, the current General Plan opposes the excessive amount of commercial. The property immediately west is also Medium High Density.

This is 18 units per gross acre exclusive of the Rancho Drive right-of-way. Parking, landscaping and aesthetics are okay.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Provide a 6' block wall along the north and east property lines.
3. Standard conditions 2-8.
4. Install street improvements on Duncan Drive as required by the Department of Engineering Services.

PROTESTS: 1
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 21, 1984.

9. Z-8-84

In this case, the existing General Plan reflects a potential population of 6,228 and this combined with Z-11-84 will put the population at 5,500 to 5,700 people and there are still vacant acreages which may cause slight overages. The proposed General Plan (not adopted) reflects the potential of Medium Low Density for the area which R-CL fits. As I recall, the policies would be an average of 8.

The models reflect 2 and 3 bedroom, 1 & 2 story buildings with single car garages. We must have 18' wide drives for 2 spaces on each lot not locked in tandem. Also, all models that will permit should provide 18' deep spaces. The lots range in size from 42' to 50' width by 85' to 90' depths and contain 3,500 to 4,000 sq. ft.. The center block is six lots shy of the required 1/3 4,000 sq. ft. lots which can be adjusted. R-1 lots to the north and east. The elevations are attractive.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plans and elevations amended to provide a minimum driveway depth of 18' on all models except #1056 and the curb cuts shall be widened to 18' for 2 parking spaces per site.
3. Recording of a Final Map.
4. Provide 1/3-4,000 sq. ft. lots in Block 2.
5. Delete one lot on the north and one lot on the east.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 21, 1984.

10. Z-9-84

C-1 is appropriate for this property. The church in its outreach program provides facilities for such groups as the Handicapped Training Program which exists in 1608 Ellis Avenue temporarily until the new building is constructed at Oakley and Jones. We received a complaint about that activity several months ago and advised the Church people that a Use Permit would be required. The Church people discerned that in the future many different types of programs and related fund raising activities would be conducted from this site and that rather than seeking a Use Permit in each instance, a rezoning would be more appropriate.

Staff feels that due to the low density residential on the south side of Ellis that those activities should be accessed from either Charleston or Desert Lane and not from Ellis. The only appropriate solution that staff can see that carries the spirit of separation of the commercial from the residential would be to provide a wall 6' high between the wall to the west of 1620 and construct

Z-9-84 (CONTINUED)

a 6' block wall between the residences and then from 1608 Ellis to the parking area. Further, the curb cuts on 1608 Ellis Avenue should be closed.

This approach would preserve the residential flavor, but eliminate the nuisance from the various activities both high activity quasi-public and commercial. The property immediately west of 1620 Ellis is C-1 to Ellis, further west, P-R was used as a buffer, but that would not be appropriate here.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations, amended to:
 - a. Construct a 4' block wall top 2' fifty percent open on the west property line.
 - b. Eliminate the curb cut at 1608 Ellis Avenue.
 - c. No access to Ellis Avenue (Vehicular or Pedestrian).
3. Standard conditions 2-8.
4. No future residential occupancy of 1608 Ellis Avenue shall be permitted.
5. All activities must be conducted within enclosed buildings.

PROTESTS: 3

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 21, 1984.

11. Z-10-84

Approximately 13 acres southeast of this site zoned C-1 has been granted a Use Permit for Medium High Density Residential so this 11 acre site would be better as commercial than Medium High Density Residential. Also, the new General Plan will not be as restrictive as the existing General Plan as far as commercial policies are concerned. Fay Flannigan will check with the State Highway Department to find restriction of access situations, but due to the Washington overpass, it appears that Lorenzi will be the only street it can be loaded from. It appears that a portion of the old "50" (1/2 width) of Lorenzi can be vacated in the south 1/3 of the site.

The property east of this is commercial for a depth of approximately 400'-500'. There are no plans of the proposed shopping center.

Z-10-84 (CONTINUED)

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Review of the development plans and elevations for the proposed shopping center by the Planning Commission.
3. Standard conditions 2-8.
4. Dedicate 40' of right-of-way for Lorenzi Boulevard and Washington Avenue and a 25' radius corner at the intersection of Washington Blvd. and Lorenzi Blvd. as required by the Department of Engineering Services.

