

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

ANNOTATED AGENDA
CITY-PLANNING COMMISSION
APRIL 12, 1984

MINUTES:

February 9, 1984 and
February 28, 1984

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

OLD BUSINESS:

1. FINAL MAP

ATRIUM GARDENS VI

(Abeyance from
3/27/84)

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

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

2. Z-21-84

(Abeyance from
3/27/84)

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Conformance to the amended site plan further amended to eliminate the RV vehicle spaces.
 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' of right-of-way for Alexander Rd. and Decatur Blvd. and the radius corner as required by the Dept. of Engineering Services.
 5. Install street improvements on Alexander Road and Decatur Blvd. as required by the Dept. of Engineering Services.

(Continued on Page 2)

2. Z-21-84

6. Relocate the fire hydrants as required by the Dept. 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.
- FAVOR: Atty. John Barone, 910 Valley View Blvd. represented adjacent owners on east side of Decatur.
Katy Stevens, 4809 Prime Ct.

PROTESTS: Randy Nickerl, 3825 Asbury
Kenneth Berger, 4017 San Mateo
66 on record with staff
Approx. 65 signatures on petitions & letters
28 persons in audience
Colleen Freeman, 4017 San Diego Street, NLV
Kathleen Collins, 4716 San Miguel, NLV
Johnny Jay, NLV

3. TENTATIVE MAP
FINISTIERRA

(Abeyance from
3/27/84)

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

SPECIAL CONDITIONS: 1. Approval of Z-21-84.

2. Conformance to the conditions of approval for Z-21-84.
3. No vehicular access to Alexander Road and Decatur Blvd. from the abutting lots
4. Wall statement.
5. Conformance to the Flood Hazard Reduction Ordinance.
6. Approval of the design for private streets as required by the Dept. of Engineering Services.
7. Twenty-two lots.
8. Common area to be one area.

4. Z-13-84

(Abeyance from
3/27/84)

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

- SPECIAL CONDITIONS: 1. Resolution of Intent with a twelve month time limit.
2. Approval of the R-PD22 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 Dept. of Community Planning & Development.

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4. Z-13-84

c. Complete revisions if Santa Margarita and Holmby Ave. are not vacated.

4. Standard conditions 2 thru 8 shall apply to the north 200' to be zoned P-R.
5. Standard conditions 5 thru 8 shall apply to the remainder zoned R-PD21.
6. Vacation of Santa Margarita St. and Holmby Ave.
7. Provide for participation in the assessment district for street improvements and relocation of power lines in the CC&R's from Right-of-Way Division.
8. Dedication of the cul-de-sac radius for Holmby Ave.
9. Provide a 6' block wall on the south, east and west property lines of the R-PD21 site.
10. Install a sidewalk on Charleston Blvd. as required by the Dept. of Engineering Services.

PROTESTS: 0

5. Z-14-84

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

(Abeyance from
3/27/84)

(NOTE: Guthrie made a 1st motion for Denial which failed by a 4/2 vote.)

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. The application shall be amended from C-2 to C-1 and from R-2 to R-CL.
 3. The southwesterly net 10 acres is approved for R-3.
 4. The plot plan for the commercial development shall be approved by the Dept. of Comm. Plan. & Dev.
 5. The revised plot plan and elevations for the R-3 development shall be approved by the Dept. of Community Planning and Development.
 6. The revised plot plan and elevations for the R-3 development shall be approved by the Dept. of Community Planning & Development.
 7. Standard conditions 2-8 shall apply to the R-3 and C-1 parcels.
 8. Standard conditions 5-8 shall apply to the R-CL parcel.

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5. Z-14-84

PROTESTS: Wayne Olson, 5845 W. Lake Mead 9.
Norma Morrasett, 4767 E. Montara
Jennie Washington.
Howard Needham, Rosebank Circle
Fred Felwalk, 1908 Parkchester Dr.
Deke Gozaras, 4313 Wavecrest 10.
Dennis Melk, 1929 Stonehaven
Mary Sharp, 4320 Sawyer
Anthony Washington, 4324 Rosebud
Larry Smoot, 4413 Denia Circlell.
Kevin McDonald, 5065 Lake Mead
Bill Chapman, 4304 Sorie Ave.
Frank Silverti, 4200 Coran Lane
Lady at 4405 Rosebank Circle
Karen Larson, 1904 Parkchester
65 persons in audience 12.
Approx. 100 signatures on
petitions
80 on record with staff

FAVOR: R. J. McCormick, 4244 Gaye Lane
Dick Hunter, Spring Mtn. Pass

Provision of a cul-de-sac
on the south end of the
north/south street on the
east side of the R-CL parcel.

Vacation of Coran Lane along
the north side of the
commercial parcel.

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.

Install a sidewalk on
Decatur Blvd. and street
improvements on Coran Lane
as required by the Dept.
of Engineering Services.

6. Z-19-84

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

(Abeyance from
3/27/84)

- SPECIAL CONDITIONS:
1. Resolution of Intent with
a twelve month time limit.
 2. Maximum height of the two
levels above the grade
level and not to exceed 25'.
 3. Approval of the Commerce
St. overhead encroachment
thru the Dept. of Engineering
Services.
 4. Conformance to the plot
plan amended to incorporate
the above conditions.
 5. Standard conditions 2-8.

FAVOR: George Abrams, 1231 W.
Philadelphia
David Strausser, 1201
Las Vegas Blvd. So.
Mr. Daniels, Las Vegas, Blvd. So.

PROTESTS: 8 on record with staff
Ray Marquis, 131 W. St. Louis Ave.
Moses Hai, 135 W. Philadelphia Ave.
Jean Tourville, Oakley Blvd.
Robert Good, 122 W. Boston
Elsie Good, 122 W. Boston

7. Z-19-83

(Abeyance from
3/27/84)

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

- SPECIAL CONDITIONS:
1. Conformance to all
ordinance amendments
enacted subsequent
to the original approval.
 2. Extension of Time shall
expire 4/6/85.

