

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

ANNOTATED AGENDA
CITY PLANNING COMMISSION
MARCH 27, 1984

MINUTES:

January 24, 1984

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

OLD BUSINESS:

1. Z-2-84

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

(Abeyance from
2/9/84)

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. The west 130' shall not be zoned R-D.
 3. Conformance to the plot plan and revised elevations amended to reflect the above conditions.
 4. Install sidewalk on Decatur Blvd. and street improvements on Fairhaven Street as required by the Dept. of Engineering Services.
 5. Standard conditions 2 thru 8.
 6. Variance approval to allow commercial storage and watchman's facilities in a C-1 zone.

PROTESTS: 2

NEW BUSINESS:

1. FINAL MAP

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

ATRIUM GARDENS VI

4/12/84 P.C.
MEETING

2. FINAL MAP APPROVED - BUGBEE/AYES: Johnston, Kennedy, Mack,
 Bugbee, Coleman, Guthrie
TONOPAH SPRINGS NOES: None

SPECIAL CONDITIONS:

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

3. TENTATIVE MAP APPROVED - JOHNSTON/AYES: Johnston, Kennedy, Mack,
METROPOLITAN'S NOES: Bugbee, Coleman, Guthrie
PARK MEADOWS
WEST II

SPECIAL CONDITIONS:

1. Conformance to the conditions of approval for Z-16-83.
2. No vehicular access to Tenaya Way and Gowan Rd. from the abutting lots.
3. Wall statement.
4. Provide a hydrology study as required by the Dept. of Engineering Services.
5. Rezone the R-1 designated property east of Dalecrest Drive to R-PD18 before recording of the final map.
6. Sunkist Service Co. is owner of 70 feet.

- [illegible]

SPECIAL CONDITIONS: 1. Conformance to the conditions of approval for Z-7-83 with the CC&R's to reflect Condition #5 relative to the agreement to revise the parking plan, if Appian Way is vacated.

5. VAC-6-84 APPROVED - BUGBEE/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
NOES: None

SPECIAL CONDITIONS: 1. One year to record statement.
PROTESTS: 0

6. Z-21-84

ABEYANCE - JOHNSTON/AYES: Chairman, Mack, Mr. Johnston, Mr. Bugbee
NOES: Mr. Kennedy, Mrs. Coleman, Mr. Guthrie

4/12/84 P.C.
MEETING

PROTESTS: 27 persons in audience
Approx. 67 signatures on petitions
Colleen Freeman, 4017 San Diego, NLV
Tom Collins, 4716 San Miguel St.
Karen Morino, 4801 Prime Court

FAVOR: Kathy Sasser, 4617 Santa Monica

NOTE: There was a 1st Motion for approval made by Mrs. Coleman stipulating that no lots should be less than 20,000 sq.ft. which failed by a tie vote. (Coleman, Kennedy, Guthrie voted "yes" and Mack, Johnston, Bugbee voted "no.")

7. TENTATIVE MAP
FINISTIERRA

ABEYANCE - KENNEDY/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
4/12/84 P.C. NOES: None
MEETING

(Application held in abeyance due to the fact Z-21-84 was held in abeyance.)

8. Z-13-84

ABEYANCE - BUGBEE/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
4/12/84 P.C. NOES: None
MEETING

PROTESTS: Atty. Don Davidson represented
Mr. Barnhard and Theresa Baca

NOTE: Vacation application to be heard on 4/12/84 in conjunction with this application.

9. Z-14-84

ABEYANCE - COLEMAN MADE A MOTION FOR APPROVAL, WHICH DID
4/12/84 NOT CARRY AS FOLLOWS: AYES: Coleman, Guthrie, Kennedy
P.C. MEETING NOES: Mack, Johnston, Bugbee

NOTE: There were two other motions on this item which did not carry.
PROTESTS: 66 on record with staff.

Dick Larson, 1904 Park Howard Needham, 4412 Rosebank Circle
Chester Way Z. Gozeras, 4313 Wavecrest Drive
Tom Hartman, 4409 Wave- Lea Charles, 4313 Coran Lane
Crest Drive Grace Palmer, 4400 Wavecrest Drive
Debra Partino, 4409 Coran Lane 31 persons in audience
Lane Fred Felwalk, 1908 Park Chester Way

1 letter

10. Z-15-84

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

- SPECIAL CONDITIONS:
1. Approval of the revised development plans by the Planning Commission.
 2. Resolution of Intent with a twelve-month time limit.
 3. Access to St. Louis Ave.
 4. Provision of a 4' landscaping area along Stockton Street.
 5. Provide the code required off-street parking.
 6. Standard conditions 2 thru 8.
 7. Install sidewalks on Stockton St., St. Louis Ave. and Eastern Ave. as required by the Dept. of Engineering Services.
 8. Access to Eastern Ave.

PROTESTS: 0

11. Z-16-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Revise the parking plan as required by the Dept. of Community Planning and Development.

PROTESTS: 3 on record with staff
Barry Stubbs, 428 S. 4th St. appeared to represent himself and his 5 partners.

12. Z-17-84

APPROVED - GUTHRIE/AYES: Johnston, Kennedy, Mack,
Coleman, Guthrie

NOES: None

EXCUSED: Bugbee, Tracy

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Standard conditions 5 thru 9.
 3. Conformance to the elevations and site plan layout as approved for Z-94-83.
 4. Lots fronting on Marion Dr. shall have R-1 setbacks.

PROTESTS: 0

13. Z-18-84

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

NOES: None

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Dedicate a 20' radius at the corner of Washington Ave. and "N" St. as required by the Dept. of Engineering Services.
 3. Provide a 6' clearance from the north property line for the curb cut as required by the Dept. of Engineering Services.
 4. Install sidewalk and street lighting on Highland Dr., Washington Ave. and "N" St. as required by the Dept. of Engineering Services.
 5. Install 6' block wall on east property line.

PROTESTS: 0

14. Z-19-84

ABEYANCE - BUGBEE/AYES: Johnston, Kennedy, Mack,
Coleman, Bugbee, Guthrie

4/12/84 P.C. NOES: None

MEETING TO

NOTIFY

PROPERTY

OWNERS.

PROTESTS: Larry Tourville, 910 E. Oakey Blvd.
Ray Marquis, 131 W. St. Louis

15. Z-20-84

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

NOES: None

PROTESTS: 0

16. Z-19-83

EXTENSION
OF TIME

ABEYANCE - KENNEDY/AYES: Johnston, Kennedy, Mack,
Bugbee, Coleman, Guthrie
4/12/84 NOES: None
P.C. MEETING

17. Z-47-72

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan amended to relocate the car cover to center in northeast portion of the south parking bay.

2. Standard conditions 2 thru 8.

PROTEST: June Schwartz, 1013 S. 6th St.

18. Z-86-83

PLOT PLAN REVIEW

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

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

DIRECTOR'S BUSINESS:

1. Zoning Ordinance Amendment

Allow pigeons in residential zones.

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

2. Zoning Ordinance Establish requirements for above-ground fuel tanks.
Amendment

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

3. Budget Review Proposed budget for the Department of Community
Planning and Development for FY 1984-85.

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

SUPPLEMENTAL AGENDA:

1. AR-2-84

AESTHETIC
REVIEW

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

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

Kinda

NOTICE OF PUBLIC HEARING

MARCH 27, 1984

Notice is hereby given that on March 27, 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-15-84

CHARLES C. AND MARIE L. ENGLERT FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER
OF EASTERN AVENUE AND ST. LOUIS AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

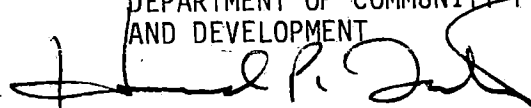
TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: OFFICE COMPLEX

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 1
THROUGH 12 INCLUSIVE AND LOTS 49, 50, 51 AND 52
ALL IN BLOCK 5 OF AMENDED METROPOLITAN ADDITION.

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.

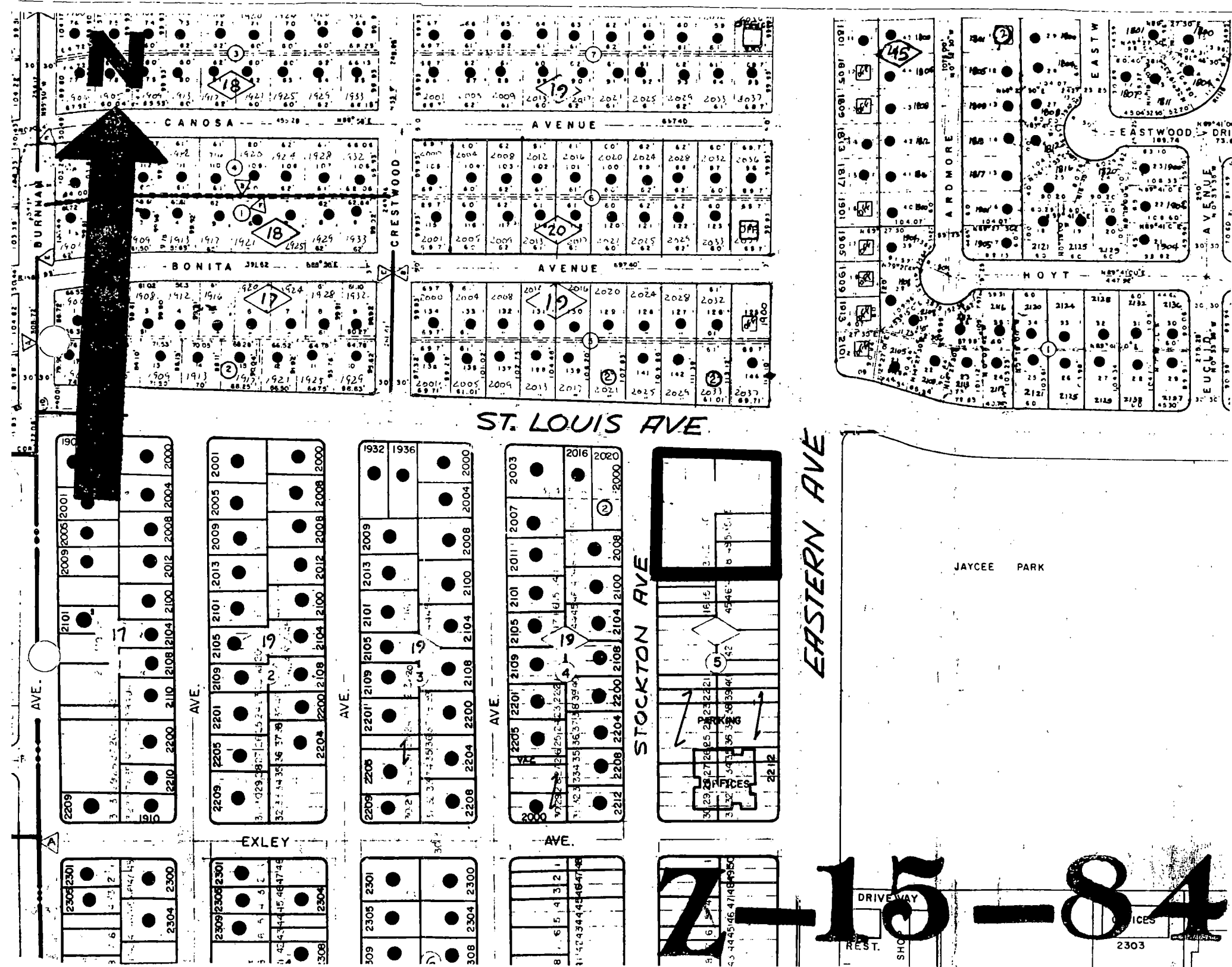
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

MARCH 27, 1984

Notice is hereby given that on March 27, 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-16-84

THE MOORE FAMILY TRUST FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE WEST
SIDE OF S. 8TH STREET BETWEEN CARSON AVENUE
AND BRIDGER AVENUE.

FROM: C-2 (GENERAL COMMERCIAL) AND
R-4 (APARTMENT RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: HIGH DENSITY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF LOT D OF BUCKS SUBDIVISION
LOTS 12, 13, 14, BLOCK 8 OF HAWKINS ADDITION,
LOTS 14 THROUGH 17, BLOCK 7 OF WARDIE ADDITION,
AND A PORTION OF LOTS 1 THROUGH 6, BLOCK 4 OF
PIONEER HEIGHTS ADDITION.

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

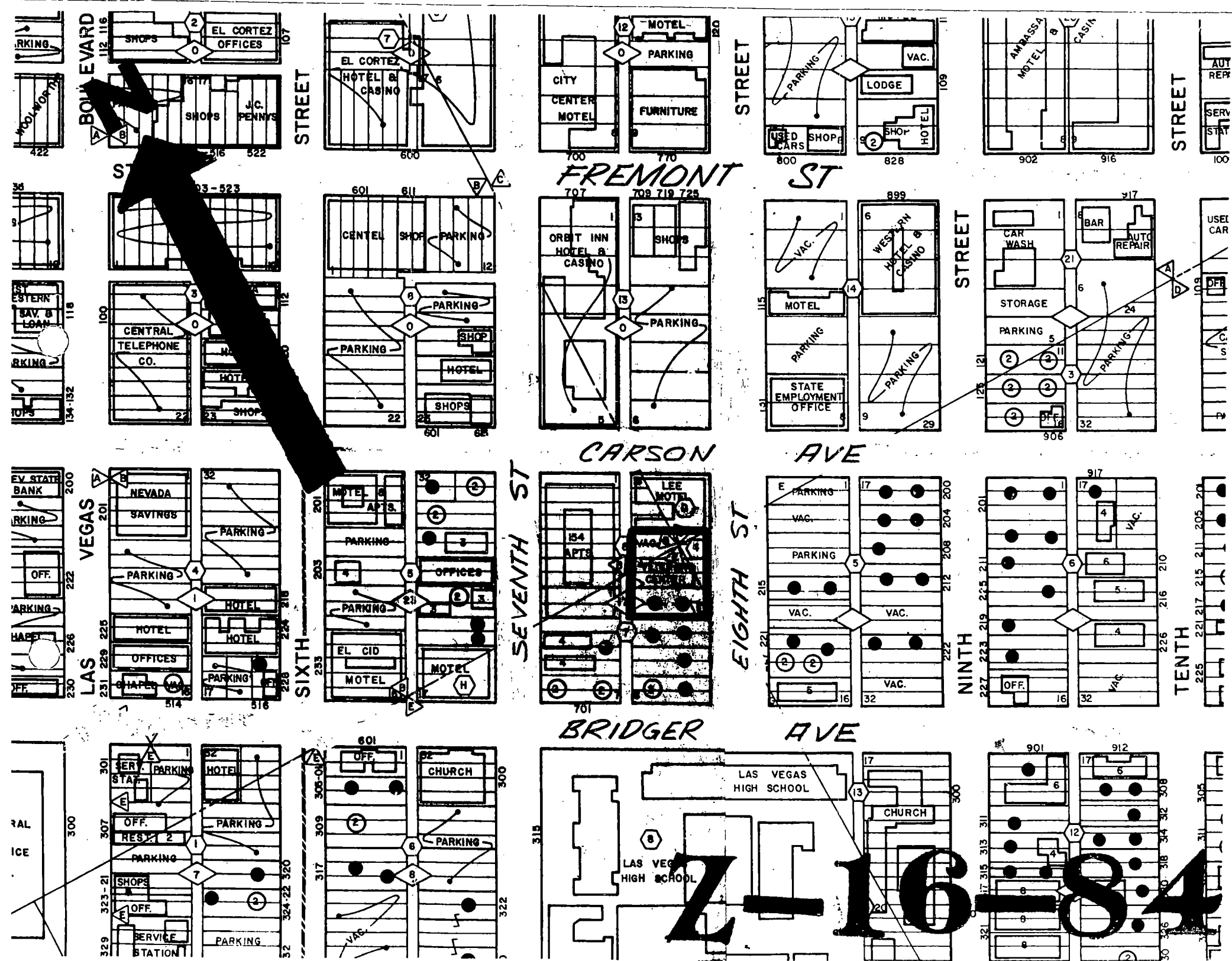
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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NOTICE OF PUBLIC HEARING

MARCH 27, 1984

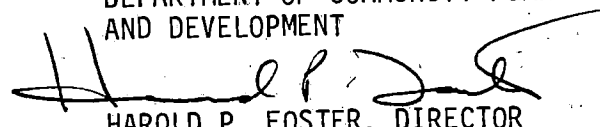
Notice is hereby given that on March 27, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-17-84 J. RONALD BADOVIN, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTHEAST
CORNER OF MARION DRIVE AND DIAMONDHEAD DRIVE.
FROM: R-E (RESIDENCE ESTATES)
TO: R-CL (SINGLE FAMILY COMPACT LOT)
PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 62 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.