PROTESTS: 0

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

12. Z-11-84

The existing "L" shaped R-3 property to the south and west is being developed. The C-1 portion requested in this change is 8.8 acres and would be more logically located at Lake Mead and Jones. There is a 50' strip of property to the east that is part of another ownership but preliminary discussions on the site to the east indicate that within a month or so, an application for 6 acres of C-1, several acres of R-3 and several acres of R-CL will be requested. The population densities will be slightly exceeded by these actions, but there is no alternative as it would be an appropriate zoning pattern.

Approximately 340 population will result from this action. (34 lots x 4 units per ac. x 2.5 persons per household).

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 2-8.
3. Dedicate 20' of right-of-way for Lake Mead Blvd. as required by the Dept. of Engineering Services.
4. Provide an access road from Jones Blvd. to this site along Lake Mead Blvd. as required by the Dept. of Engineering Services.
5. Install street improvements on Lake Mead Blvd. as required by the Dept. of Engineering Services.
6. Approval of the site plans and elevations by the Dept. of Community Planning and Development.

PROTESTS: 1

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 21, 1984.

13. Z-12-84

This proposal is for 60 two story buildings, 1, 2 & 3 bedroom units. The buildings are attractive. They are providing 104 parking spaces where the Code requires 76. (1.75 spaces per unit). A representative of the applicants advised me that they flew to California and offered to trade a Bonanza frontage site for the lot shown as "not a part" and that owners refused to negotiate. The future for that lot which will oppose single family residences would serve to be a single family residence on the undersized lot.

The design reflects respect for the Low Density residential to the north. They are proposing Vacation of Hubbard St. and Vacation Petition filed.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to eliminate the easterly curb cut on Bonanza Road.
3. Standard conditions 2-87
4. Install sidewalk on Bonanza Road and install street improvements on Page Street, Ross Avenue and Hubbard Street (if not vacated) as required by the Dept. of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 21, 1984.

14. Z-73-82

This is within the 6 month reinstatement period. This is the first request for an Extension of Time. The Police Department indicated that funding was the problem but the project will be completed before the extension elapses.

Staff recommends APPROVAL subject to:

1. Conformance to all Ordinance Amendments enacted subsequent to the original approval.
2. This Resolution of Intent will expire March 21, 1985.

PROTESTS: N/A

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

15. LR-1-84

The proposed landscaping in this project with use of white and brown rock is nicely done.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan.

PROTESTS: N/A

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

16. AR-1-84

There is a separate report in the file of the required parking for showroom, casino expansion, lounge area and restaurant area which was calculated as requiring 277 spaces plus the existing development requiring 484 spaces for a total of 761 spaces required. The plan submitted reflects 545 spaces.

Stupak submitted the review modifying the plan to utilizing the 23,400 sq. ft. 2 story addition as storage only until he provides additional parking. The existing 484 demand plus the 47 required for storage would total 531 spaces and again 545 are provided. This translates to we issue a permit for storage room construction and he will figure new parking facilities if he occupies the new addition for other than storage.

The new construction will be 2 stories in 50' justified by high ceiling second floor showroom and first floor casino areas. The appearance is okay. Special notice requested by property owners in this neighborhood.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. The new addition shall be used for storage only until 230 additional parking spaces are provided.
3. Standard conditions 2-8.

PROTESTS: 0

THIS IS A MODIFIED HEARING. SET FOR CITY COUNCIL MARCH 21, 1984.

SUPPLEMENTAL:

2. SO-4-84

This is for a sales office for Metropolitan and Park Meadows West tract. It is on the north side of Dalegrove Drive, 2 lots west of Dalecrest Drive.

Staff recommends APPROVAL subject to:

1. The use shall cease in 2 years or whenever the last unit in the tract is sold, whichever occurs first.

PROTESTS: N/A

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

3. Z-15-83

The covered parking was not shown on the original plan. It is okay. The project is a small one and I didn't anticipate phasing, but they will be phased. Usually, we require a portion of the recreation area to be developed in the initial phase. They indicate that they will discount the first phase units \$4,000. to compensate for lack of the recreation facilities.

Staff recommends APPROVAL subject to:

1. Giving notification to the initial purchasers that the recreation facilities shown on the plans are not guaranteed and that they are being given a reduced price due to that fact.
2. A signed statement from each prospective purchaser that they are aware of this fact shall be obtained and a copy shall be delivered to the Dept. of Community Planning and Development.

PROTESTS: N/A

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

4. Z-105-83

The Southern Nevada Memorial Hospital is a large complex and the area around it is transitioning to commercial. The proposed 4' x 12' sign will not be out of scale for the site or with the surrounding developments. It will be 12' high.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A

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

RCC:hb