NEW BUSINESS:

1. TENTATIVE MAP APPROVED - COLEMAN/AYES: Tracy, Kennedy, Bugbee,
CENTURY PARK PLAZA Coleman, Guthrie
NOES: None
EXCUSED: Johnston

SPECIAL CONDITIONS:

1. Conformance to the conditions of approval for Z-32-80 and for the plot plan review.
2. Provide a drainage plan for approval by the Dept. of Engineering Services.
3. Standard conditions 1-3.

2. FINAL MAP APPROVED - GUTHRIE/AYES: Tracy, Kennedy, Coleman, Guthrie
NOES: None
CENTURY PARK PLAZA EXCUSED: Johnston, Bugbee

SPECIAL CONDITIONS:

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

3. TENTATIVE MAP APPROVED - COLEMAN/AYES: Tracy, Kennedy, Coleman, Guthrie
 NOES: None
SIERRA OESTE #2 EXCUSED: Johnston, Bugbee

SPECIAL CONDITIONS:

1. Conformance to the conditions of approval for Z-11-84.
2. No vehicular access to Lake Mead Blvd. from the abutting lots.
3. Wall statement.
4. Conformance to the Flood Hazard Reduction Ordinance.

4. FINAL MAP APPROVED - TRACY/AYES: Tracy, Kennedy, Coleman, Guthrie
NOES: None
SIERRA OESTE #2 EXCUSED: Johnston, Bugbee

SPECIAL CONDITIONS:

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

5. FINAL MAP APPROVED - JOHNSTON/AYES: Tracy, Johnston, Kennedy,
Bugbee, Coleman, Guthrie
GREENWOOD TERRACE NOES: None
#2

SPECIAL CONDITIONS:

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

6. FINAL MAP APPROVED - COLEMAN/AYES: Tracy, Johnston, Kennedy,
Coleman, Guthrie
BEDFORD VILLAGE NOES: None
WEST UNIT #2 EXCUSED: Bugbee

SPECIAL CONDITIONS:

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

7. VAC-7-84 APPROVED - COLEMAN/AYES: Tracy, Johnston, Kennedy,
Bugbee, Coleman, Guthrie
NOES: None

SPECIAL CONDITION: 1. One year to record statement.

PROTESTS: . 0

8. VAC-8-84 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Kennedy,
Coleman, Guthrie
NOES: None
EXCUSED: Bugbee

PROTESTS: 0 .

9. Z-22-84 APPROVED - BUGBEE/AYES: Tracy, Johnston, Kennedy,
Bugbee, Coleman, Guthrie
NOES: None

SPECIAL CONDITIONS:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan amended to provide four paved off-street parking spaces for a maximum of 1-8 guest rooms or units.
3. Standard conditions 2-8

PROTESTS: 1 on record with staff
Merrill Mulsbury, Henderson, NV
Ivan Eisenberg, 1200 S. 3rd St.

10. Z-23-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Conformance to the site plans and elevations.
 3. All dedication and street improvements shall be provided on the recorded subdivision maps.
 4. Application be amended to delete rezoning of the row of R-1 lots on the west side of the development.
 5. Standard conditions 5-8.

PROTESTS: 0

11. Z-24-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Conformance to the plot plan and elevations.
 3. Standard conditions 2-8.

PROTESTS: 0

12. Z-66-64(40)

PLOT PLAN
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
 2. Standard conditions 2-8.

13. Z-48-83

EXTENSION
OF TIME

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

- SPECIAL CONDITIONS:
1. Extension of Time shall expire June 15, 1985.
 2. Conformance to all ordinance amendments enacted subsequent to the original approval.

14. Z-14-83 APPROVED - JOHNSTON/AYES: Tracy, Johnston, Kennedy,
Bugbee, Coleman, Guthrie
NOES: None
EXTENSION
OF TIME

SPECIAL CONDITIONS: 1. Extension of Time shall
expire April 6, 1985.
2. Conformance to all
ordinance amendments
enacted subsequent
to the original
approval.

15. Z-64-73 (STRICKEN FROM AGENDA)

PLOT PLAN REVIEW
AND SATELLITE PARKING

16. Z-49-73 APPROVED - TRACY/AYES: Tracy, Kennedy, Coleman, Guthrie
NOES: Bugbee
ABSTAINED: Johnston
PLOT PLAN
REVIEW

SPECIAL CONDITIONS: 1. Conformance to the revised
plot plan and elevations.
2. Condition #6 relative to the
required landscaping to the
west on the original
resolution is hereby expunge
3. Enter into an agreement
with the City to provide
permanent required parking
for this project and the
overall Valley Hospital
complex.
4. Standard conditions 2-8.

PROTESTS: Atty. Geo. Rudiak

17. OGDEN AVENUE
PARKING GARAGE APPROVED - TRACY/AYES: Tracy, Johnston, Kennedy,
Bugbee, Coleman, Guthrie
NOES: None

SUPPLEMENTAL AGENDA:

1. FINAL MAP APPROVED - JOHNSTON/AYES: Tracy, Johnston, Kennedy,
Bugbee, Coleman, Guthrie
NOES: None
DUNCAN COURT II
(CONDOMINIUMS)

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

CITY PLANNING COMMISSION MEETING

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

- SPECIAL CONDITION: 1. Internal streets to be vacated before recording of a final map.

- ## PLOT PLAN REVIEW

NOES: None

9. Z-44-59

PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the
plot plan and elevations.
2. Artificial landscaping
shall be provided in lieu
of live, but shall be vinyl
type equivalent to
relatively mature live
landscaping as determined
by the Dept. of Com.
Plann. and Devel.

10. Z-60-80

REINSTATEMENT
AND EXTENSION
OF TIME

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

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

11. Z-23-79

EXTENSION OF
TIME

ABEYANCE - JOHNSTON/AYES: Tracy, Johnston, Kennedy,
Bugbee, Coleman, Guthrie
NOES: None

MINUTES

CITY PLANNING COMMISSION

APRIL 12, 1984

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

PRESENT: Vice Chairman Kennedy
Mrs. Tracy
Mr. Johnston
Mr. Bugbee
Mrs. Coleman
Mr. Guthrie

EXCUSED: Chairman Mack

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

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

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

MINUTES: MR. BUGBEE made a Motion for APPROVAL of the Minutes for the February 9, 1984 and February 28, 1984 City Planning Commission meetings. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. FINAL MAP

ATRIUM GARDENS
VI

(Abeyance from
3/27/84)

APPROVED

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 is the last unit in this subdivision. 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.