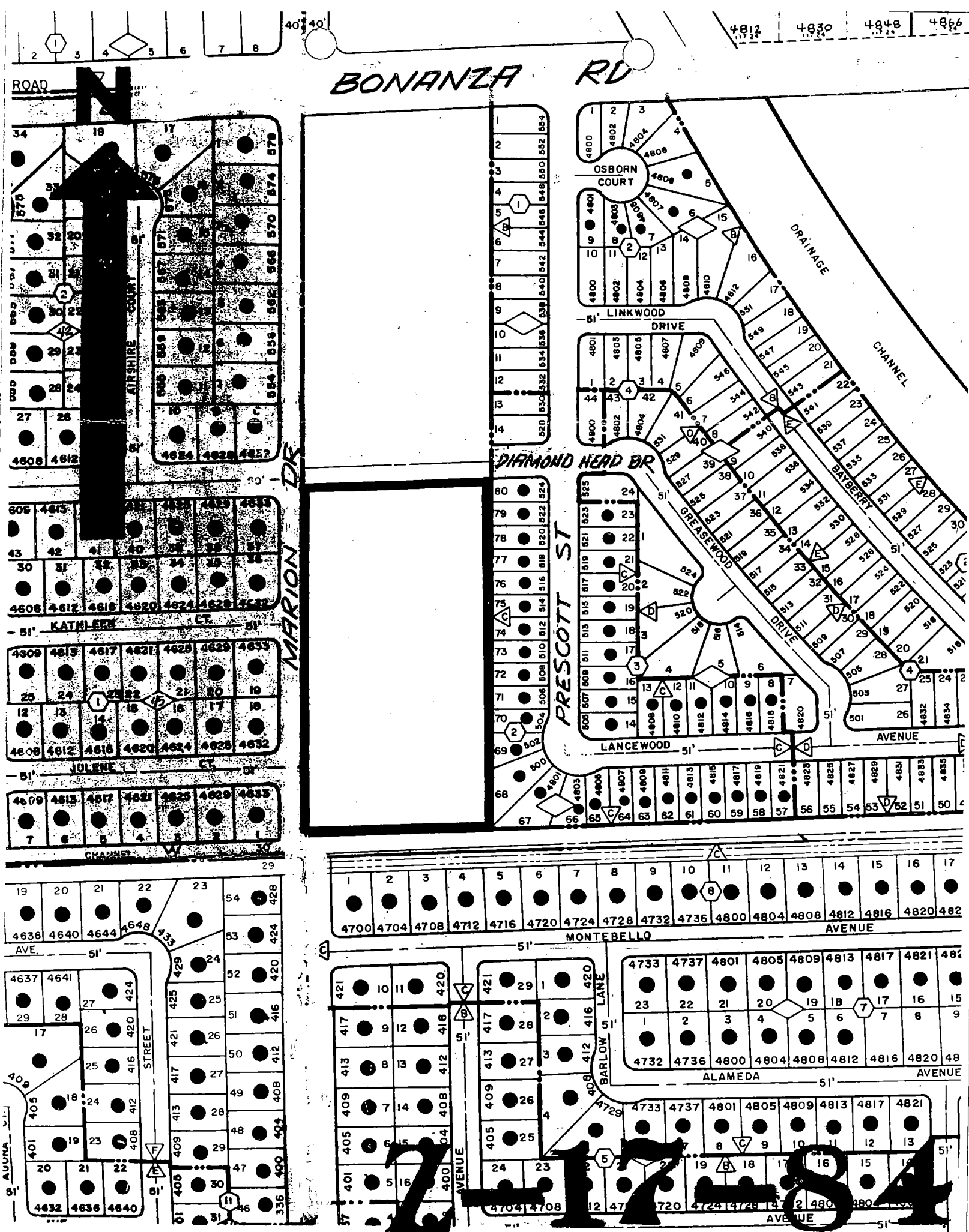
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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NOTICE OF PUBLIC HEARING

MARCH 27, 1984

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Z-18-84

A.V.A. INVESTMENT, INC. FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST
CORNER OF WASHINGTON AVENUE AND HIGHLAND DRIVE..

FROM: R-E (RESIDENCE ESTATES)

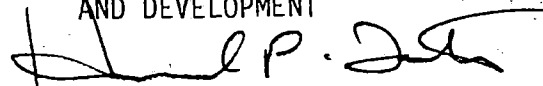
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: SHOPPING CENTER

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

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

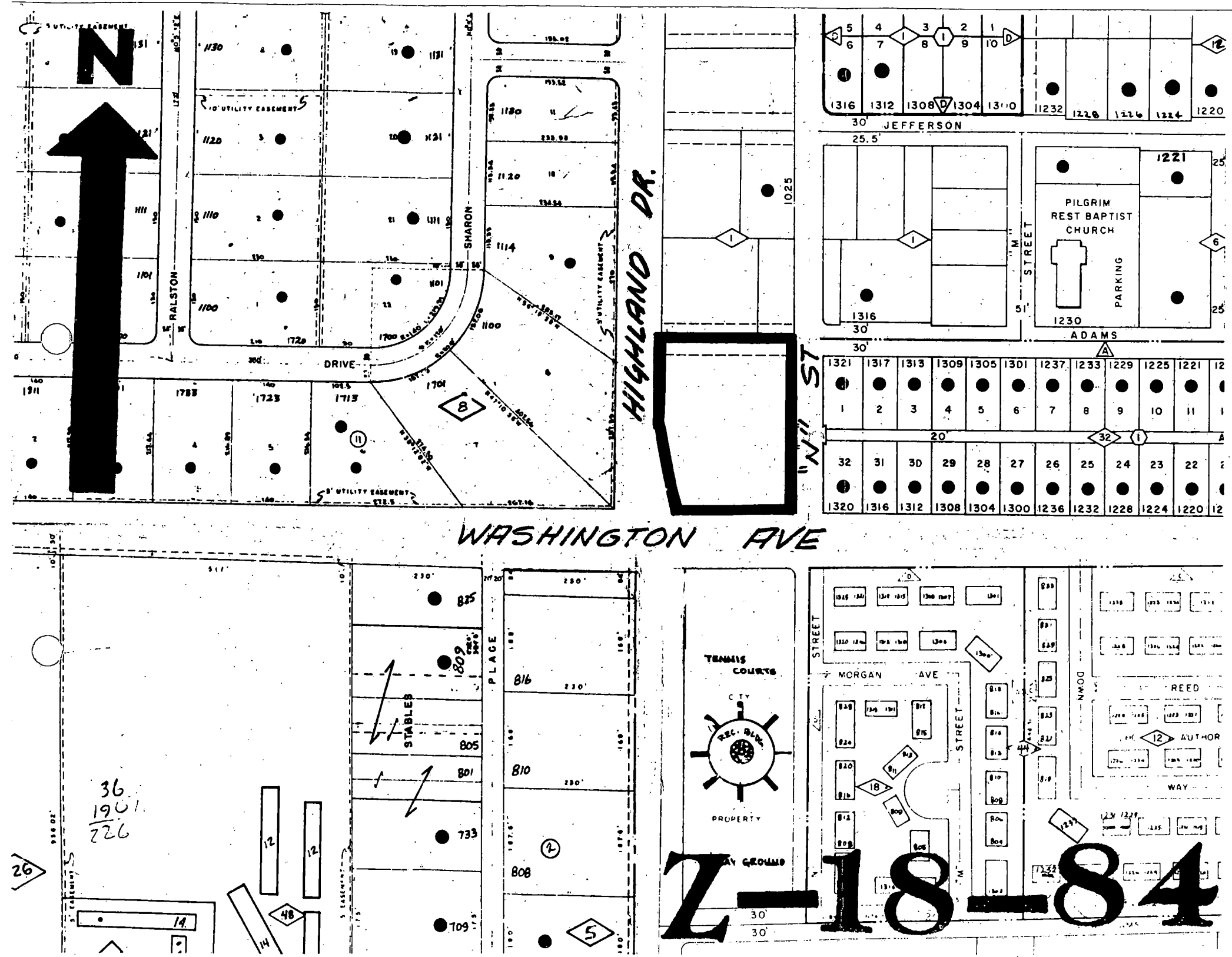
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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NOTICE OF PUBLIC HEARING

MARCH 27, 1984

Notice is hereby given that on March 27, 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-19-84 BOB STUPAK FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTHWEST CORNER OF
ST. LOUIS AVENUE AND COMMERCE STREET.
FROM: R-6 (HIGH-RISE APARTMENT) AND
C-1 (LIMITED COMMERCIAL)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: THREE-LEVEL PARKING STRUCTURE
(350 SPACES)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 19 THROUGH 36, BLOCK 6 OF MEADOWS ADDITION.

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

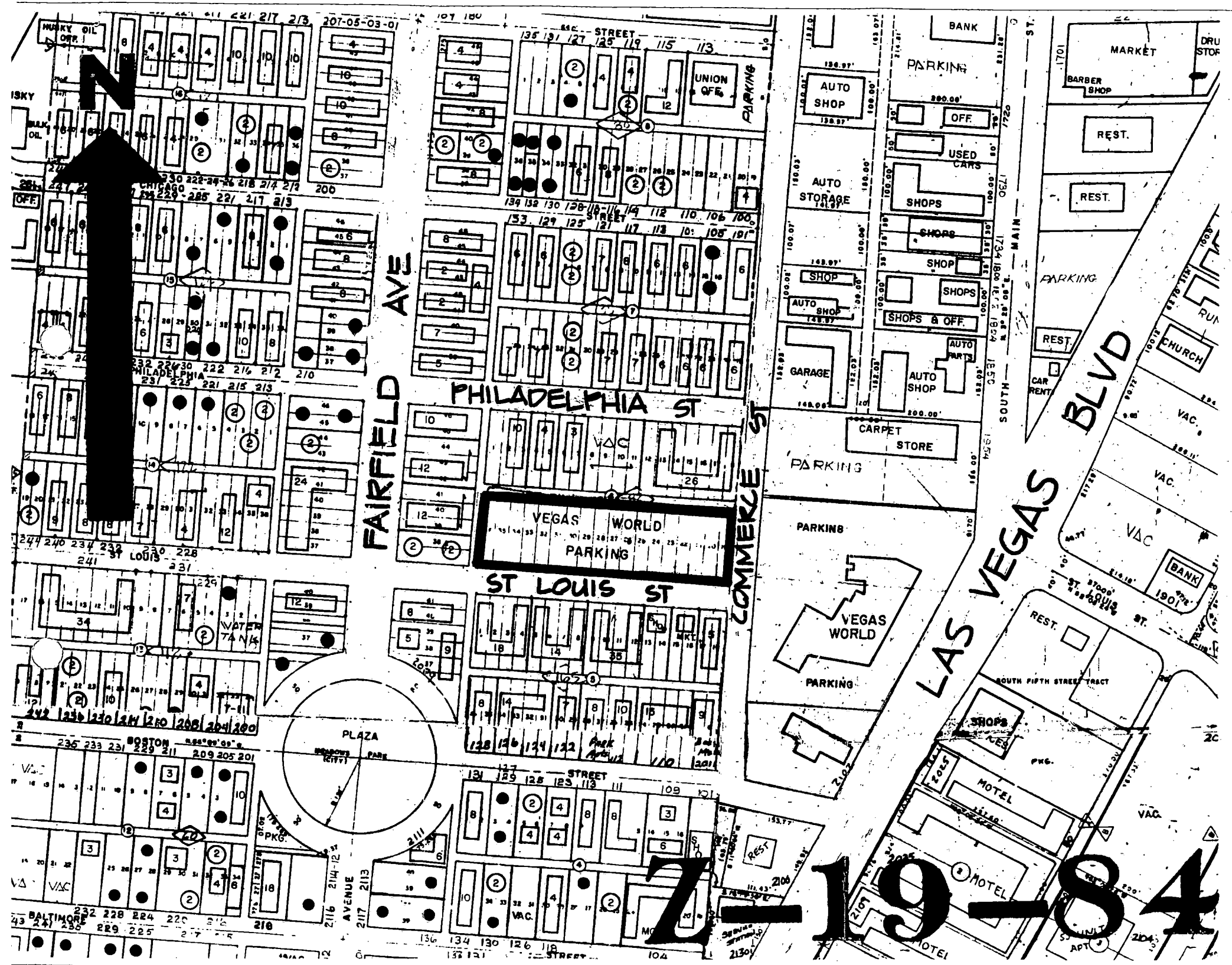
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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NOTICE OF PUBLIC HEARING

MARCH 27, 1984

Notice is hereby given that on March 27, 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-20-84

CONRAD L. AND ELLA C. RYAN FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST
CORNER OF DECATUR BOULEVARD AND GARDEN PLACE
(607 S. DECATUR BOULEVARD).

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 575 IN BLOCK 23 OF HYDE PARK SUBDIVISION
NO. 4.

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

MARCH 27, 1984

Notice is hereby given that on March 27, 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-21-84

TERRY B. BRODKIN FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHWEST
CORNER OF DECATUR BOULEVARD AND ALEXANDER
ROAD.

FROM: R-E (RESIDENCE ESTATES)

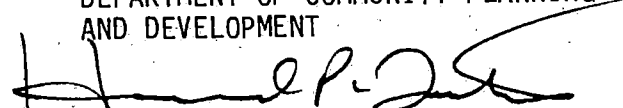
TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 12,
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.

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THOM BLYD

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NORTH LAS VEGAS

NORTH LAS VEGAS

DECLATUK BLVD

CITY LIMITS-

FEATURE

Z-21-84

MINUTES

CITY PLANNING COMMISSION

MARCH 27, 1984

CALL TO ORDER:

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

PRESENT:

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

EXCUSED:

Mrs. Tracy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
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. GUTHRIE made a Motion for APPROVAL of the Minutes for the January 24, 1984 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-2-84

(Abeyance from
2/9/84)

APPROVED

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

MR. FOSTER stated this item was held in abeyance due to a tie vote and then the applicant requested it be held in abeyance at the following meeting. This parcel is immediately south of the shopping center on the west side of Decatur Boulevard. The property backs up to a residential street. There is residential in the area with a commercial pattern transitioning along the west side of Decatur Boulevard. Staff feels the request is compatible. However, this is a C-2 use so the applicant is filing for a Variance application for commercial storage units along with a residential use on the property for a caretaker. Because there is residential property to the west, staff feels the west 130 feet of this parcel should be amended to R-D zoning. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and revised elevations amended to reflect the above conditions, 3) The west 130 feet shall be zoned R-D, 4) Install sidewalks on

1. Z-2-84

(Continued)

Decatur Boulevard and street improvements on Fairhaven Street as required by the Department of Engineering Services, 5) Standard conditions 2 through 8, and 6) Variance be approved for the commercial storage use and watchman's facilities in the C-1 zone. Staff has two protests on record.