MARK BIVINS, Bivins Construction Company, appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Atrium Gardens VI.

1. FINAL MAP
(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-21-84
(Abeyance from
3/27/84)
APPROVED

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 this item was held in abeyance from the previous City Planning Commission meeting because of a tie vote. This involves a 10-acre site. There is R-PD2 zoning immediately to the west under Resolution of Intent. To the southwest there is existing R-PD2 and farther south there is additional R-PD2 zoning. They submitted a new plot plan revising the development from 24 to 22 lots. Staff feels the R-V spaces are inappropriate on the east of this site and the recreational vehicles should remain on each site. Staff is recommending a maximum of two horses per lot. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the amended plot plan and further amended to eliminate the R-V parking area, 3) Provide in the Covenants, Conditions and Restrictions at the time of the subdivision review for the maintenance of the common area and the 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 Districts, and 8) Maximum of two horses shall be permitted per lot. Staff has 66 protests on record.

ALLEN BELL, Brechler, Rice & Associates, 3343 Losee Road, appeared and represented the applicant. The residents in the area requested they combine the common areas and will show a revised plan at the City Council meeting. The smallest lot will be 14,500 square feet and the largest will be over 16,000 square feet.

There were approximately 28 persons in the audience in protest.

ATTORNEY JOHN BARONE, 910 Valley View Boulevard, appeared and represented the owners of 20 acres that are adjacent to this site on the east side of Decatur Boulevard. They are in favor of this proposal.

COLLEEN FREEMON, 4017 San Diego Street, North Las Vegas, appeared in protest. They would like to see this property developed but in single-family homes. She submitted petitions and letters containing signatures in protest.

KATHLEEN COLLINS, 4716 San Miguel, North Las Vegas, appeared in protest. She objected to the higher density and was concerned about fire protection for the area.

2. Z-21-84

(Continued)

JOHNNY JAY, North Las Vegas, appeared in protest.

KENNETH BERGER, 4017 San Mateo, appeared in protest. There is very light traffic in the area and a low crime rate. It is a quiet area and the residents do not want to change the density.

RANDY NICKERL, 3825 Asbury, appeared in protest. He submitted petitions with signatures in protest.

KATY STEVENS, 4809 Prime Court, appeared in favor. She felt this project is the next best to single-family homes.

ALLEN BELL appeared in rebuttal. They reduced the density from 2.4 to 2.2 units per acre. As the site is also on the intersection of two 50 foot half-streets, it requires an additional half acre to be dedicated to the City for those streets as opposed to normal 30 foot streets. They feel this project would be in character with the neighborhood.

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

Voting was as follows:

"AYES" Vice Chairman Kennedy, Mrs. Tracy, Mr. Johnston,
Mr. Bugbee

"NOES" Mrs. Coleman, Mr. Guthrie

Motion for APPROVAL carried by a 4/2 vote.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984 at 2:00 P.M.

3. TENTATIVE MAP
FINISTIERRA

(Abeyance from
3/27/84)

APPROVED

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. FOSTER stated this is the tentative map for rezoning application Z-21-84 that was just heard. Staff would recommend approval, subject to the following conditions: 1) Approval of Z-21-84, 2) Conformance to the conditions of approval for Z-21-84, 3) No vehicular access to Alexander Road and Decatur Boulevard from the abutting lots, 4) Wall statement, 5) Conformance to the Flood Hazard Reduction Ordinance, 6) Approval of the design for private streets as required by the Department of Engineering Services, and standard conditions 1 through 3.

ALLEN BELL, Brechler, Rice & Associates, 3343 Losee Road, appeared and represented the applicant. In addition to the above conditions, they would like to have approval to have the common area in one location.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Finistierra, subject to staff's conditions and that the common area be in one location.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984.

4. Z-13-84

(Abeyance from
3/27/84)

APPROVED

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 this item was held in abeyance from the last meeting because there was a vacation request that was to be heard at this meeting and it was felt the two applications should be considered together. The vacation action is Item 7 under New Business. The property fronts on Charleston Boulevard. Santa Margarita Street is along the west side of the development. Holmby Avenue is along the south side of the development. There is an apartment pattern in the area. There is a church immediately to the east and to the southwest there is R-3 under Resolution of Intent. The area immediately to the south is in the County with two adjacent single-family homes. They are requesting P-R on the north 200 feet of the application and then R-PD22 on the south portion. There will be two-story buildings for a total of 78 units. There is a proposed 30,000 square foot office building on the front portion of the property. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of the R-PD22 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 feet 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, 7) Provide for participation in the assessment district for street improvements and relocation of power poles in the CC&R's, 8) Dedication of the cul-de-sac radius for Holmby Avenue, 9) Provide a 6-foot block wall on the south, east and west property lines of the R-PD21 site, and 10) 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, appeared and represented the applicant. They met with the property owners to the south of this property and have reached an agreement by making this the special assessment district a part of the CC&R's and giving the Baca's attorney the opportunity to review the CC&R's to be sure this has been included.

BILLY SLOAT, 617 Mayfield Avenue, appeared and indicated he was one of the developers of the property.

ATTY. DON DAVIDSON appeared and represented Mr. and Mrs. Baca. They understand that as a condition of the rezoning it would be required that the applicants pay one-fourth of the assessment district.

MR. JOHNSTON made a Motion for APPROVAL of Z-13-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984.

5. Z-14-84

(Abeyance from
3/27/84)

APPROVED

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 application was held in abeyance because of a 3/3 tie vote at the last meeting. The site is approximately 35 gross acres. There is R-1 to the east and R-CL approved to the southeast. There are existing apartments to the south in the R-3 and a commercial pattern is evolving on the west side of Decatur Boulevard with a shopping center at Lake Mead Boulevard. To the north there is a strip of vacant R-E land. The applicant is requesting a 10-acre R-3 site on the southwest portion of this parcel; commercial at the north-west corner of the parcel at Coran and Decatur; and R-2 on the balance of the property. Staff would recommend the application be amended from C-2 to C-1 and from the R-2 to R-CL. The applicant is in agreement. The site plan has been revised based on the public hearing at the previous meeting. The applicant is now proposing adjacent to the existing R-1 a row of 50-foot wide lots and the balance would be R-CL size. The previous plan called for a rectangular site that was approved 250 feet of the east line of the development. It is now proposed to move the apartments farther away from the residential to the east. The revised plan has a second cul-de-sac moving the development another 250 feet to the west. To have the same area for the R-3, the applicant is proposing to extend it north along the Decatur frontage. Staff feels there may have to be some adjustment where the street comes out and for the layout of the area because of the medians along Decatur. The applicant is in agreement to making those adjustments. The densities are essentially the same in the revised plan as the first plan that was submitted. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) The application be amended from C-2 to C-1 and from R-2 to R-CL, 3) The southwesterly net 10 acres be approved for R-3, 4) The street layout, building siting and the elevations for the R-CL development shall be approved by the Department of Community Planning and Development, 5) The revised development plan and elevations for the R-3 shall be approved by the Department of Community Planning and Development, 6) Standard conditions 2 through 8 shall apply to the R-3 and C-1 parcels, 7) Standard conditions 5 through 8 shall apply to the R-CL parcel, 8) Provision of the cul-de-sac on the south end of the north/south street and on the east side of the R-CL parcel, 9) Vacate westerly portion of Coran Lane along the north side of the commercial parcel and realigned south into the development, 10) Provision of 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 approximately 80 protests on record.

HAL OBER, R. A. Homes, 3123 Pradera Circle, appeared and represented the applicant. They agree to staff's conditions as worked out with staff and the surrounding property owners. These will not be apartments for low-income families.

R. J. MCCORMICK, 4244 Gaye Lane, appeared in favor. He felt this will be compatible with the area.

WAYNE OLSON, 5845 West Lake Mead Boulevard, appeared in protest. There is a traffic problem in that area at the present time.

5. Z-14-84

(Continued)

NORMA MORRISETT, 4767 East Montara Circle, appeared in protest to represent the Wildwood Manor Owners' Association. This project will devalue the buildings in the area.

JENNIE WASHINGTON appeared in protest. This project will increase the crime in the area.

HOWARD NEEDHAM, Rosebank Circle, appeared in protest. He submitted a petition with signatures in protest. They object to the apartments as they feel there are enough in the area at the present time. They want all the traffic to exit onto Decatur and not onto Coran Lane. All the houses should be built before the apartments are constructed.

DICK HUNTER, Spring Mountain Pass, appeared in favor. He owns property in this area and felt this project is compatible with the area.

FRED FELLWOCK, 1908 Parkchester Drive, appeared in protest. He would like R-1 zoning on both sides of Madeline Street. This will decrease the quality of life in that area.

Z. GOZARAS, 4313 Wavecrest, appeared in protest. He felt it would not be profitable for the builder to build the apartments since there are already so many available. The apartments will increase the crime rate in the area.

DENNIS MELK, 1929 Stonehaven, appeared in protest. Since apartments have been built in the area his home has been burglarized. He would prefer condominiums rather than apartments.

MARY SHARP, 4320 Sawyer, appeared in protest. She was concerned about the crime this project could bring into the area.

ANTHONY WASHINGTON, 4324 Rosebud Circle, appeared in protest. He moved into this area from an area that was too dense and does not want that to happen again.

LARRY SMOOT, 4413 Denia Circle, appeared in protest. He presented a petition with signatures in protest. They want to maintain the quality and character of their neighborhood.

KEVIN MCDONALD, 5065 Lake Mead, appeared in protest. He checked into the zoning on this property before he purchased his home and does not want the zoning changed.

BILL CHAPMAN, 4304 Sawyer Avenue, appeared in protest. He asked what the rental price would be of the apartments.

HAL OBER appeared in rebuttal stating he was unable to quote rental prices at this time.

FRANK SILVERTI, 4200 Coran Lane, appeared in protest. This area is not zoned for high density.

LADY at 4405 Rosebank Circle appeared in protest. She owns apartments in the area but has a difficult time renting them because the area is run down.

HAL OBER said persons living in apartments are not crime prone.

NORMA MORRISETT said persons vandalizing the area have come from nearby apartments. She lives in a four-plex building and they are cleaning up the area in Wildwood Manor. The county is already overbuilt.

KAREN LARSON, 1905 Parkchester Way, appeared in protest. There

5. Z-14-84

(Continued)

are enough apartments in the area at the present time.

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

Voting was as follows:

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

Motion for DENIAL failed by a 4/2 vote.

MR. BUGBEE made a Motion for APPROVAL, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on April 18, 1984 at 2:00 P.M.

6. Z-19-84

APPROVED

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: Four-Level Parking Structure
(572 Spaces)

MR. FOSTER stated this request was held in abeyance because staff indicated that one block of property owners immediately south of St. Louis Avenue did not get notified of this hearing. The previous request was for a 350-space three-level parking structure. When the application was held in abeyance, the applicant indicated he wished to increase the size of the project from three levels to four levels and to increase the number of spaces from 350 to 572. When staff renotified the property owners, this change was included in the notice. This will provide satellite parking for the Vegas World Hotel and Casino. Surrounding this property to the north is R-4 zoning developed with apartments. There is also R-4 to the west and to the south is C-2 developed with apartments. To the east is commercial. They are proposing to go over Commerce Street and connect onto the property fronting on Las Vegas Boulevard. They are asking for an encroachment agreement which will be heard by the City Council when the zoning is considered. Commerce Street will still go through with access to Commerce at the street level. Staff would recommend approval of the application, subject to: 1) Limited to two levels above grade with a maximum height of 25 feet, 2) Resolution of Intent with a twelve-month time limit, 3) Approval of the encroachment agreement over Commerce Street for the structure that is proposed across that street, 4) Conformance to the plot plan amended to incorporate the above conditions, and standard conditions 2 through 8. Staff has 8 protests on record.

BOB STUPAK, 2000 Las Vegas Boulevard South, appeared and represented the application. He feels this will be compatible with the surrounding area. He is proposing a height of 32 feet on the parking structure.