PAM MAINWAL, 333 North Rancho Road, appeared and represented the applicant. She objected to placing R-D lots on this parcel. She felt there is a natural buffer created by Fairhaven Street. The exterior of these buildings have an appearance of a commercial office building.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-2-84 with no R-D strip along the west side of the parcel and subject to the remaining conditions of staff.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

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

NEW BUSINESS:

1. FINAL MAP

ATRIUM
GARDENS VI

ABEYANCE

Property generally located on the southeast corner of Washington Avenue and Pecos Street, R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction Co.
No. of Acres: 3.05 No. of Lots: 42

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. This is the last unit in the subdivision.

No one appeared to represent the application.

MRS. COLEMAN made a Motion for ABEYANCE for the Final Map of Atrium Gardens VI because no one appeared to represent the application.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

2. FINAL MAP

TONOPAH SPRINGS

APPROVED

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

Owner/Subdivider: Steven Van Meetren, Et Al
No. of Acres: 0.6 No. of Lots: 5

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

2. FINAL MAP

(Continued)

tentative map, and 2) Conformance to the conditions of approval for the tentative map.

BOB CONN, 2228 West Bonanza Road, appeared as the developer of the property. He is in accord with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Tonopah Springs.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP

METROPOLITAN'S
PARK MEADOWS
WEST II

APPROVED

Property generally located on the northeast corner of Tenaya Way and Gowan Road, N-U Zone (under Resolution of Intent to R-1).

Owner: Sunkist Service Co.
Subdivider: Metropolitan Development Corp.
No. of Acres: 15.6 No. of Lots: 66

MR. NULL stated there is a strip 70 feet wide of R-1 to the east of Dalecrest Drive and farther east is R-PD18. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-16-83, 2) No vehicular access to Tenaya Way and Gowan Road from the abutting lots, 3) Wall statement, 4) Provide a hydrology study as required by the Department of Engineering Services, and 5) Rezone the R-1 designated property east of Dalecrest Drive to R-PD18 before recording of the final map. With these conditions, and the normal conditions, staff would recommend approval.

G. C. WALLACE, Wallace Engineering, consulting engineer, 1100 East Sahara Avenue, appeared and represented the applicant. They would be willing to rezone a portion of the property R-PD18 as recommended by staff if the applicant is the owner of the property.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Metropolitan's Park Meadows West II, subject to staff's conditions and that Sunkist Service Company is the owner of the 70 feet.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. TENTATIVE MAP

ALPINE COURT
(COMMERCIAL
CONDOMINIUMS)

APPROVED

Property generally located on the north side of Alpine Place, west of Decatur Boulevard, R-1 and P-R Zones (under Resolution of Intent to P-R).

Owner/Subdivider: Allen G. and Brenda S. Nel
No. of Acres: 2.5 No. of Units: 34

MR. NULL stated this is a commercial condominium development. Alpine Place is to the south. Appian Way is now an alley. Staff would recommend the following condition: 1) Conformance to the conditions of approval for Z-7-83 with the CC&R's to reflect Condition No. 5 relative to the agreement to revise the parking plan, if Appian Way is vacated. With

4. TENTATIVE MAP

(Continued)

this condition, and the normal conditions, staff would recommend approval.

MICHAEL FORD, 5061 Rancho Court, appeared and represented the applicant.

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Alpine Court (Commercial Condominiums), subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

5. VAC-6-84

APPROVED

Petition of Vacation submitted by CAROLYN THRESHER, ET AL to vacate the east half of Garehime Street, 30 feet in width, from the north right-of-way line of Buckskin Avenue northerly a distance of 640 feet.

MR. NULL stated the area to be vacated is an unimproved street. A new subdivision is proposed on and around this street, which is the reason for the Vacation action. 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.

KARSTEN BRONKEN appeared and represented the applicant. They concur with staff's recommendations.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of VAC-6-84.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

6. Z-21-84

ABEYANCE

Application of TERRY B. BRODKIN for reclassification of property generally located on the southwest corner of Decatur Boulevard and Alexander Road, from R-E (Residence Estates) to R-PD2 (Residential Planned Development).
Proposed Use: Low Density Detached Single-Family Residence

MR. FOSTER stated there is R-PD2 zoning immediately to the west, as well as to the southwest. They propose recreational vehicle and visitor parking spaces that will back directly out into the private drive. Staff asked that those be redesigned. Initially, they were not proposing to allow horses, but are now in agreement to allow them. Staff feels two horses per lot should be allowed. They are proposing a private drive on 40' to 44' with 4' sidewalk on one side. There will be custom homes built on the

6. Z-21-84

(Continued)

lots. The project will be surrounded by a 6' block wall. Staff feels this development is compatible with the area and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the site plan amended to eliminate the RV vehicle spaces and re-design the parking spaces in the common area to eliminate the back-out feature as required by the Department of Community Planning and Development, 3) Provide CC&R's at the time of the subdivision review providing for maintenance of the common area and private streets, 4) Dedicate 50 feet of right-of-way for Alexander Road and Decatur Boulevard and the radius corner as required by the Department of Engineering Services, 5) Install street improvements on Alexander Road and Decatur Boulevard as required by the Department of Engineering Services, 6) Relocate the fire hydrants as required by the Department of Fire Services, 7) All accessory buildings and uses shall be permitted as provided in the R-E District, and 8) Maximum of two horses shall be permitted per lot. Staff does not have any protests on record. However, staff just received a letter from Steve Ainsworth suggesting two horses per lot. Also, he would rather see 20 lots rather 24 lots and no further zone changes on this property. The applicant is in agreement to deleting one lot out of this development to increase the lot widths.

CHARLES BRECHLER, 3433 Losee Boulevard, appeared and represented the applicant. They spoke with Steve Ainsworth and they have agreed to eliminate one lot. They may eliminate a second lot in order to increase the common area to allow adequate area for parking. The lots will be approximately 15,000 square feet in size.

KATHY SASSER, 4617 Santa Monica, appeared to obtain further information in regard to the size of the lots, houses and number of horses allowed.

COLLEEN FREEMAN, 4017 San Diego, North Las Vegas, appeared in protest. She presented a petition and letters containing approximately 67 signatures.

There were 27 persons present in protest.

TOM COLLINS, 4716 San Miguel Street, appeared in protest.

KAREN MORINO, 4801 Prime Court, appeared in protest. She is concerned that the streets, lights, etc. will not be installed. If the streets are installed, who will maintain them?

MR. BUGBEE answered that the developer will have to post a bond with the City to insure that streets, etc. are completed.

CHARLES BRECHLER appeared in rebuttal.

MRS. COLEMAN made a Motion for APPROVAL of Z-21-84, subject to staff's conditions and all the lots to be 20,000 square feet.

Voting was as follows:

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

Motion for APPROVAL failed by a 3/3 tie vote.

MR. JOHNSTON made a Motion for APPROVAL of Z-21-84, subject to staff's conditions.

6. Z-21-84

(Continued)

Voting was as follows:

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

Motion for APPROVAL failed by a 3/3 tie vote.

CHAIRMAN MACK announced this item would be heard again by the City Planning Commission on April 12, 1984.

7. TENTATIVE MAP

FINISTIERRA

ABEYANCE

Property generally located on the southwest corner of Decatur Boulevard and Alexander Road, R-E Zone (Proposed R-PD2).

Owner/Subdivider: Terry B. Brodtkin
No. of Acres: 10 No. of Lots: 24

MR. KENNEDY made a Motion for ABEYANCE of the Tentative Map for Finistierra because rezoning Item No. 6, Z-21-84 was held in abeyance.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

8. Z-13-84

ABEYANCE

Application of JAMES M. AND ALWINE TIGHI for reclassification of property generally located on the southeast corner of Charleston Boulevard and Santa Margarita Street, from N-U (Non-Urban) to P-R (Professional Offices & Parking) and R-PD22 (Residential Planned Development).
Proposed Uses: Offices & Medium High Density Residential (Condos)

MR. FOSTER stated immediately to the east is a church. To the southeast there is R-3 zoning for a developed apartment project. East of that is a larger apartment project. To the southwest of the site is approved R-3 zoning. To the south is a residence located in the County. The applicant is requesting a condominium project at 22 units per acre. Seventy-eight units are proposed on the south portion. On the north portion the applicant is requesting P-R zoning for a 30,000 square foot office building. There may be a problem with the size of the office building because they will not have sufficient room to meet the parking requirement so there may have to be an adjustment to that building. Also, along the south side of the project on Holmby Avenue they have proposed a cul-de-sac. There are some problems with extending Holmby Avenue west so that is the reason for the cul-de-sac. Also, there is a large transmission power line that is located in that area. It is conceivable the cul-de-sac may have to be moved a little to the west. They have submitted a vacation petition to vacate the north 30 feet of Holmby Avenue, which is dedicated, as well as for the east side of Santa Margarita Street, and that has been incorporated in this site plan. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of the R-PD zoning amended to R-PD21, 3) Conformance to the plot plan and elevations amended to: a. Redesign the office building to provide off-street parking and setbacks as required by the code, b. Approval of the office building elevations by the Department of Community Planning and Development, c. Revise the plan if Santa Margarita and Holmby Avenue are not vacated, 4) Standard conditions 2 through 8 shall apply to the north 200 feet to be zoned P-R., 5) Standard conditions 5 through 8 will apply to the remainder zoned R-PD21, 6)

8. Z-13-84

(Continued)

Vacation of Santa Margarita Street and Holmby Avenue, 7)
Dedication of the cul-de-sac radius for Holmby Avenue, 8)
Provide a 6-foot block wall on the south, east and west
property lines of the R-PD21 site, and 9) Install a sidewalk
on Charleston Boulevard as required by the Department of
Engineering Services. Staff does not have any protests on
record.

WALTER GRAHAM, Ken Brown & Associates, 5820 LaLolla Way,
appeared and represented the applicant. They do not want
the cul-de-sac condition made a part of this rezoning
application.

MR. FOSTER said staff has recommended this condition
because the development plan that has been submitted
incorporates the public streets. On Holmby Avenue it has not
been determined what portion will be retained as a public
street so staff is saying that wherever it is, the applicant
should dedicate it when it is decided.

ATTORNEY DON DAVIDSON, 101 Convention Center, appeared and
represented Mr. Barnhard and Theresa Baca who are in
opposition to this petition. They own the property that
is adjacent to this parcel on the south that fronts on
Holmby Avenue. They feel the cul-de-sac will hamper access
to their property.

WALTER GRAHAM appeared in rebuttal. They will still have
access to their property with the half right-of-way proposed.
They have filed their petition of vacation.

MR. BUGBEE made a Motion for ABEYANCE of Z-13-84 to the next
Planning Commission meeting so it could be considered with the
request to vacate the abutting streets to the west and
south.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

9. Z-14-84

ABEYANCE

Application of JARED E. SHAFER, ADMINISTRATOR FOR THE ANN
GRETA JONES ESTATE for reclassification of property generally
located southeast of Decatur Boulevard and Coran Lane, from
R-E (Residence Estates) to R-2 (Two-Family Residence) R-3
(Limited Multiple Residence) and C-2 (General Commercial).

Proposed Uses: Commercial, Medium Density Residential
(Duplexes) and Medium High Density
Residential (Apartments)

MR. FOSTER stated this site is approximately 33 acres.
There is existing R-E zoning north of Coran Lane. North
of that is R-1. To the east is developed with single-family
homes. To the south is existing developed apartment use.
South of that is commercial. To the west is scattered
development on the west side of Decatur Boulevard. The
applicant is requesting C-2 zoning on the corner of Coran
Lane and Decatur Boulevard consisting of approximately 2
acres, 22 acres for 206 units and 10 acres for 240 apartment
units. Staff would like the street pattern revised. Staff
finds the density compatible with the area. Staff would
recommend approval, subject to: 1) Resolution of Intent with
a twelve-month time limit, 2) The C-2 zoning piece be amended

9. Z-14-84

(Continued)

to C-1 for a neighborhood shopping center with the north 360 feet of the west 325 feet amended from C-2 to C-1, 3) The south 430 feet of the west 1080 feet approved for R-3 and the remainder R-CL, 4) The building siting, review of development plan and elevations for the R-CL development be approved by the Department of Community Planning and Development, 5) Conformance to the plot plan and elevations submitted for the R-3 development, 6) Standard conditions 2 through 8 shall apply for the R-3 and C-1 parcels, 7) Standard conditions 5 through 8 shall apply to the R-CL parcel, 8) Provision of a cul-de-sac on the south end of the street on the southeast part, 9) Vacation of Coran Lane be approved along the north side of the commercial parcel, 10) Provision for a 6-foot block wall along the south and east sides of the C-1 parcel and along the north and east sides of the R-3 parcel, and (11) Install a sidewalk on Decatur Boulevard and street improvements on Coran Lane as required by the Department of Engineering Services. Staff has a petition in protest with approximately 63 signatures and 3 letters, for a total of 66 protests.

HAL OBER, 3123 Pradera Circle, appeared and represented the applicant. They agree to the amendment to the zoning as well as staff's conditions.

HOWARD NEEDHAM, 4412 Rosebank Circle, appeared in protest. He was also speaking for his neighbors. They feel there are sufficient apartments in the area at the present time. They would like to maintain an R-1 status with lots approximately 60' x 100'. They would like commercial developed on Decatur Boulevard. There is crime in the area already. This project would create too much of a traffic congestion for the area.

Z. GOZERAS, 4313 Wavecrest, appeared in protest. They want Wavecrest closed, the houses to be R-1, and the area graded down along the east side.

There were 31 persons in the audience in protest.

LEE CHARLES, 4313 Coran Lane, appeared in protest.

GRACE PALMER, 4400 Wavecrest, appeared in protest. Her house will not be able to retain its property value if this project is completed. This project will increase the crime in the area.

FRED FELWALK, 1908 Park Chester Way, appeared in protest. This project will create traffic congestion and a higher crime rate.

DICK LARSON, 1904 Park Chester Way, appeared in protest. There is crime in the area at the present time and this project will increase the crime.

TOM HARTMAN, 4409 Wavecrest Drive, appeared in protest. He will move if this project is completed as proposed. The property in this parcel is 4 feet higher than his property.

DEBRA PARCHITA, 4409 Coran Lane, appeared in protest. There is enough traffic in the area at the present time.

One letter of protest was presented prior to the meeting.

HAL OBER appeared in rebuttal. They feel the proposed zoning is compatible with the area. The R-3 that is being proposed is buffered by the R-3 that is existing. The R-CL to the east is already existing. He is agreeable to closing Wavecrest.

MR. BUGBEE made a Motion for APPROVAL of Z-14-84, subject to

9. Z-14-84

(Continued)

staff's conditions with the exception the easterly 251 feet be zoned R-1 with 6,000 square foot minimum lots and Wavecrest not be a through street.

Voting was as follows:

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

Motion for APPROVAL failed by a 3/3 tie vote.

MR. KENNEDY made a Motion for DENIAL of Z-14-84.

Voting was as follows:

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

Motion for DENIAL failed by a 3/3 tie vote.

MRS. COLEMAN made a Motion for APPROVAL of Z-14-84, subject to staff's conditions and 6,000 square foot lots graded down to be compatible with adjacent properties; the remainder of the parcel be R-CL and commercial and no R-3 zoning.

Voting was as follows:

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

Motion for APPROVAL failed by a 3/3 tie vote.