6. Z-19-84

(Continued)

RAY MARQUIS, 131 West St. Louis Avenue, appeared in protest. He had a letter from City Attorney George Ogilvie stating the applicant is in violation of a parking variance that had been granted previously. Buses are parked in the employees parking lot. The property owners are attempting to revoke the variance. There is room on the applicant's property to build a parking structure.

GEORGE IRWIN, 123 West Philadelphia, appeared in favor. This is a successful business and should not be strangled due to lack of parking.

MOSES HAI, 135 West Philadelphia, appeared in protest. Articles are thrown at his apartment from the Vegas World parking lot.

JOAN TOURVILLE, 910 East Oakley, appeared in protest. The parking lot that Vegas World has at the present time is not taken care of so it is questionable whether a larger parking area would be taken care of. This parking structure will ruin the view from her apartment building.

DAVID STRAUSSER, 1201 Las Vegas Boulevard South, appeared in favor. The Vegas World Hotel and Casino has upgraded the area. This hotel makes the area part of the strip.

ROBERT GOOD, 122 West Boston, appeared in protest. Vegas World makes it difficult for him to rent the apartments in his building.

MRS. ROBERT GOOD, 122 West Boston, appeared in protest. This parking structure will ruin their view.

GREG LIOSI, Casino Manager at Vegas World, appeared in favor. They have a problem bringing local business into the hotel because of the reputation of the neighborhood. They will have a security system in the parking structure.

MR. DANIELS, owner of motels across the street from Vegas World, appeared in favor. He feels this parking structure would be an improvement for the area. He has spent a lot of money trying to overcome vandalism on his properties.

BOB STUPAK appeared in rebuttal. There will be an extensive security system in the parking structure.

MRS. TRACY made a Motion for APPROVAL, subject to staff's recommendation of three levels of parking.

Voting was as follows:

"AYES" Vice Chairman Kennedy, Mrs. Tracy, Mr. Bugbee,
Mrs. Coleman

"NOES" Mr. Johnston, Mr. Guthrie

Motion for APPROVAL carried by a 4/2 vote.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on April 18, 1984 at 2:00 P.M.

7. Z-19-83

EXTENSION
OF TIME

(Abeyance from
3/27/84)

APPROVED

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 this is their first request for an extension of time. Staff would recommend approval, subject to: 1) Conformance to all ordinance amendments enacted subsequent to the original approval, and 2) Extension of Time shall expire April 6, 1985.

7. Z-19-83

(Continued)

RALPH MOSES, 4004 Rhonda Drive, appeared and repr application.

MR. BUGBEE made a Motion for APPROVAL of Z-19-83.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

CENTURY PARK
PLAZA

APPROVED

Property generally located on the north side of Sahara Avenue, east of Spencer Street, R-1 and R-2 Zones (under Resolution of Intent to C-1 and P-R).

Owner: Las Vegas Board of Realtors
Subdivider: Century Omega Joint Venture
No. of Acres: 3.3 No. of Lots: 39

MR. NULL stated this is a condominium office project consisting of two story structures. The land will be sold under the structure. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-32-80 and for the plot plan review, 2) Provide a drainage plan for approval by the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval.

DAVID PECKHAM, 2601 West Charleston Boulevard, appeared and represented Century Omega Joint Venture. They are in agreement with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Century Park Plaza, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984 at 2:00 P.M.

2. FINAL MAP

CENTURY PARK
PLAZA

APPROVED

Property generally located on the north side of Sahara Avenue, east of Spencer Street, R-1 and R-2 Zones (under Resolution of Intent to C-1 and P-R).

Owner: Las Vegas Board of Realtors
Subdivider: Century Omega Joint Venture
No. of Acres: 3.3 No. of Lots: 39

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

2. FINAL MAP
(Continued)

DAVID PECKHAM, 2601 West Charleston Boulevard, appeared and represented Century Omega Joint Venture. They are in agreement with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Century Park Plaza.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mr. Bugbee

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP
SIERRA OESTE #2
APPROVED

Property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, C-1 Zone (under Resolution of Intent to R-3).

Owner/Subdivider: Young American Homes

No. of Acres: 10.8 No. of Lots: 45

MR. NULL stated staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-11-84, 2) No vehicular access to Lake Mead Boulevard from the abutting lots; 3) Wall statement; and 4) Conformance to the Flood Hazard Reduction Ordinance. With these conditions, and the normal conditions, staff would recommend approval.

CHARLEY JOHNSON, 2300 Paseo Del Prado Drive, appeared and represented the developer. They agree to all of staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Sierra Oeste #2, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mr. Bugbee

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984 at 2:00 P.M.

4. FINAL MAP
SIERRA OESTE #2
APPROVED

Property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, C-1 Zone (under Resolution of Intent to R-3).

Owner/Subdivider: Young American Homes

No. of Acres: 10.8 No. of Lots: 45

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

CHARLEY JOHNSON, 2300 Paseo Del Prado Drive, appeared and represented the developer. They concur with all of staff's recommendations.

4. FINAL MAP
(Continued)

MRS. TRACY made a Motion for APPROVAL of the Final Map for Sierra Oeste #2, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP
GREENWOOD
TERRACE #2
APPROVED

Property generally located on the north side of Bonanza Road, east of Pecos Street, R-1 and R-E Zones (under Resolution of Intent to R-CL).

Owner/Subdivider: Clark Homes
No. of Acres: 15.8 No. of Lots: 100

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.

CHARLEY JOHNSON, 2300 Paseo Del Prado Drive, appeared and represented the developer. They concur with all of staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Greenwood Terrace #2.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP
BEDFORD VILLAGE
WEST UNIT #2
APPROVED

Property generally located on the east side of Lorenzi Boulevard, north of Craig Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: R. A. Homes, Inc.
No. of Acres: 7.0 No. of Lots: 56

MR. NULL stated this is the last unit in the subdivision. 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.

GARY LAKE, 801 South Rancho, appeared and represented the applicant. They concur with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Bedford Village West Unit #2, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

(The following item was heard after Item No. 4, Z-13-84, under Old Business.)

7. VAC-7-84
APPROVED

Petition of Vacation submitted by JAMES M. AND ALWINE TIGHI to vacate the public right-of-way known as Santa Margarita Street and Holmby Avenue; and to vacate the Government Patent Reservations on the east, south and west sides of Government Lot 10.