CHAIRMAN MACK announced this item would be heard again by the City Planning Commission on April 12, 1984.

10. Z-15-84

APPROVED

Application of CHARLES C. AND MARIE L. ENGLERT for reclassification of property generally located on the southwest corner of Eastern Avenue and St. Louis Avenue, from R-1 (Single-Family Residence) to P-R (Professional Offices).
Proposed Use: Office Complex

MR. FOSTER stated to the east of this parcel is Jaycee Park. To the north along both sides of Eastern Avenue it is transitioning to P-R use. Immediately north on the north side of St. Louis it remains R-1 fronting on St. Louis. To the west on Stockton are single-family homes. This request is for two 10,000 square foot office buildings. Each building would have a courtyard. There will be a parking lot with access off St. Louis Avenue. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) No access to St. Louis Avenue, 3) Approval of any revised development plans by the Department of Community Planning and Development, 4) Provision for a 10-foot landscaped planter along Stockton Street, 5) Provide for any deficiency in the off-street parking, 6) Standard conditions 2 through 8, 7) Install sidewalks on Stockton Street, St. Louis Avenue and Eastern Avenue as required by the Department of Engineering Services. Staff does not have any protests on record.

CHARLES MILES appeared for the application. He is purchasing the property with George Dickerson, Jim Peeco, and Bert Mitchell from the applicants. There will be ample landscaping. They would like to have an access off St. Louis Avenue. The buildings will be residential in character. They feel a 4-foot planter along Stockton Street would present a better appearance.

10. Z-15-84

(Continued)

MR. BUGBEE made a Motion for APPROVAL of Z-15-84, subject to staff's conditions except a 4-foot planter along Stockton Street and an opening on St. Louis Avenue.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on April 4, 1984.

11. Z-16-84

APPROVED

Application of THE MOORE FAMILY TRUST for reclassification of property generally located on the west side of South 8th Street between Carson Avenue and Bridger Avenue, from C-2 (General Commercial) and R-4 (Apartment Residence) to C-2 (General Commercial).

Proposed Use: High Density Apartments.

MR. FOSTER stated there is C-2 zoning to the north and west with R-4 zoning to the south. The applicant is requesting C-2 zoning for a 36-unit three-story apartment development. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, and 2) Revise the parking plan as required by the Department of Community Planning and Development. Staff has 3 protests on record.

CHET COX, 5769 Hedgewood Court, appeared and represented the application. They are in accord with staff's recommendations.

BARRY STUBBS, 428 South 4th Street, appeared and represented himself and his five partners. They have presently under construction a high-rise office building on the northeast corner of 7th and Bridger. They feel this area should be a commercial development.

CHET COX said these will be one-bedroom apartments that will rent for \$110 per week.

MR. JOHNSTON made a Motion for APPROVAL of Z-16-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

12. Z-17-84

APPROVED

Application of J. RONALD BADOUIN, ET AL for reclassification of property generally located on the southeast corner of Marion Drive and Diamondhead Drive, from R-E (Residence Estates) to R-CL (Residential Compact Lots).

Proposed Use: Medium Low Density Detached
Single-Family Residence

MR. FOSTER stated an identical request has been approved on

12. Z-17-84

(Continued)

the parcel immediately to the north for the same owner. One of the requirements of the previous application was for R-1 homes along Marion Street. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 5 through 9, 3) Conformance to the elevations and site plan layout as approved for Z-94-83, and 4) Lots fronting on Marion Drive shall have R-1 setbacks. Staff does not have any protests on record.

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

No one appeared in opposition.

MR. GUTHRIE made a Motion for APPROVAL of Z-17-84, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Bugbee, Mrs. Tracy

Motion for APPROVAL carried unanimously.

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

13. Z-18-84

APPROVED

Application of A.V.A. INVESTMENT, INC. for reclassification of property generally located on the northeast corner of Washington Avenue and Highland Drive, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Shopping Center

MR. FOSTER stated there is C-1 zoning in the surrounding area. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Dedicate a 20-foot radius at the corner of Washington Avenue and "N" Street as required by the Department of Engineering Services, 3) Provide a 6-foot clearance from the north property line for the curb cut as required by the Department of Engineering Services, 4) Install sidewalks and street lighting on Highland Drive, Washington Avenue and "N" Street as required by the Department of Engineering Services, and 5) Install a 6-foot block wall along the east property line. Staff does not have any protests on record.

RICHARD HERRMANN, Wilson Architectural, 3355 Spring Mountain Road, appeared and represented the applicant. They concur with staff's recommendations.

No one appeared in opposition.

MR. KENNEDY made a Motion for APPROVAL of Z-18-84, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

14. Z-19-84

ABEYANCE

Application of BOB STUPAK for reclassification of property generally located on the northwest corner of St. Louis Avenue and Commerce Street, from R-6 (High Rise Apartment) and C-1 (Limited Commercial) to C-1 (Limited Commercial).
Proposed Use: Three-level parking structure (350 spaces)

MR. FOSTER stated this request is for a three-story parking structure. The property is presently being used for a parking lot. The westerly portion has been used for employee parking and the easterly portion for public parking. The parking structure would have access over Commerce Street to the Vegas World development. Due to an oversight in mailing the notice for this meeting, all the property owners were not notified. The City Attorney felt it would be better if this item were held in abeyance so all the property owners could be notified. However, there isn't any statute or code stating the surrounding property owners have to be notified, but that has been the City's policy. The only requirement is that a legal notice be placed in a local newspaper announcing this application. Staff would recommend abeyance until the April 12, 1984 meeting.

ATTY. MIKE SLOAN and BOB STUPAK appeared and represented the application. They requested this item be heard at this meeting and the property owners notified before it goes before the City Council.

After a discussion it was decided to hear this item as it was scheduled.

MR. FOSTER said an encroachment agreement would have to be approved by the City to allow the use of the public right-of-way. Staff feels that parking lot uses are appropriate in this area. The surrounding zoning is R-4 and by means of a use permit public parking lots are allowed. Staff feels that because this is predominantly developed with residential uses on three sides, the parking structure should have a two-story height limitation. The structure could go sub-grade and have additional levels. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Maximum of two levels in height above ground level. Staff does not have any protests on record.

BOB STUPAK said his ultimate plan is for parking on the ground level and three levels above the ground.

LARRY TOURVILLE, 910 East Oakley Boulevard, appeared in protest. He objected to the height of this parking structure.

RAY MARQUIS, 131 West St. Louis Avenue, appeared in protest. He felt the conditions on the variance for the parking lot that were imposed several years ago have been violated.

ATTY. MIKE SLOAN and BOB STUPAK appeared in rebuttal. They need this structure to meet the parking requirements. There have been times when buses have parked in the employee parking lot.

CHAIRMAN MACK felt this item should be held in abeyance so the surrounding property owners could be notified.

MR. BUGBEE made a Motion for ABEYANCE of Z-19-84 to enable staff to notify the surrounding property owners.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously

CHAIRMAN MACK announced this item would be heard again by the City Planning Commission on April 12, 1984.

15. Z-20-84

APPROVED

Application of CONRAD L. AND ELLA C. RYAN for reclassification of property generally located on the northeast corner of Decatur Boulevard and Garden Place (607 South Decatur Boulevard) from R-1 (Single-Family Residence) to P-R (Professional Offices).
Proposed Use: Offices

MR. FOSTER stated there is a P-R pattern existing along the east side of Decatur. There is commercial along the west. This is another property in transition to P-R. Staff would recommend approval with the standard conditions. Staff does not have any protests on record.

CONRAD RYAN, 1805 Griffith Avenue, appeared and represented the application. They are in accord with staff's recommendations.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-20-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

16. Z-19-83

EXTENSION
OF TIME

ABEYANCE

Request of UNITED FOOD AND COMMERCIAL WORKERS UNION for an Extension of Time on property generally located on the west side of Decatur Boulevard, between Carmen Boulevard and Westmoreland Drive, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated the applicant has requested this item be held in abeyance because they did not have a representative that could attend this meeting.

MR. KENNEDY made a Motion for ABEYANCE of Z-19-83, Extension of Time.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN MACK announced this item would be heard again by the City Planning Commission on April 12, 1984.

17. Z-47-72

PLOT PLAN
REVIEW

APPROVED

Request of GARY GUY WILSON for a Plot Plan Review to allow the redesign and expansion of the rear parking area on property located at 600 East Charleston Boulevard, P-R Zone.

MR. FOSTER stated this plot plan review is to extend the parking lot within 6 feet of the south property line and involves the south 45 feet of the property. They are proposing a carport cover on four spaces of the southeast portion of the site. Staff feels the carport covers should be located on the north part of the rear lot so it would be away from the residential property to the south. They would like to relocate the existing

17. Z-47-72

(Continued)

driveway to the south of the property so there would be a more direct access into the lot. Staff feels the existing driveway should be retained. Staff would recommend approval subject to relocating the carport and utilizing the existing driveway along with standard conditions 2 through 8.

RICHARD HERRMANN, Gary Guy Wilson Architectural, and ATTY. MIKE SLOAN appeared and represented the application. By relocating the driveway it would lessen traffic congestion on Charleston Boulevard.

JUNE SCHWARTZ, 1013 South 6th Street, appeared in protest. She objected to the carport being so close to her property.

MR. BUGBEE made a Motion for APPROVAL of Z-47-72, Plot Plan Review, subject to the proposed driveway cut and the carport located in the center of the southeast parking lot.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

18. Z-86-63

PLOT PLAN
REVIEW

APPROVED

Request of EXCEL CONSTRUCTION COMPANY for a Plot Plan Review to allow an addition to the existing building on property located at 4211 West Charleston Boulevard, P-R Zone.

MR. FOSTER stated this request is for an addition on the front portion of an existing office facility in Hyde Park Subdivision. The addition will come within 5 feet of the property line and then the canopy over the door will be 2 feet from the property line. Staff is concerned this may set a precedence in the area.

JOHN SIMON, 5685 North Park Street, appeared as the owner of the property. All the parking will be in the back of the property and out of sight.

MR. BUGBEE made a Motion for APPROVAL of Z-86-63, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Zoning Ordinance
Amendment

Allow pigeons in residential zones.

MR. FOSTER stated this request was initiated by a request from a representative of one of the pigeon clubs in the Las Vegas area. Staff is proposing a maximum of 20 pigeons be allowed in residential zones; the pigeon coops should be located in the rear yard area ten feet from the property lines; and written permission granted from the abutting property owners.

1. Zoning Ordinance
Amendment

(Continued)

ED THOMAS, President of Las Vegas Homing Club, appeared stating the pigeons have to be healthy in order to fly hundreds of miles.

DIANE ROGERS appeared requesting each pigeon owner be allowed 12 pairs of adult pigeons one year or older and 20 pigeons less than one year old. They live in a residential neighborhood and are allowed to keep pigeons on their property through a variance.

ED THOMAS said there are 20 members in his club and about 10 members in another club in Las Vegas.

JOHN COTTS appeared stating he is against pigeons being allowed in residential neighborhoods.

JAMES ADAMS, property owner of 5905 Balzar, appeared in protest of pigeons in residential neighborhoods. Pigeons are a potential health hazard.

WAYNE ROGERS appeared stating he has his pigeon loft one foot from his neighbor's property line, but he has a one-hour fire-rated wall.

MR. JOHNSTON made a Motion for DENIAL of the Zoning Ordinance Amendment and not allow pigeons in residential areas.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

2. Zoning Ordinance
Amendment

Establish requirements for above-ground fuel tanks.

MR. FOSTER stated there is concern about large liquid petroleum installations in the city. This ordinance amendment would require a use permit for a tank 2,000 gallons in capacity in a residential zone.

MRS. COLEMAN made a Motion for APPROVAL of the Zoning Ordinance Amendment for requirements of above-ground fuel tanks as recommended by staff.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. Budget Review

Proposed budget for the Department of Community Planning and Development for FY 1984-85.

MR. FOSTER explained the proposed budget for the Planning Department as outlined in the copy that each Commissioner was given. Mr. Bugbee and Mr. Chism have attended a meeting previously reviewing this budget. This budget will be submitted to the State for their approval. Approximately 96% of the budget is salaries for staff.

MR. BUGBEE made a Motion for APPROVAL of the proposed budget for the Department of Community Planning and Development for FY 1984-85.

3. Budget Review

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. AR-2-84

AESTHETIC REVIEW

APPROVED

Request of D & L INVESTMENTS for an Aesthetic Review on property generally located on the southeast corner of Western Street and Oakley Boulevard, M Zone.

MR. FOSTER stated this involves a new development. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

BRUCE LEVIN, 3004 Campbell Circle, appeared and represented the application. He is in accord with staff's condition.

MRS. COLEMAN made a Motion for APPROVAL of AR-2-84, Aesthetic Review, subject to staff's recommendation.

Voting was as follows:

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

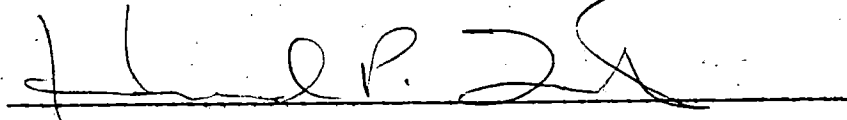
Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

NAME

ADDRESS

Bob Co

G.C. Wallace

~~John Smith~~

C.F. BRECHLER ITEM

WALTER GRAHAM ITEM

Sam Hall - PAWA

~~Bobby Stokes~~

Ray Lindsey

R.C. Harrison

Bob Gupah

Ray Margins

~~John Smith~~

BRUCE LEVIN

Box 4848, LV, NV 89106

1100 E Sahara Ave.

687 3433 Lince Blvd NV

5820 LA SOLA WAY LV, NV

801 S. Rancho R. #D-3A

428 S. 3RD LV 89101

5360 Cabrito

5555 Spring Mountain Rd

131 W. St Louis

5655 S. Park St.

3004 CAMPBELL CIRCLE

NAME

ADDRESS

Pam Mainard

MIKE SLOAN

Ruthy Sasser

Colleen P. Freeman

Clyde Collins

Burt Sloat

Therrell Daniel

Hal Oller

Ronald Newman

Lee Chase

Ted Bellwood

Charles

Ed Thomas

333 NO. RANCHO RD.

600 E. Charleston Blvd.

4617 Santa Monica

4017 San Diego St. NW.

4716 San Miguel St.

617 MAYFIELD ST L.V.

101 Convention Center

3123 Franklin Ave.

4412 Rosebank Cir. LVNV.

4313 Coon Lane L.V. NV.

1908 Parkchester Dr. L.V. NV.

5769 Hedgebrook St.

1404 STARBUCK DR. L.V.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

March 27, 1984

TO:

FOSTER

FROM:

NULL

SUBJECT:

CITY PLANNING COMMISSION MEETING
MARCH 27, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
LINDA OWENS
CINDY EADE

NEW BUSINESS:

1. Final Map - Atrium Gardens VI

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

2. Final Map - Tonopah Springs

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

3. Tentative Map - Metropolitan's Park Meadows West II

- Conformance to the conditions of approval for Z-16-83.
- No vehicular access to Tenaya Way and Gowan Road from the abutting lots.
- Wall statement.
- Provide a hydrology study as required by the Department of Engineering Services.
- Rezone the R-1 designated property east of Dalecrest Drive to R-PD18 before recording the final map.
- Standard conditions 1-3

4. Tentative Map - Alpine Court (Commercial Condominiums)

- Conformance to the conditions of approval for Z-7-83 with the CC&R's to reflect condition #5 relative to the agreement to revise the parking plan, if Appian Way is vacated.
- Standard conditions 1-3

5. VAC-6-84

Staff recommends APPROVAL

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

Foster
March 27, 1984
Page 2
RE: Agenda Item Conditions

7. Tentative Map - Finistierra

- Approval of Z-21-84
- Conformance to the conditions of approval for Z-21-84
- No vehicular access to Alexander Road and Decatur Boulevard from the abutting lots.
- Wall statement
- Conformance to the Flood Hazard Reduction Ordinance
- Approval of the design for private streets as required by the Department of Engineering Services
- Standard conditions 1-3

HAN:cme

INTER-OFFICE MEMORANDUM

Date

MARCH 27, 1984

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
MARCH 27, 1984

COPIES TO:

CITY CLERK'S OFFICE
CITY ATTORNEY
RICK WILLIAMS
CINDY EADEOLD BUSINESS:

1. Z-2-84

This item was held in abeyance as there was a tie vote. Applicant has requested abeyance to March 8. On March 8th, there was no quorum.