MR. FOSTER stated there are 33 foot government patents along the west, south and east sides. The applicant is requesting to vacate those as well as a 30 foot half street dedication on Santa Margarita and a 30 foot half street on the north side of Holmby Avenue. The plan that has been worked out for Holmby in this area is just to extend it westward to the southeast corner of the property involved in this application and cul-de-sac it to provide access for the property to the south. There are large power poles going down the alignment. 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.

WALTER GRAHAM, Ken Brown Associates, appeared and represented the applicant.

MRS. COLEMAN made a Motion for APPROVAL of VAC-7-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. VAC-8-84
APPROVED

Petition of Vacation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, to vacate a portion of the twenty foot (20') wide north/south alley generally located on the south side of Ogden Avenue between Third Street and Fourth Street.

MR. NULL stated this is the portion of the alley underneath the Ogden Avenue City parking garage. Staff would recommend approval, subject to the standard conditions.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of VAC-8-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

9. Z-22-84

APPROVED

Application of S. S. L. INVESTMENT for reclassification of property located at 1133 and 1137 South 3rd Street, from R-4 (Apartment Residence) to C-2 (General Commercial).
Proposed Use: Hotel (Youth Hostel)

MR. FOSTER stated there is a commercial pattern evolving in the area. The General Plan calls for the entire area from Charleston south between Main Street and Las Vegas Boulevard to transition to general commercial. Therefore, this request is in keeping with the transitioning zoning pattern. There is an existing five-plex on the property, plus a single-family residence. Staff would recommend approval of the youth hostel, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan amended to provide four paved off-street parking spaces, 3) Maximum of 8 guest rooms be permitted on the site, as well as standard conditions 2 through 8. Staff has 1 protest on record.

JERI LEEBOFF, managing partner of S. S. L. Investment, 3494 Villa Hermosa, appeared and represented the application. MRS. FITZROGERS, hostel manager from Phoenix, Arizona, appeared and also represented the application. This will not change the construction on the property at the present time. They are part of the International Youth Hostel. Persons of all ages stay at the hostels. There are no alcoholic beverages allowed.

JANE WITKOWSKI, 1143 South 3rd Street, asked for additional information. Prior to this meeting she thought this establishment would be for college students who would make a disturbance in the neighborhood.

MERRILL MULSBERY, Henderson, Nevada, owner of the property immediately to the south of this application. He feels the hostel will create a disturbance for his elderly tenants.

IVAN EISENBERG, 1200 South 3rd Street, appeared in protest. He operates Ideal Office Equipment at 3rd Street and California Avenue. He wants the area to remain as it is.

JERI LEEBOFF appeared in rebuttal. This will not be a flophouse. Persons staying in the hostel will have to be a member of the organization.

MR. BUGBEE made a Motion for APPROVAL of Z-22-84 based on his experience with youth hostels, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984 at 2:00 P.M.

10. Z-23-84

APPROVED

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southwest corner of Alta Drive and Rainbow Boulevard, from R-1 (Single-Family Residence) to R-CL (Single-Family Compact Lot).
Proposed Use: Medium Density Detached
Single-Family Residences

MR. FOSTER stated this site is a long rectangular parcel. There is

10. Z-23-84

(Continued)

R-CL zoning to the east and on the two corners on the north side of Alta. There is single-family R-1 to the west. When the commercial was approved to the southeast of this site, there was a stipulation that R-1 size homes be developed between the C-1 and the existing homes to the west on the parcel on the east side of Rockaway. They have proposed R-1 size lots all the way along the westerly parcel from Charleston north to Alta. Staff feels the request is compatible with the zoning in the area and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the site plans and elevations, 3) All dedications and street improvements shall be provided on the recorded subdivision map, 4) Application amended to delete the row of R-1 lots along the west side of the development, as well as standard conditions 5 through 8. Staff does not have any protests on record.

ROBERT LEWIS, 5240 South Polaris, appeared and represented the application. They are in agreement with staff's conditions.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-23-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984 at 2:00 P.M.

11. Z-24-84

APPROVED

Application of CARMELO AND SHERI GONZALEZ for reclassification of property located at 1319 South Eastern Avenue, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Offices

MR. FOSTER stated this is a property transitioning to P-R. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations, and standard conditions 2 through 8. Staff does not have any protests on record.

CARMELO GONZALEZ, 1319 South Eastern Avenue, appeared and represented the application. He is in agreement with staff's recommendations.

No one appeared in opposition.

MRS. COLEMAN made a Motion for APPROVAL of Z-24-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984 at 2:00 P.M.

12. Z-66-64(40)

PLOT PLAN
REVIEW

APPROVED

Request of B. E. ADDIS BUILDERS for a Plot Plan Review on property generally located on the north side of Contract Avenue between 30th Street and Mojave Road, C-1 Zone (under Resolution of Intent to M).

MR. FOSTER stated this property was developed on the C-1 basis. They are now proposing wholesale storage, which requires industrial zoning. This property is located in an industrial area. There is an existing building on the property and the applicant is proposing to double the building. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Standard conditions 2 through 8.

BRUCE ADDIS, 3765 East Pama Lane, appeared and represented the application. He is in agreement with staff's conditions.

MR. GUTHRIE made a Motion for APPROVAL of Z-66-64(40), Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mr. Bugbee

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this is final action.

13. Z-48-83

EXTENSION
OF TIME

APPROVED

Request of CRAIG G. BILLINGS, ET AL for an Extension of Time on property generally located on the south side of Owens Avenue between Henry Street and Gateway Road, R-E Zone (under Resolution of Intent to R-PD18).

MR. FOSTER stated this is their first request for an extension of time. They need additional time to commence development. Staff would recommend approval, subject to: 1) Extension of Time shall expire June 15, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DAVID CAUSEY, 3175 South Eastern Avenue, appeared and represented the applicant. They are in agreement with staff's conditions.

MRS. TRACY made a Motion for APPROVAL of Z-48-83, Extension of Time, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston, Mr. Bugbee

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984.