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

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

If approved subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. The west 130' shall be Zoned R-D.
3. Conformance to the plot plan and revised elevations. Amended to reflect the above condition.
4. Install sidewalk on Decatur Boulevard and street improvements on Fairhaven Street as required by the Department of Engineering Services.
5. Standard conditions 2 through 8.
6. Variance approval to allow commercial storage and watchman's facilities in a C-1 Zone.

PROTESTS: Several at first meeting. *2*
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 18, 1984.

NEW BUSINESS:

6. Z-21-84

There is a similar project to the West and abutting. You have determined that this is a Rural area. The 40-44' private streets will have 4' sidewalks on one side. There is a common area and the parking spaces are improper as they will back into the right-of-way and be accross from a residence.

The applicant has agreed to eliminate the right-of-way spaces from the common area and re-design the parking to enable the guests to pull into the private street in a forward direction.

They will exclude horses. They will have custom homes in 50' x 80' lots with 25' front setbacks 10' sides and 35' rear yards. The common area will provide passive recreation facilities such as barbecues and tables. This project is surrounded by a 6' block wall.

Staff recommends approval subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the site plan amended to eliminate the RV vehicle spaces and re-design the parking spaces in the common area to eliminate the back-out feature.
3. Provide C.C.&R's at the time of the subdivision review providing for maintenance of the common area and private streets.
4. Dedicate 50' fo right-of-way for Alexander Road and Decatur Boulevard and the radius corner as required by the Department of Engineering Services.
5. Install street improvements on Alexander Road and Decatur Boulevard as required by the Department of Engineering Services.
6. Relocate the fire hydrants as required by the Department of Fire Services.
7. All accessory buildings and uses shall be permitted as provided in the R-E District.
8. Maximum of two horses shall be permitted per lot.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 18, 1984

8. Z-13-84

This item was rescheduled from the March 8th meeting due to the lack of a quorum.

In this project Santa Margarita and Holmby are proposed to be vacated, but the Petition has not been filed. Holmby will terminate with a cul-de-sac at the east property line and a 45' radius must be provided from this project. This follows the street plan for this area. The neighborhood has evolved into a high density pattern with 18-22 units per acre projects to the south and east. The 10 acre parcel to the west is appropriate for commercial. There is sufficient commercial for the neighborhood. This is the most appropriate zoning for the area.

There will be 78 units consisting of 57 two bedroom and 21 three bedroom in two-story buildings. The elevations are attractive. Parking is adequate. (There are 21 units per acre in the 3.67 acres R-PD section although, R-PD22 requested). The north 200' will be an office development consisting of 30,000 sq. ft. requiring 75 spaces for which due to the design approximately 60 spaces can be provided so it may have to be reduced in size or rearranged. This is proposed as a condominium project. There is a water main in Santa Margarita and a Centel vault in the Holmby cul-de-sac.

Staff recommends APPROVAL OF R-PD21 subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the R-PD Zoning amended to R-PD21.
3. Conformance to the plot plan and elevations amended to:
 - (a) Redesign the office building to provide off-street parking and setbacks as required by Code.
 - (b) Approval of the office building elevations by the Department of Community Planning and Development.
 - (c) Complete revisions if Santa Margarita and Holmby Avenue are not vacated.
4. Standard conditions 2 through 8 shall apply to the north 200' to be zoned P-R.
5. Standard conditions 5 through 8 shall apply to the remainder zoned R-PD21.
6. Vacation of Santa Margarita Street and Holmby Avenue.

8. Z-13-84 cont. 7. Dedication of the cul-de-sac radius for Holmby Avenue.
8. Provide a 6' block wall on the south, east and west property lines of the R-PD21 site.
9. Install a sidewalk on Charleston Boulevard as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 18, 1984.

9. Z-14-84

This item was rescheduled from the March 8th meeting due to the lack of a quorum.

This proposal is for 446 units in 32.59 gross acres of residential (R-2 and R-3) (13.68 units per gross acre), and 2.79 gross acres of commercial (C-2). The R-3 portion consists of 10.66 gross acres to contain 20 twelve unit, two-story buildings with 3 one-bedroom and 3 two-bedroom per floor. Two Hundred Seventy (270) spaces are required and Three Hundred Thirty (330) are provided. The R-3 is compatible to the R-3 to the south. The R-2 is for 103 lots (206 units) in 22 acres. The lots are 65' - 70' x 100'. The units are two-bedroom one-story and attractive with one car garages.

Staff feels that the overall density is too high and would recommend that the R-2 be amended to R-CL. The C-2 should be amended to C-1. The easterly N/S street should be cul-de-sac'd.

Coran Lane should be vacated along the commercial parcel and knuckled south on the easterly side of the commercial parcel.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. The north 360' of the west 325' shall be amended to C-1.
3. The south 430' of the west 1080' is approved for R-3.
4. The remainder of property shall be approved as R-CL.
5. The plot plan for the commercial development shall be approved by the Planning Commission.
6. The building siting, review of development plan, and elevations for the R-CL development shall be

9. Z-14-84 cont.
6. approved by the Department of Community Planning and Development.
7. Conformance to the plot plan and elevations submitted for the R-3 development.
8. Standard conditions 2 through 8 shall apply to the R-3 and C-1 parcels.
9. Standard conditions 5 through 8 shall apply to the R-CL parcel.
10. Provision of a cul-de-sac on the south end of the north/south street on the east side of the R-CL parcel.
11. Vacation of Coran Lane along the north side of the commercial parcel.
12. Provision of a 6' block wall along the south and east sides of the C-1 parcel and along the north and east sides of the R-3 parcel.
13. Install a sidewalk on Decatur Boulevard and street improvements on Coran Lane as required by the Department of Engineering Services.

PROTESTS: 63 on petition plus **3 = 66**
 NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL 4/4/84.

10. Z-15-84

The office project to the south utilized the same area, but the building intensity was 1/3, i.e., 6,800 square feet as opposed to 20,000 square feet. The southerly project provided a 10' landscaping strip on Stockton with wrought iron fence. The proposal has a wrought iron and block fence, but no landscaping strip. The buildings have no residential characteristics as required by the P-R district.

Although, there is a variance for parking request. It is inextricably intertwined with this rezoning action, i.e., if the characteristics and intensity of development are altered, the variance may not be necessary or if a 10' landscaping strip is required on Stockton, a further reduction in parking would be the result.

The original approval of P-R for this site expired after the development on the southern part of the block was completed and it was equivalent to the other project. In the original approval, access to St. Louis Avenue was denied. There are five residents facing St. Louis to the north.

Staff feels that the building area should be reduced

toward the original area, that the parking reduction should not be allowed in this area, a 10' landscaping strip should be provided along Stockton. The access to St. Louis should be eliminated and the building should have residential characteristics and that P-R is appropriate.

Staff recommends APPROVAL of P-R subject to:

1. Approval of the revised development plans by the Planning Commission.
2. Resolution of Intent with a twelve (12) month time limit.
3. No access to St. Louis Avenue.
4. Provision of a 10' landscaping area along Stockton Street.
5. Re-design the building to provide residential characteristics.
6. Provide the code required off-street parking.
7. Standard conditions 2 through 8.
8. Install sidewalks on Stockton Street, St. Louis Avenue and Eastern Avenue as required by the Department of Engineering Services.
9. Provide access to Eastern Avenue.

PROTESTS: 0

THIS IS A PUBLIC HEARING. SET FOR CITY COUNCIL APRIL 4 , 1984.

11. Z-16-84

This is a proposed high density residential development in an area where C-2, which permits same is appropriate.

This is a similar project to the one approved at Maryland Parkway and Bridger. The buildings are three-story, one-bathroom walkup and are aesthetically acceptable, parking OK.

Staff recommends approval subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1 through 8.
3. Revise the parking plan as required by the Department of Community Planning and Development.

PROTESTS: 3

THIS IS A PUBLIC HEARING. SET FOR CITY COUNCIL APRIL 18, 1984.

12. Z-17-84 There is R-CL to the north and east and R-1 to the south and west. A nearly identical project was approved to the north with the wider 67' lots facing the R-1 sites on Marion Drive. In this case, R-1 to the west side, Marion. Also, they worked out a joint curb cut to ameliorate the subdivision restrictions of 100' lot. The same building plans will be used in this project and they were found to be properly suitable and aesthetically acceptable. Lots are 4000 square feet or better. (5.79 un/ac) (5.19 gross acres).

Staff recommends approval subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 5 through 9.
3. Conformance to the elevations and site plan lay-out as approved for Z-94-83.

PROTESTS: 0

THIS IS A PUBLIC HEARING. SET FOR CITY COUNCIL APRIL 18TH.

13. Z-18-84 There have been intermittent approvals of C-1 on the east side of Highland between Washington and Owens and staff preferred the corners of Washington and Owens be the Commercial Centers. There is C-1 167' east of Highland immediately north of this site. If allowed for a row of R-1 lots facing "N" Street but the transition out to "N" with a 6' wall setback and landscaping between the wall and sidewalk is appropriate. Most of the Commercial in the neighborhood is District type if not neighborhood shopping, so this should not exclude the General Plan. The building elevations are attractive and the parking and landscaping are adequate.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1 through 8.
3. Dedicate a 20' radius at the corner of Washington Avenue and "N" Street as required by the Department of Engineering Services.
4. Provide a 6' clearance from the North property line for the curb cut as required by the Department of Engineering Services.
5. Install sidewalk and street lighting on Highland Drive, Washington Avenue, and "N" Street as

13. Z-18-84 cont. 5. required by the Department of Engineering Services.

PROTESTS: 0

THIS IS A PUBLIC HEARING. SET FOR CITY COUNCIL APRIL 18TH.

14. Z-19-84

This public hearing notice was deficient due to County print-out error and staff did not discover until March 26, 1984, which allowed insufficient time.

This must be held for proper notification.

PROTESTS:0

THIS IS NOT AN APPROPRIATE HEARING.

SET FOR PLANNING COMMISSION APRIL 12TH.

15. Z-20-84

This is in keeping with the P-R zoning pattern in this area. Seven (7) spaces are provided and six (6) are required. The elevations are aesthetic as the house has been refurbished as well as the planters and paving have been installed.

Staff recommends APPROVAL subject to:

1. Standard conditions 1 through 8.

PROTESTS: 0

THIS IS A PUBLIC HEARING. SET FOR CITY COUNCIL APRIL 18TH.

16. Z-19-83

Rescheduled from March 8 th Planning Commission meeting. Abeyance at the request of the applicant.

This is the first request for an Extension of Time. This expires April 6, 1984.

Staff recommends APPROVAL subject to:

1. Conformance to all Ordinance amendments enacted subsequent to the original approval.
2. This Resolution of Intent shall expire April 6, 1985.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL APRIL 18TH.

17. Z-47-72

Rescheduled from the March 8 th Planning Commission meeting.

This was approved October 25, 1983, for the addition, but the parking in the south portion of the property was still separated by 45' from the residence to the south. This new plan extends the parking south to within 6' of the R-1 site with 4 covered stalls 6' from the south line and 10' from 6th Street. Staff

17. Z-47-72 cont. feels the covered stalls should be provided on the north side of this bay.

This proposal is to add 1,710 sq. ft. and incorporate the old garage into the building (1,029 sq. ft.) for a total of 5,734 sq. ft. The new addition will be one-story and extend 14' south of the "old garage" building with the same 6th Street setback. The addition will still be 92' from the residence to the south and the south elevations are similar to the high pitched gables of the existing building and are attractive. Should we notify Swartz - Minor matter.

This plan will provide 39 spaces to the development where 33 spaces were originally provided. Staff feels that the R-1 lot owner to the south should be notified. The car cover should be moved to the north side of the parking bay and be architecturally compatible with the existing development. They are shifting the curb cut 34' south. The architect has been contacted to provide elevations of the car covers and notify the property owner to the south and with a letter of acceptance by the property owner. Property owners notified.

Staff would recommend APPROVAL subject to:

1. Conformance to the plot plan amended to relocate the car cover to the northeast portion of the south parking bay.
2. Standard conditions 2 through 8.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR CITY COUNCIL APRIL 18TH.

SUPPLEMENTAL:

1. AR-2-84

We usually only review aesthetics in the Industrial zones on Primary Major Streets and this is a Secondary Major.

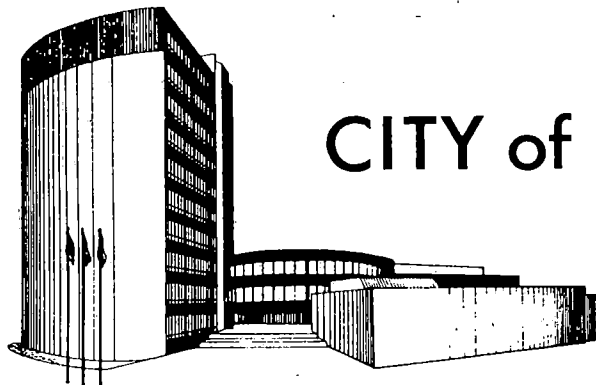
Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A

NOT A PUBLIC HEARING. SET FOR PLANNING COMMISSION FINAL.

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

April 5, 1984

CORRECTED LETTER

Gary Guy Wilson
3355 Spring Mtn. Road
Suite 60
Las Vegas, Nevada 89102

Re: Z-47-72

Dear Mr. Wilson:

Your request for a plot plan review to allow the redesign and expansion of the rear parking area on property located at 600 E. Charleston Boulevard, P-R Zone, was considered by the City Planning Commission on March 27, 1984.

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

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



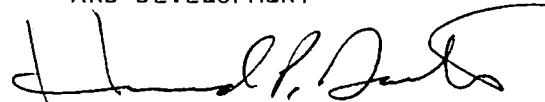
Gary Guy Wilson
April 5, 1984
Page 2 - Corrected Letter
Re: Z-47-72

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

This item will be considered by the City Council on April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

hinda
Date

March 30, 1984

TO:

CAROL ANN HAWLEY
CITY CLERK

FROM:

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

SUBJECT:

SET DATE FOR PUBLIC HEARING
APRIL 4, 1984 CITY COUNCIL MEETING

COPIES TO:

At the April 4, 1984 City Council meeting, please set date for public hearing for the following item:

1. VAC-6-84

Petition of Vacation submitted by CAROLYN THRESHER, ET AL to vacate the east half of Garehime Street, 30' in width, from the north right-of-way line of Buckskin Avenue northerly a distance of 640'.

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

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

Staff Recommendation: APPROVAL

PROTESTS: 0

HAN:cme
Attachment

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

March 30, 1984

TO:

DEPARTMENT OF ENGINEERING SERVICES
ADMINISTRATION DIVISION

FROM:

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

SUBJECT:

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

COPIES TO:

CHUCK TURK
BOB GENZER

The following final map was approved by the City Planning Commission on
March 27, 1984:

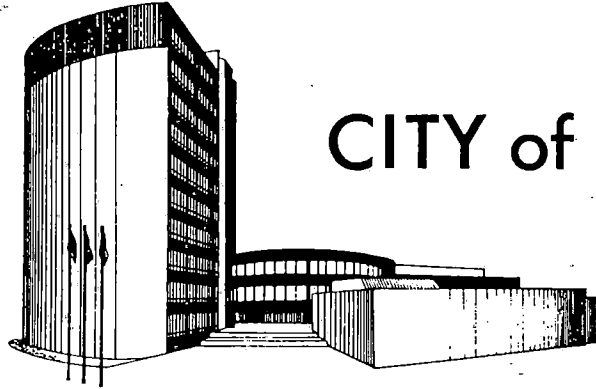
1. Final Map - Tonopah Springs

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

A copy of the action letter is attached.

HAN:cme
Attachment

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



CITY of LAS VEGAS

March 30, 1984

Bivins Construction Co.
620 S. 11th Street
Las Vegas, Nevada 89101

RE: Final Map - Atrium Gardens VI

Gentlemen:

The Final Map for Atrium Gardens VI on property generally located on the southeast corner of Washington Avenue and Pecos Street, R-1 Zone (under Resolution of Intent to R-PD12), was considered by the City Planning Commission on March 27, 1984.

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

This item will again be considered by the City Planning Commission on April 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

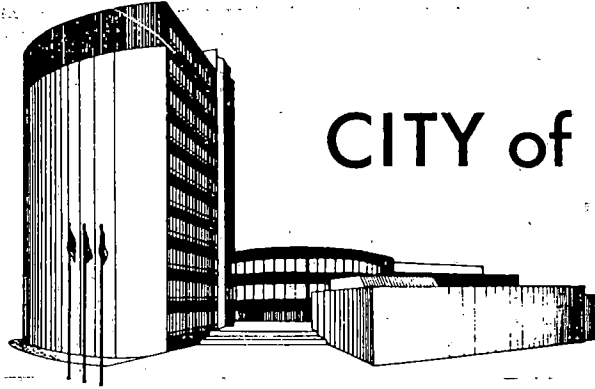
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

March 30, 1984

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

RE: VAC-6-84

Dear Ms. Thresher:

Your petition to annex the east half of Garehime Street, 30' in width, from the north right-of-way line of Buckskin Avenue northerly a distance of 640', was considered by the City Planning Commission on March 27, 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 April 4, 1984 City Council meeting, the Council will set the date for the public hearing on this item.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

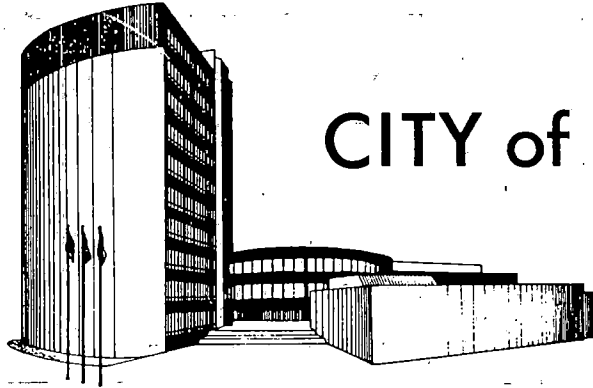
HPF:HAN:cmc
cc: City Clerk



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 30, 1984

Terry B. Brodtkin
5400 Lakeshore Drive
Tempe, Arizona 85823

RE: Tentative Map - Finistierra

Dear Mr. Brodtkin:

The Tentative Map for Finistierra on property generally located on the southwest corner of Decatur Boulevard and Alexander Road, R-E Zone (proposed R-PD2), was considered by the City Planning Commission on March 27, 1984.

The Commission voted to hold this item in ABEYANCE because the rezoning application on this property was held in abeyance.

This item will again be considered by the City Planning Commission on April 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

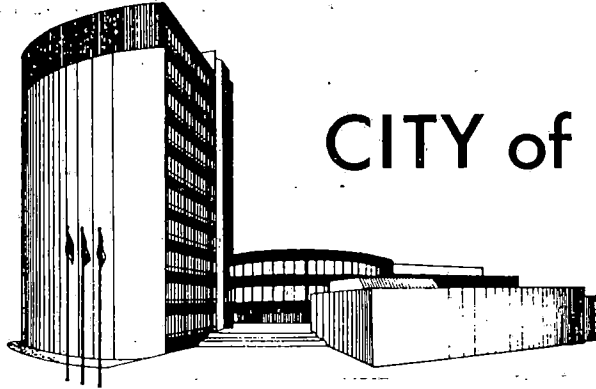
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

March 30, 1984

Allen G. and Brenda S. Nel
1342 S. Decatur Boulevard
Las Vegas, Nevada 89102

RE: Tentative Map - Alpine Court (Commercial Condominiums)

Dear Mr. and Mrs. Nel:

The Tentative Map for Alpine Court (Commercial Condominiums) on property generally located on the north side of Alpine Place, west of Decatur Boulevard, R-1 and P-R Zones (under Resolution of Intent to P-R), was considered by the City Planning Commission on March 27, 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-7-83, with the Conditions, Covenants and Restrictions to reflect condition #5 relative to the agreement to revise the parking plan if Appian Way is vacated.
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 April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

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

HOWARD A. NULL
Chief of Planning



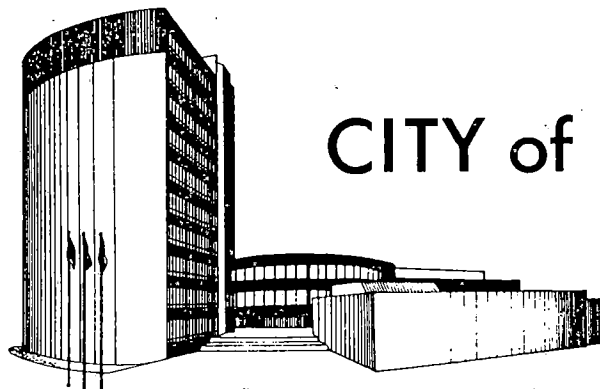
HPF:HAN:cme
cc: City Clerk
CLV-6218

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

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1984

Sunkist Service Co.
2501 N. Green Valley Pkwy. #108
Henderson, Nevada 89015

RE: Tentative Map - Metropolitan's Park Meadows West II

Gentlemen:

The Tentative Map for Metropolitan's Park Meadows West II on property generally located on the northeast corner of Tenaya Way and Gowan Road, N-U Zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on March 27, 1984.

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

1. Conformance to the conditions of approval for Z-16-83.
2. No vehicular access to Tenaya Way and Gowan Road from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Provide a hydrology study as required by the Department of Engineering Services.
5. 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.
6. Street names to be provided in accord with the City's Street Name Policy.



Sunkist Service Co.

March 30, 1984

Page 2

RE: Tentative Map - Metropolitan's Park Meadows West II

7. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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



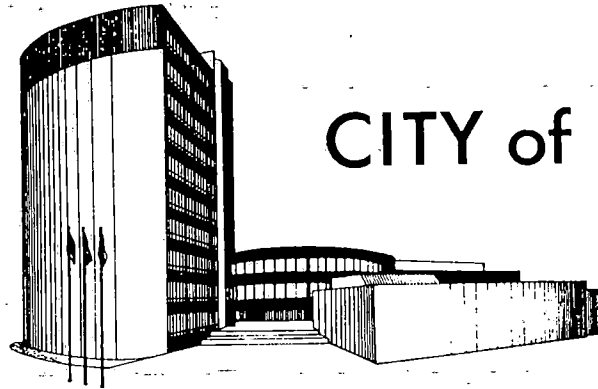
HOWARD A. NULL
Chief of Planning

HPF:HAN:cme

cc: City Clerk

Metropolitan Development Corp.

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 30, 1984

Steven Van Meetren, Et Al
3112 S. Highland Avenue
Las Vegas, Nevada 89109

RE: Final Map - Tonopah Springs

Dear Mr. Van Meetren:

The Final Map for Tonopah Springs on property generally located on the southeast corner of Tonopah Drive and Washington Avenue, R-3 Zone, was considered by the City Planning Commission on March 27, 1984.

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

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

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

March 30, 1984

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

RE: Z-2-84

Dear Mr. Pavell:

Your request for reclassification of property generally located on the west side of Decatur Boulevard between Lake Mead Boulevard and Vegas Drive, from N-U to C-1, was considered by the City Planning Commission on March 27, 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 revised elevations.
3. Install sidewalk on Decatur Boulevard and street improvements on Fairhaven Street as required by the Department of Engineering Services.
4. Variance approval to allow commercial storage and watchman's facilities in a C-1 zone.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.



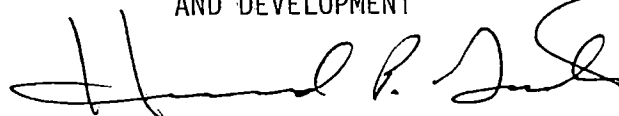
Allen Pavell, Et Al
March 30, 1984
Page 2
Re: Z-2-84

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

This item will be considered by the City Council on April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



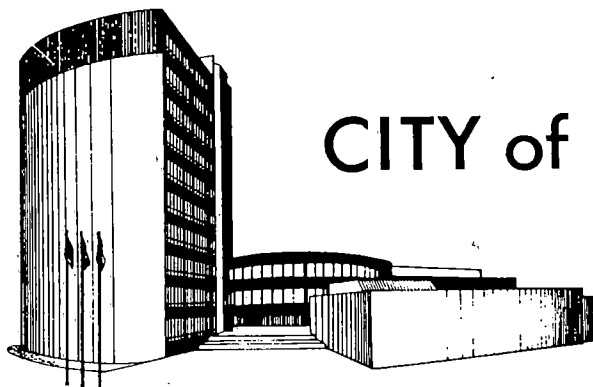
HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City 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 30, 1984

James M. and Alwine Tighi
1916 Cedarview Circle
Las Vegas, Nevada 89109

RE: Z-13-84

Dear Mr. and Mrs. Tighi:

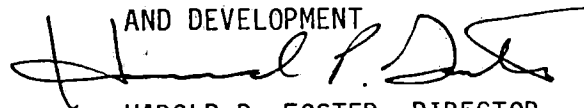
Your request for reclassification of property generally located on the southeast corner of Charleston Boulevard and Santa Margarita Street, from N-U to P-R and R-PD22, was considered by the City Planning Commission on March 27, 1984.

The Commission voted to hold this item in ABEYANCE to the next Planning Commission meeting so it could be considered with the request to vacate the streets abutting this property to the west and south.

This item will again be considered by the Planning Commission on April 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

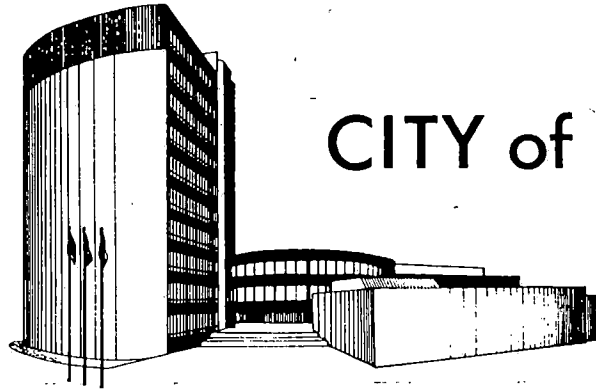
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MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1984

Charles C. and Marie Englert
c/o Ideal Supply Co.
2935 S. Highland
Las Vegas, Nevada 89109

RE: Z-15-84

Dear Mr. and Mrs. Englert:

Your request for reclassification of property generally located on the southwest corner of Eastern Avenue and St. Louis Avenue, from R-1 and P-R, was considered by the City Planning Commission on March 27, 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 as amended to provide for a 4' wide landscaped planter along Stockton Street.
3. A variance be approved for the 10 required parking spaces which are not provided.
4. Install sidewalks on Stockton Street, St. Louis Avenue and Eastern Avenue as required by the Department of Engineering Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.



Charles C. and Marie Englert

March 30, 1984

Page 2

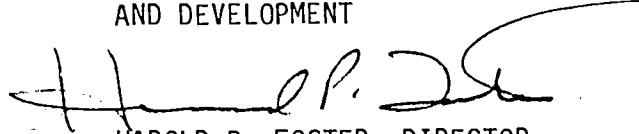
Re: Z-15-84

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

This item will be considered by the City Council on April 4, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: City Clerk

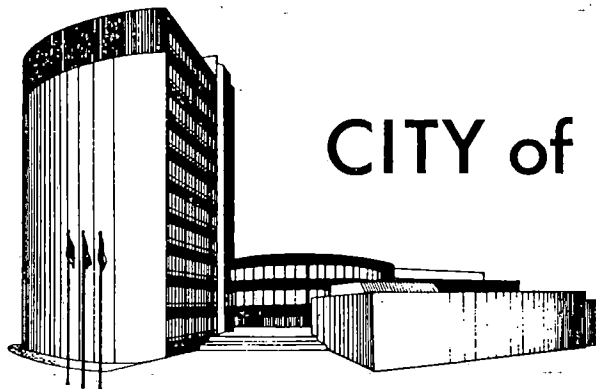
Charles Miles

Dickerson, Miles, Pico & Mitchell
630 S. 3rd Street, Las Vegas NV 89101

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1984

The Moore Family Trust
c/o Robert L. Moore
1100 E. Sahara Avenue
Suite 101
Las Vegas, Nevada 89104

RE: Z-16-84

Gentlemen:

Your request for reclassification of property generally located on the west side of S. 8th Street between Carson Avenue and Bridger Avenue, from C-2 and R-4 to C-2, was considered by the City Planning Commission on March 27, 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. Revise the parking plan as required by the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for 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.



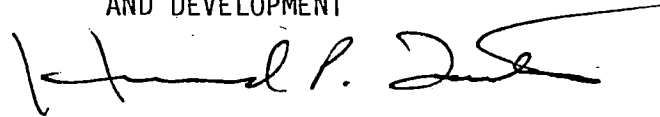
The Moore Family Trust
March 30, 1984
Page 2
RE: Z-16-84

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 April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



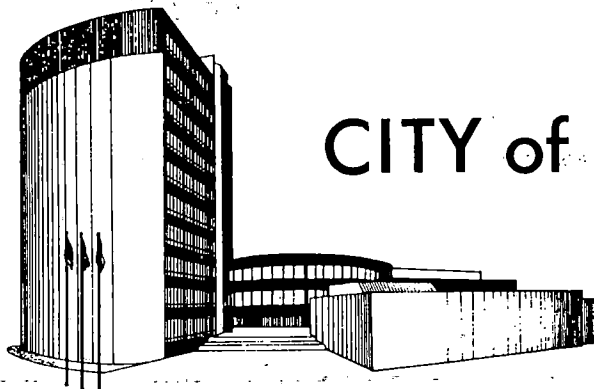
HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk
Chet Cox
Fremont Construction, 5769 Hedgeford Court
Las Vegas, Nevada 89120

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 30, 1984

J. Ronald Badouin, Et Al
205 Estella Avenue
Las Vegas, Nevada 89107

RE: Z-17-84

Dear Mr. Badouin:

Your request for reclassification of property generally located on the southeast corner of Marion Drive and Diamondhead Drive, from R-E to R-CL, was considered by the City Planning Commission on March 27, 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 elevations and site plan lay-out as approved for Z-94-83.
3. The lots fronting on Marion Drive shall have R-1 setbacks.