14. Z-14-83

EXTENSION
OF TIME

APPROVED

Request of DICK HUNTER for an Extension of Time on property generally located on the south side of Harris Avenue between Sandhill Road and Lamb Boulevard, R-E Zone (under Resolution of Intent to R-CL).

MR. FOSTER stated this is the first request for an

14. Z-14-83

(Continued)

extension of time. Staff would recommend approval, subject to: 1) Extension of Time shall expire April 6, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DICK HUNTER, owner of the property, appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of Z-14-83, Extension of Time.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

15. Z-64-73

PLOT PLAN
REVIEW AND
SATELLITE
PARKING

STRICKEN

Request of BOB'S BIG BOY RESTAURANT for a Plot Plan Review and Satellite Parking for a proposed restaurant on property generally located on the southwest corner of O'Bannon Drive and Decatur Boulevard, C-1 Zone.

VICE CHAIRMAN KENNEDY announced this item has been stricken from the agenda.

16. Z-49-73

PLOT PLAN
REVIEW

APPROVED

Request of VALLEY HOSPITAL for a Plot Plan Review to allow a four-story medical office building and to eliminate the required landscaped planter along the west property line on property generally located on the northwest corner of Goldring Avenue and Shadow Lane, C-1 Zone.

MR. FOSTER stated this involves a request for the medical building that is south of the hospital. The hospital property extends west to Tonopah. There is a parking lot immediately to the east of this medical building, which is for employees. They are proposing to utilize a portion of that parking lot for this development. There is an existing one-story office building on the property. The applicants are proposing to remove that building and construct a new four-story structure. There is a parking area that exists in connection with Valley Hospital. They are proposing to utilize 73 parking spaces in the immediate vicinity of this property. The hospital will be acquiring some properties to the south that will provide additional parking. There was a condition when the zoning was approved on this site that there be a landscaped planter with Arizona cypress all along the west boundary because of the residential property to the west. The area has changed substantially since the original approval. This particular development requires 140 parking spaces with 73 on the site and additional spaces to the south. Part of the parking for Valley Hospital is on a lease arrangement under private ownership. There needs to be a condition that the hospital will provide parking when the lease arrangement expires. Staff would recommend approval, subject to: 1) Conformance to the revised plot plan and elevations, 2) Condition No. 6 relative to the required landscaping along the west would be expunged, and 3) Enter into an agreement with the City to provide permanent required parking for this project and the overall Valley Hospital complex, and 4) Standard conditions 2 through 8. Staff does not have any protests on record after notifying the surrounding property owners due to the major change that is proposed.

16. Z-49-73

(Continued)

ATTY. JOHN MORAN, JR. and HARRY CAMPBELL, architect, appeared and represented the applicant. They are in agreement with staff's recommendations.

ATTY. GEORGE RUDIAK, attorney and owner of adjoining property, appeared in protest. The group he represents were the former owners of Valley Hospital. In 1979 they sold the hospital to the present owners, but retained the adjoining medical office buildings and have been leasing them to Valley Hospital. There is a lease that will expire in approximately 14 years and they do not intend to renew the lease. At the present time Valley Hospital cannot provide spaces on the property it owns which has been indicated. He submitted an affidavit of Neola Perez who counted the number of spaces that are available on land that belongs to the hospital. There are a total of 318 parking spaces on land that is owned by Valley Hospital. There will be an inadequate number of parking spaces for this medical building when the lease expires. There are vacancies in other medical office buildings so this proposed building is not needed.

ATTY. JOHN MORAN, JR. appeared in rebuttal. To eliminate the leased property, there would be 518 spaces. He had an escrow document which is evidence of the purchase of additional property which would provide 30 additional parking spaces. Therefore, they have parking spaces in excess of the requirement.

MRS. TRACY made a Motion for APPROVAL of Z-49-73, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" Mr. Bugbee

"ABSTAINED" Mr. Johnston

Motion for APPROVAL carried by a 4/1 vote.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on May 2, 1984 at 2:00 P.M.

17. OGDEN AVENUE
PARKING GARAGE

APPROVED

Consideration of leasing the City-owned parking garage at 333 Ogden Avenue, C-2 Zone.

MR. FOSTER stated staff is requesting the Planning Commission's approval to allow the City Council to hold a public hearing and determine if they should consider leasing the City-owned parking garage on Ogden Avenue. There are approximately 500 spaces. This garage would still remain for parking use. There are economic advantages to the City to lease this garage. Staff would recommend approval that the City consider leasing the garage.

MRS. TRACY made a Motion for APPROVAL to allow the City Council to consider leasing the Ogden Avenue Parking Garage.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. FINAL MAP
DUNCAN COURT II
(CONDOMINIUM)
APPROVED

Property generally located at the northwest corner of Rancho Drive and Duncan Drive, C-2 Zone (under Resolution of Intent to R-3).

Owner: Roland F. Waite
Subdivider: Alpha Investments
No. of Acres: 2.5 No. of Units: 48

MR. NULL stated this will be an airspace condominium. 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.

WALTER GRAHAM, Ken Brown Engineering, appeared and represented the applicant. They agree with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Duncan Court II (Condominium).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. FINAL MAP
METROPOLITAN'S
PARK MEADOWS
WEST II,
UNIT NO. 1
APPROVED

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

Owner: Sunkist Services Co.
Subdivider: Metropolitan Development Corp.
No. of Acres: 14.4 No. of Lots: 70

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

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

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Metropolitan's Park Meadows West II, Unit No. 1.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. REVERSIONARY MAP
CHARLESTON HEIGHTS
TRACT #54A
APPROVED

Property generally located on the east side of Michael Way, South of Cheyenne Avenue, R-E Zone (under Resolution of Intent to R-D).

Owner/Subdivider: Becker & Sons
No. of Acres: 11.9 No. of Lots: 3

MR. NULL stated this is a request to revert the Charleston

3. REVERSIONARY MAP
(Continued)

Heights Tract #54A final map to acreage. Staff would have the following condition: 1) Internal streets to be vacated before recording of a final map.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared and represented the applicant. They agree with staff's condition.