This item will be considered by the City Council on April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

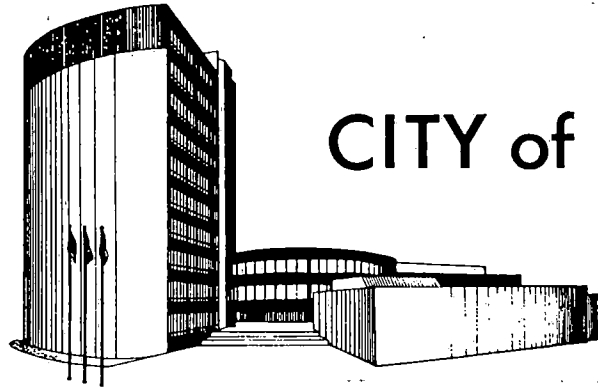
HPF:cme
cc: City Clerk



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 30, 1984

A. V. A. Investment, Inc.
953 E. Sahara Avenue
Suite 23 B
Las Vegas, Nevada 89104

Re: Z-18-84

Gentlemen:

Your request for reclassification of property generally located on the northeast corner of Washington Avenue and Highland Drive, from R-E to C-1, was considered by the City Planning Commission on March 27, 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 a 20' radius at the corner of Washington Avenue and "N" Street as required by the Department of Engineering Services.
3. The curb cut be located 6' from the north property line as required by the Department of Engineering Services.
4. Install sidewalk and street lighting on Highland Drive, Washington Avenue and "N" Street as required by the Department of Engineering Services.
5. Install a 6' block wall along the east property line.
6. Conformance to the plot plan and elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.



A.V.A. Investment, Inc.
March 30, 1984
Page 2
Re: Z-18-84

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
13. 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 April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



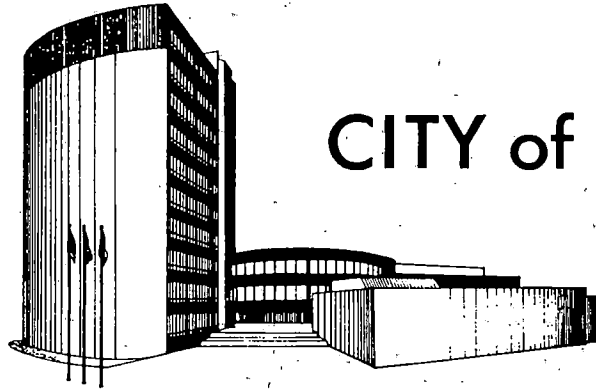
HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City 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 30, 1984

Bob Stupak
2000 Las Vegas Boulevard South
Las Vegas, Nevada 89104

RE: Z-19-84

Dear Mr. Stupak:

Your request for reclassification of property generally located on the northwest corner of St. Louis Avenue and Commerce Street, from R-6 and C-1 to C-1, was considered by the City Planning Commission on March 27, 1984.

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

This item will again be considered by the City Planning Commission on April 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

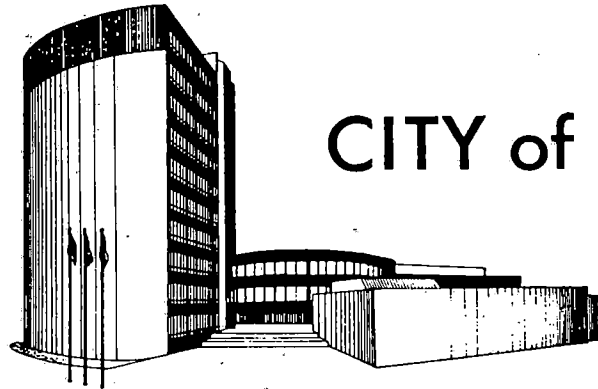
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

March 30, 1984

Conrad L. & Ella C. Ryan
1805 E. Griffith Avenue
Las Vegas, Nevada 89104

RE: Z-20-84

Dear Mr. and Mrs. Ryan:

Your request for reclassification of property generally located on the northeast corner of Decatur Boulevard and Garden Place (607 S. Decatur Boulevard), from R-1 to P-R, was considered by the City Planning Commission on March 27, 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. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.



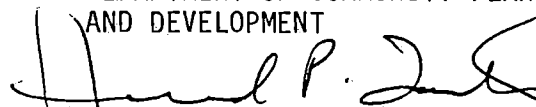
Conrad L. & Ella C. Ryan
March 30, 1984
Page 2
Re: Z-20-84

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

This item will be considered by the City Council on April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

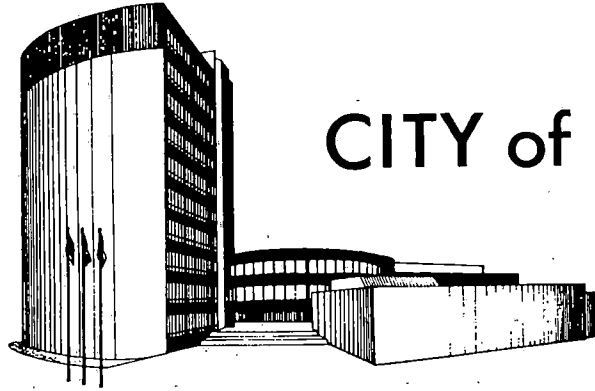
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City 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 30, 1984

Gary Guy Wilson
3355 Spring Mtn. Road
Suite 60
Las Vegas, Nevada 89102

Re: Z-47-72

Dear Mr. Wilson:

Your request for a plot plan review to allow the redesign and expansion of the rear parking area on property located at 600 E. Charleston Boulevard, P-R Zone, was considered by the City Planning Commission on March 27, 1984.

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

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



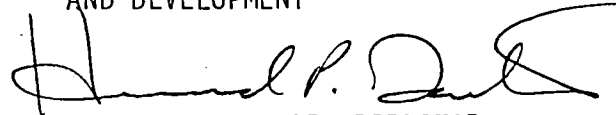
Gary Guy Wilson
March 30, 1984
Page 2
Re: Z-47-72

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

This item will be considered by the City Council on April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

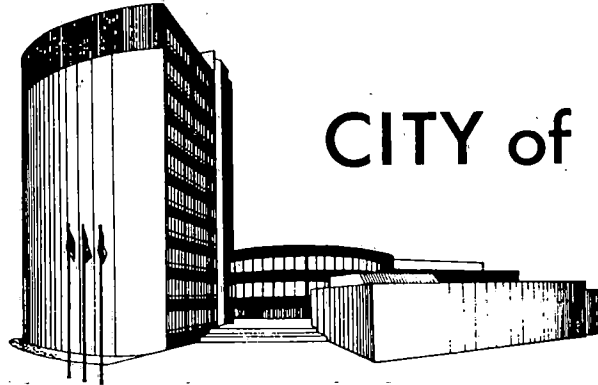
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City 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 30, 1984

Excel Construction Company
John C. Simon, Sr. & Jr.
3217 Gaucho Drive
Las Vegas, Nevada 89109

RE: Z-86-63

Your request for a plot plan review to allow an addition to the existing building on property located at 4212 W. Charleston Boulevard, P-R Zone, was considered by the City Planning Commission on March 27, 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. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

This item will be considered by the City Council on April 18, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

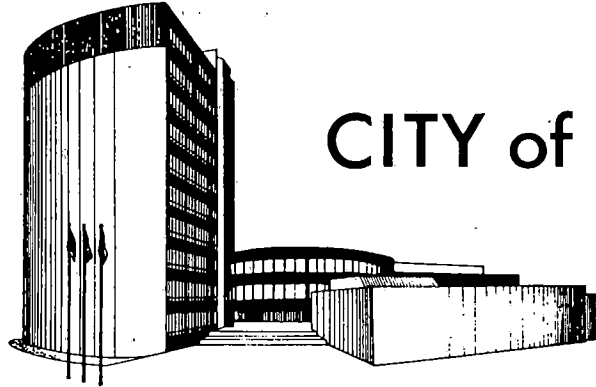
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



MAYOR BILL BRIARE
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CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1984

D & L Investments
c/o Bruce A. Levin
P.O. Box 610
Las Vegas, Nevada 89125

RE: AR-2-84

Gentlemen:

Your request for an Aesthetic Review on property generally located on the southeast corner of Western Street and Oakey Boulevard, M Zone, was considered by the City Planning Commission on March 27, 1984.

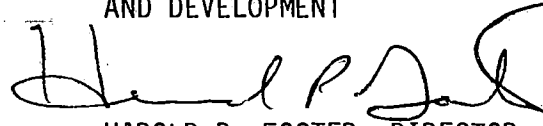
The Commission voted to APPROVE this item, subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

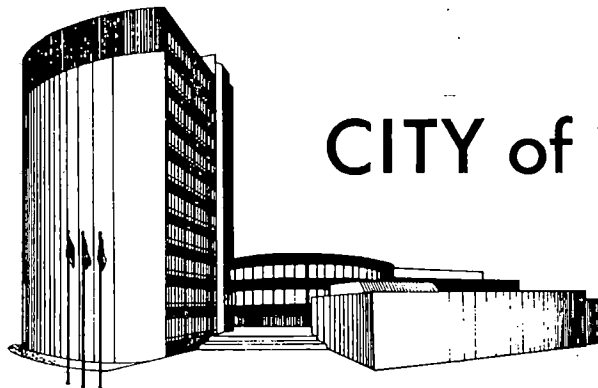


HAROLD P. FOSTER, DIRECTOR

HPF:cme



MAYOR BILL BRIARE
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GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1984

United Food & Commercial Workers Union
c/o Leroy Glazer
3309 W. Charleston Boulevard
Las Vegas, Nevada 89102

Re: Z-19-83

Gentlemen:

Your request for an Extension of Time on property generally located on the west side of Decatur Boulevard, between Carmen Boulevard and Westmoreland Drive, R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on March 27, 1984.

The Commission voted to hold this item in ABEYANCE per request of the applicant.

This item will again be considered by the City Planning Commission on April 12, 1984 at 7:30 P.M. in the council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

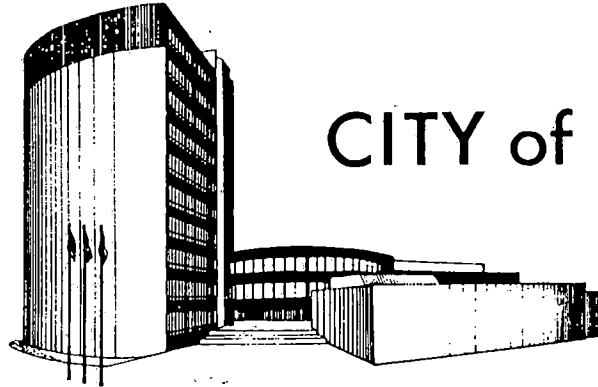
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MAYOR BILL BRIARE
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CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1984

Jared E. Shafer
1700 Pinto Lane
Las Vegas, Nevada 89106

RE: Z-14-84

Dear Mr. Shafer:

Your request for reclassification of property on behalf of The Ann Greta Jones Estate on property generally located southeast of Decatur Boulevard and Coran Lane, from R-E to R-2, R-3 and C-2, was considered by the City Planning Commission on March 27, 1984.

The Commission held this item in ABEYANCE because of a tie vote.

This item will again be considered by the City Planning Commission on April 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

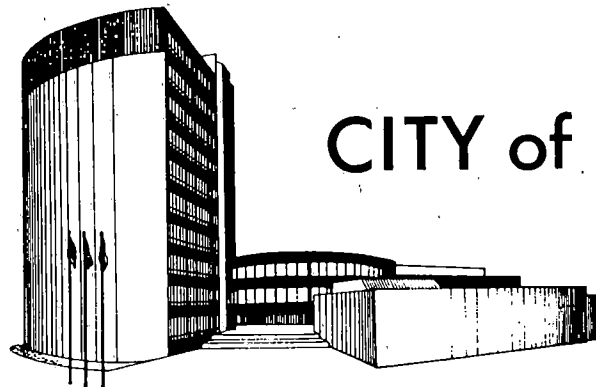
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MAYOR BILL BRIARE
COUNCILMEN
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GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1984

Terry B. Brodtkin
5400 Lakeshore Drive
Tempe, Arizona 85823

RE: Tentative Map - Finistierra

Dear Mr. Brodtkin:

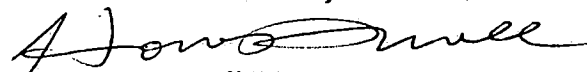
The Tentative Map for Finistierra on property generally located on the southwest corner of Decatur Boulevard and Alexander Road, R-E Zone (proposed R-PD2), was considered by the City Planning Commission on March 27, 1984.

The Commission voted to hold this item in ABEYANCE because the rezoning application on this property was held in abeyance.

This item will again be considered by the City Planning Commission on April 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

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


HOWARD A. NULL
Chief of Planning

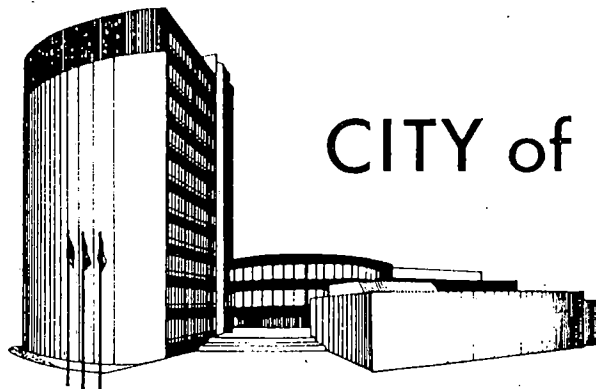
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MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
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AL LEVY
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CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1984

Terry B. Brodtkin
5400 Lakeshore Drive
Tempe, Arizona 85823

RE: Z-21-84

Dear Mr. Brodtkin:

Your reclassification of property generally located on the southwest corner of Decatur Boulevard and Alexander Road, from R-E to R-PD2 was considered by the City Planning Commission on March 27, 1984.

The Commission held this item in ABEYANCE because of a tie vote.

This item will again be considered by the City Planning Commission on April 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: Walter J. Graham, Jr.



CHAIRMAN MACK:

Item number one under Director's Business, a zoning ordinance amendment to allow pigeons in residential zones.

HAROLD FOSTER:

This is an ordinance amendment that was initiated by a request from a representative from one of the pigeon clubs in the Las Vegas area. They applied for a variance to keep pigeons in a residential zone in the West Charleston area that was approved by the Council. The City Council somewhat indicated by that they were receptive to allowing pigeons in residential zones where there'd been a provision in the code denying this for many years, and I think it was put in there at that time when there was a problem with the pigeons carrying diseases and so forth, and this essentially isn't the case anymore. Staff has evaluated the proposal that was submitted by the person making the request, Diane Rogers, and she essentially was asking for more pigeons than staff is recommending in this ordinance amendment. We're proposing that in residential zones to allow up to a maximum of 20 pigeons and that would include the young, youngsters, or chicks, or whatever they're called so that there is a definitive number and we could then use that as a guide for enforcement purposes. Also, we felt that the pigeon coops should be located in the rear yard area and ten feet from the property lines. We also felt that there should be written permission granted from the abutting property owners, and what we intend to do is to provide for these requirements in the Animal Ordinance where all the other requirements of this type are laid out and then the Animal Control would enforce that like they do for cat fanciers and all other types. I believe there's also some modification that would have to be made to the Animal Ordinance. Right now there's notice that has to be given within 200 feet to any property owner where pigeons are being kept and that probably can be deleted. In my telephone conversation with Diane Rogers recently, she indicated they'd rather have 24 pairs of breeders, which would be -- I think I'm correct -- which would be 48 pigeons plus allowing 30 youngsters for a total of 78. They say they needed roughly 50 because for these long distance races which many of the people who get involved in these in these clubs participate in and they feel they need around 50. Staff feels that if we were to have that many and they were in a couple of yards adjacent to a residence who didn't have them, we just think with that many it'd be very noticeable

HAROLD FOSTER: probably from a noise of them cooing in their coops as well as possibly some noise of them flying to and from the particular properties when they're -- when they exercise them, take them out as well as, I don't know if, you know, there's a possibility of problems with droppings and so forth.

COMMISSIONER COLEMAN: There sure is.

COMMISSIONER BUGBEE: That's what we're worried about. The noise doesn't bother anybody.

HAROLD FOSTER: So that's why staff is feeling that maybe the maximum number should be around 20, possibly 24 and that would be our recommendation. We do have representatives here. You can hear them and get their viewpoints.

COMMISSIONER BUGBEE: Mr. Foster, there's no, there's no control on wild pigeons in the City is there?

HAROLD FOSTER: No. You can have them. You can keep them in commercial/industrial zones right now. They're only prohibited in residential zones.

COMMISSIONER BUGBEE: How would you keep wild pigeons out? These are domestic pigeons.

CHAIRMAN MACK: That's what he's talking about. You're talking about domestic --

COMMISSIONER BUGBEE: No, I'm talking about wild pigeons, I mean, just flying around with no home.

CHAIRMAN MACK: How can you keep a wild pigeon?

COMMISSIONER BUGBEE: But you can't. There's nothing you can do about it. I happen to have a building full of them and you can't do anything about it.

CHAIRMAN MACK: That's right, you can't. I have them too, but that has nothing to do with this -- what we're after here. Could you give us your name, please.

ED THOMAS: Ed Thomas. I'm the president of Las Vegas Homing Club. It does in a sense because as you pointed out, there's nothing you can do about that. The birds we keep because they fly up to 500 miles and a lot of them will fly 500 miles in one day, okay, they have to be healthy. In order for them to be healthy, we must work

ED THOMAS: with them. We must keep that loft clean. Droppings are not allowed to stay in the loft. The other thing that was mentioned was that the droppings of the birds. When the birds are flying, it isn't physically impossible for the pigeon to have a --

COMMISSIONER GUTHRIE: We understand.

ED THOMAS: Yes, but it's rare and because of the posture they're in when they're flying, it's very difficult for them to relieve themselves, okay. I'd like to say on behalf of the members of the club would like to thank the Commissioners for hearing our plea and for the staff for the work that they have put into it and we'd just like to thank you very much.

COMMISSIONER COLEMAN: You know I have a question.

COMMISSIONER GUTHRIE: Go ahead.

COMMISSIONER COLEMAN: I lived on West Charleston for about 25/30 years in an area where we had a ranch estate and we had horses and at one time we had chickens, but somebody in that neighborhood got pigeons and they would swarm in and roost in my trees and just mess up my patio all the time and even in as large a lot as we had and as were around us at that point, they were a nuisance to me. Now, if I were in a smaller residential area where the people were more closely -- were closer to each other, I would think that would be a frightful nuisance in a neighborhood. I just don't think there's any, any reason for them in an urban area. They don't allow horses in small lots so I don't think pigeons should be allowed.

COMMISSIONER KENNEDY: Horses don't fly.

COMMISSIONER COLEMAN: Well, no, but what can you do with the flying? You can't do anything about where they fly.

COMMISSIONER BUGBEE: There's a couple of things that I want to ask them, Maggie. You know we're talking about pigeons, but he's not talking about pigeons per se, he's talking about one specie of pigeons. Now, are you asking us to look at the homing pigeon, I mean, do they keep any other pigeons as pets?

- ED THOMAS: Only, only. We -- it's maybe a little premature on my part, but the club has plans for these birds that you're talking about. We would like to see the City get rid of those too. We have plans on working with Animal Control in order to control those wild pigeons or common pigeons they're called. The pigeons that we have -- when they're released the owners are there and for the most part those pigeons will fly around our area and land on our roofs. They -- rare occasions go any place else. Some of the young birds -- they're learning, being trained; may wander away into somebody's trees or someone else's roof, but other than that it doesn't occur.
- COMMISSIONER BUGBEE: One other question then, Staff, you had asked for one condition on so many pairs of breeders and so many little pigeons, baby pigeons and staff recommended, what less than half that amount wasn't it?
- DIANE ROGERS: Excuse me, I think you misunderstood me. I'm Diane Rogers. What we're asking for -- presently Animal Control allows 12 pairs of adult pigeons, one year of age or older and that suffices. Twenty-four birds, not 24 pairs. I think 12 pairs are fair and --
- COMMISSIONER BUGBEE: How many babies would you have a year?
- DIANE ROGERS: Twenty would be fine, I mean, we wouldn't mind conceding because no matter what we get it's more than what we have now.
- COMMISSIONER COLEMAN: Well, what would you do with the surplus?
- DIANE ROGERS: Pardon me?
- COMMISSIONER COLEMAN: What would you do with the surplus?
- DIANE ROGERS: The surplus takes care of itself when you race. A lot of things happen to the pigeons when you fly them 100, 200, 300, 400, 500 miles. You start out with 30 birds, you may end up with -- well, last year we started out with 37, we ended up with 14. You know, and sick birds do not -- they're not allowed; I mean, they're put away because we can't allow sick birds. Anything that's wrong with the birds, we can't keep them for the same reason that Mr. Thomas said that we're just not allowing unhealthy birds for us.

CHAIRMAN MACK: You're talking about this flying. Is it illegal to keep pigeons now?

DIANE ROGERS: In a residential zone. There's two different ordinances. That's why we wanted to get just one ordinance.

CHAIRMAN MACK: Okay, what does the ordinance say now?

HAROLD FOSTER: Can't have them in a residential zone.

CHAIRMAN MACK: Can't have them at all?

DIANE ROGERS: That's according --

HAROLD FOSTER: But then the animal ordinance provides for them, but that would only allow them to be kept in non-residential areas, commercial/industrial.

CHAIRMAN MACK: Okay. So presently, where do you keep them now?

DIANE ROGERS: I have a variance and I keep them in my backyard where I was told to put them.

CHAIRMAN MACK: Oh, okay.

DIANE ROGERS: We just wanted to make one ordinance that we could follow. This is where I made my mistake.

CHAIRMAN MACK: Is there a problem with the variance though, getting a variances for this?

DIANE ROGERS: I didn't have any problem. I faced this --

CHAIRMAN MACK: What's the problem? Why isn't this handled -- why would we just want to do this? I don't think -- how many pigeon fanciers are there in Las Vegas?

ED THOMAS: There's 20 in our club and there's another club in town. I think there's about 10 flyers in that club so that would be a total of 30.

DIANE ROGERS: I would hate to see 30 people go through what I went through for my variance when we could just get one good ordinance.

COMMISSIONER COLEMAN: But the thing is you see, once you pass an ordinance like this there's going to be -- everybody's going to have pigeons and who's going to go around saying "That isn't a homing pigeon. That's not the kind of pigeon we were talking about."

DIANE ROGERS: They are registered with the American Union and the International Federation which are two national organizations. That's how you identify them.

COMMISSIONER COLEMAN: It's now like it is with the Animal Control. You say, "I've got all these stray cats in my yard." That's against the law. They're not supposed to run, there's a leash law. Okay, they say, you catch them and we'll come out and get them, and the same thing can happen with this situation in my estimation. I'm not saying that what you're asking is not good for you, but I'm trying to look at the broader view for the City and I can just foresee all kinds of problems.

ED THOMAS: It really hasn't hurt the City up to this point and, unfortunately, I have to admit we've been racing pigeons for many years and there hasn't been any outcry from the residents about the pigeons.

COMMISSIONER BUGBEE: Could this thing -- I'm asking the City Attorney now, could this thing be narrowed down to a registered homing pigeon club, a member of a registered being allowed rather than making a general ordinance for pigeons?

COMMISSIONER COLEMAN: Right.

COMMISSIONER BUGBEE: Just put it down to their clubs, that's all. If they have a registered AKA or APA or whatever the club --

ED THOMAS: Something similar to that, yes.

COMMISSIONER BUGBEE: Could we do that without being discriminating?

COMMISSIONER COLEMAN: I think we have some protestors out here on this ordinance and I think we should hear them.

DIANE ROGERS: Thank you.

JOHN COTTS:

My name is John Cotts and I live directly behind these people that do have pigeon coops and I have pictures of two new constructed pigeon coops that they have and they are almost a full 60 foot in length. Now my yard, my lot and my yard measure 100x60 and I've got these pictures, if you'd like to look at them, and there is -- both these people are totally wrong. They do attract the common pigeons because they land on my roof when the flyers come back they attract them and bring them with them. I can't believe the amount of -- I mean, it's the total -- he told me he's going to paint it and nothing's happened yet. Alright, he's just constructed it, I'll give him the time, but -- then the last wind storm the other day, the roof tiles came off, I haven't checked tonight after last night's wind storm, I would imagine there's probably some more in my backyard. I handed them to him the last time and the sound of them -- I don't know how many -- it sounds like they have a lot more than 10 or 12 like they said. It sounds like there's about 80 of them back there and I don't think that's right. If you want to give him a variance for pigeons, let me give you a variance because I want my horse back there. Thank you.

JAMES ADAMS:

My name is James Adams. I own the property, 5905 Balzar, immediately adjacent to the Roger's sideyard. I don't live there. It's a rental house of an elderly couple that my wife has known for 12 years, over 12 years. I initiated the original protest when they applied for the variance to the Board of Zoning Adjustment. Staff recommended denial, but they still got the variance on and I appealed to the City Commission and the City Commission sought fit to rule in their favor. I am --

COMMISSIONER BUGBEE:

Wasn't that more or less tied to an eye disease or some kind of a disease you get from them?

JAMES ADAMS:

That was one of them, yes, Mr. Bugbee, you might remember all of this.

COMMISSIONER BUGBEE:

I do.

JAMES ADAMS:

I'm going to pursue this further. From this action here tonight, whichever way it goes, I'm going to pursue it further on different bases. It's a tentative health factor which has not been disproven in public. The definite private and public nuisance which has not been disproven in public. The circumvention, the bending and the breaking of the laws as they are written and have been written all these many years and are still

JAMES ADAMS:

being broken in regards to other laws, not just pigeons, not just planning or zoning, building laws, right-of-way laws -- I also have some pictures here for you, too -- and other laws. A matter of public record in the last City Commission meeting, I stated several times that I hoped other than the pigeons we weren't developing a pattern here. The foot in the door idea by granting the one person the foot in the door. The people have seen fit -- the entities have seen fit to grant the people the inch. They've taken the foot and they're going hell-bent for the yard. Can you imagine, any of you, with all three of your four neighbors between 20 or 54 pigeons each and all the wild pigeons that come home with them for dinner? Can you imagine that? You want it? Would you like that? I don't like it either. I submitted a picture to the City Commission meeting before of feathers, multiple sacks full of feathers in my yard, the property I own, at molding time. I showed the TV documentation. George Knapp did a little interview on both of us, each in both of our houses. Showed him the droppings and feathers on the sidewalk, on the car and it seems like I'm batting my head against a stone wall. So what I'm pleading here for is not to grant any of this, no twenty pigeons, no coops, no rim permission, no 54 pigeons, no changing of the Animal Control Ordinance which they have cited, as of last night they cited one guy on television for birds. They cited another last year, threw him in jail, when he wouldn't pay the fine for pigeons. I have that here too documented. I'm asking that we not only throw all this out, but that we go back to the original law as it was written and intended, the letter and intent of the original law, rescind the variances, or I will attempt to get it done legally, if that's the way to do it properly and go back to the old original way of upholding the law for all the people or most of the people. I feel now as though my civil rights have been denied by the two other rulings in that I have been denied protection of the law the way it is written. That's all I'm asking, that's all. Thank you.

JOHN COTTS:

I forgot one thing I'd like to bring to point. In those pictures, the main deal about those two pictures is -- now I measured my property yesterday and it came out to exactly 99 feet. The fence is a foot on my property line and those damn two pigeon coops on there are within a foot of that -- two foot of that

JOHN COTTS: fence so they're only a foot from the property line. Now how can they get away with having a flammable structure like that within a foot of the property line?

JAMES ADAMS: The one picture here indicates the encroachment upon the public right-of-way which is also against the National Fire Safety Electrical Code.

WAYNE ROGERS: My name is Wayne Rogers. I just wanted to answer a question here, they brought it up. How could I get away with having my lofts that close to the property line, because according to the Building Code, I had to have a one hour fire rated wall and with that I could go right to the property line. My lofts are built with building permits and --

COMMISSIONER BUGBEE: What have you got on your rear -- on your backside of your coop then?

WAYNE ROGERS: It's a -- well, okay, the back wall of the lofts are 5/8" drywall, on the inside and outside with a T-111 side on the outside.

COMMISSIONER BUGBEE: Okay.

COMMISSIONER KENNEDY: That doesn't allow him to go to the property line does it, Harold?

CHAIRMAN MACK: You can't go to a property line.

JAMES ADAMS: If I could have the pictures back when you're through with them, it definitely shows -- I checked this out measurement wise and the National Fire and Safety Code and Jay Fielding, Ken Fielding, in Right-Of-Way for Nevada Power. He has definitely encroached into the tentative six foot on either side of the power pole, power easement. That's beyond the property line.

COMMISSIONER KENNEDY: If a person builds to the property line, no matter what the structure is, he has to have a parapet wall.

JAMES ADAMS: Or one-hour fire rating for out buildings only.

COMMISSIONER KENNEDY: Still have to have a parapet wall.

JAMES ADAMS: Something else beyond me.

COMMISSIONER COLEMAN: Well, of course, we aren't trying to decide whether this is against -- particularly against the law or not right now. All we have to decide is whether we think pigeons should be in a residential zone.

JAMES ADAMS: I understand that. The foot in the door is in the door, it's there.

COMMISSIONER COLEMAN: I understand.

JAMES ADAMS: There's also multiple building code violations that I intend to pursue and a few other ones.

COMMISSIONER JOHNSTON: Mr. Chairman.

CHAIRMAN MACK: Yes.

COMMISSIONER JOHNSTON: Are you ready for a motion?

CHAIRMAN MACK: Yes, I am.

COMMISSIONER JOHNSTON: Okay, I'm going to make a motion to deny allowing pigeons in residential zones. There are areas -- we heard a group of people in here tonight protesting the fact that if we zone this, such and such, they wouldn't be able to keep their chickens, and their pigeons and so on and so forth, and that area was out in Decatur and some place -- there are areas within the City where people can keep pigeons, but within the City residential areas, I don't believe we should have any pigeons.

COMMISSIONER COLEMAN: I agree.

CHAIRMAN MACK: Are you saying now that we should change the present law?

COMMISSIONER JOHNSTON: No, no.

CHAIRMAN MACK: Just this particular --

COMMISSIONER JOHNSTON: Leave it like it is. There's no pigeons in residential areas.

COMMISSIONER BUGBEE: They've already had variances.

CHAIRMAN MACK: They can have a variance if they want. If they apply for a variance, what's the problem there?

HAROLD FOSTER:

They can still do that, but what Commissioner Johnston is indicating that he's recommending that we do not change the code to allow them as a permitted use in a residential zone.

CHAIRMAN MACK:

Okay. I guess, things will stay status quo, however, this does go to the City Council. (Motion carried unanimously)

HAROLD FOSTER:

I think if, you know, the Council is interested in pursuing this, you know, an ordinance would be developed and then we would contact all these people so that if they do have hearings on the ordinance, they could give their comments to the Council.

END OF EXCERPT