MR. JOHNSTON made a Motion for APPROVAL of the Reversionary Map for Charleston Heights Tract #54A, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. A-7-84(A)
APPROVED

Petition of Annexation submitted by the LAS VEGAS VALLEY WATER DISTRICT to annex property generally located on the north side of Vegas Drive, 674 feet west of Torrey Pines Drive, containing approximately 0.25 acres.

MR. NULL stated this annexation has been initiated by the City as part of a program to incorporate County islands. This is .25 acre. It has County R-E zoning and the City equivalent would be C-V because it is a County well site.

MR. BUGBEE made a Motion for APPROVAL of A-7-84(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. A-8-84
APPROVED

Petition of Annexation submitted by FARLEY M. ANDERSON, JR., ET AL, to annex property generally located on the west side of Torrey Pines Drive, north and south of Lake Mead Boulevard, containing approximately 33.0 acres.

MR. NULL stated this annexation has been initiated by the City as part of a program to incorporate County islands. This is 33 acres. It has County R-E zoning and N-U and C-V would be the City equivalent. C-V is for the Water District property.

MR. BUGBEE made a Motion for APPROVAL of A-8-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. A-9-84(A)

APPROVED

Petition of Annexation submitted by TOBY GREEN to annex property generally located at the northwest corner of Torrey Pines Drive and Balzar Avenue, containing approximately 5.0 acres.

MR. NULL stated this annexation has been initiated by the City as part of a program to incorporate County islands. This consists of 5 acres. It has County R-E zoning and N-U would be the City equivalent. Staff would recommend approval.

MR. BUGBEE made a Motion for APPROVAL of A-9-84(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

7. Z-46-83

REVIEW OF
CONDITION

STRICKEN

Request of ROGER A. MAUER for a Review of Condition to eliminate the required mansard on the rear of the office building on property located at 4240 East Charleston Boulevard, C-1 Zone.

VICE CHAIRMAN KENNEDY announced this item has been stricken from the agenda.

8. Z-100-64(133)

PLOT PLAN
REVIEW

APPROVED

Request of GARY GUY WILSON for a Plot Plan Review to construct a 7,600 square foot office building on property located at 525 South 3rd Street, R-4 Zone (under Resolution of Intent to C-2).

MR. FOSTER stated this building will be two and a half floors above ground level and a half floor below ground. The first floor will be for parking with offices above it. Staff would recommend approval, subject to: 1) Standard conditions 1 through 8.

RICHARD HERRMAN, Gary Guy Wilson Architectural, appeared and represented a client. They concur with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of Z-100-64(133), Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this is final action.

9. Z-44-59
PLOT PLAN
REVIEW

APPROVED
- Request of FIRST INTERSTATE BANK for a Plot Plan Review on property generally located on the north side of Sahara Avenue between Valley View Boulevard and Las Verdes, C-C Zone.
- MR. FOSTER stated this is for an automatic teller facility that is located on the Wonder World Shopping Center site. There is a landscaping requirement and the applicant is asking for a waiver because the water is approximately 200 feet away. They would like to install artificial landscaping. Due to the small facility, staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Artificial landscaping shall be provided as required by the Department of Community Planning and Development.
- JOSEPH FERBER, 730 Las Vegas Boulevard South, appeared and represented the application. They are in agreement with staff's recommendations.
- MR. JOHNSTON made a Motion for APPROVAL of Z-44-59, Plot Plan Review.
- Voting was as follows:
- "AYES" Vice Chairman Kennedy, Mrs. Tracy, Mr. Johnston, Mr. Bugbee, Mrs. Coleman, Mr. Guthrie
"NOES" None
- Motion for APPROVAL carried unanimously.
10. Z-60-80

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED
- Request of CHARLESTON HEIGHTS ASSOCIATION for a Reinstatement and Extension of Time on property generally located on the west side of Torrey Pines Drive, 1300 feet south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).
- MR. FOSTER stated this is their fourth request for an extension of time. Staff would recommend approval, subject to: 1) Extension of Time shall expire May 2, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.
- There was no representative of the applicant.
- MR. BUGBEE made a Motion for APPROVAL of Z-60-80, Reinstatement and Extension of Time.
- Voting was as follows:
- "AYES" Vice Chairman Kennedy, Mrs. Tracy, Mr. Johnston, Mr. Bugbee, Mrs. Coleman, Mr. Guthrie
"NOES" None
- Motion for APPROVAL carried unanimously.

11. Z-23-79

EXTENSION
OF TIME

ABEYANCE

Request of LOUDERMILK INVESTMENTS for an Extension of Time on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is their sixth request for an Extension of Time. Staff would recommend approval, subject to: 1) Extension of Time expiring April 18, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

The applicant was not present.

MR. JOHNSTON made a Motion for ABEYANCE of Z-23-79, Extension of Time.

Voting was as follows:

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

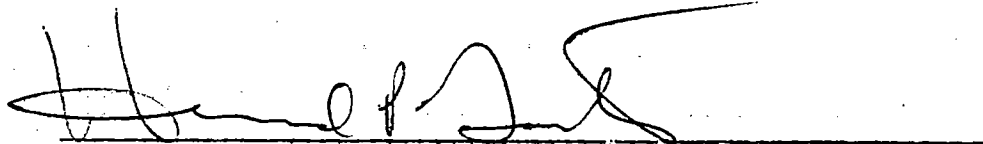
"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

NAME

ADDRESS

Ray Marguis

Mona Mai

Robert Good

Eddie Good

Sam 107 Lee

Ralph H. Mose

Ray Baker

William M. Mose

Charles B. Johnson

John Miller

John L. Laff

Ronald Mahoney

Jane Withowski

John Esserling

Robert E. Lewis

Carmelo Bonza/02

B. J. Oddis

D. J. Canny

G. Rudick

G. C. Wallace

R. C. Herman

Joe FERBER

131 W. St. Louis

105 W. Philadelphia

122 W. Bristol

177 W. Boston

4004 Rhonda Drive

1819 E. Charleston

2300 Paseo del Prado

801 S. Rancher

3494 Villa Hermosa

E. Herborn Dr

1143 S. 3rd St

1200 S. 3rd St.

5240 S. Polaris for Vgo

1319 S. Eastman

3765 E. PAMA Lr.

3175 S. Santa Clara

302 E. Carson #402

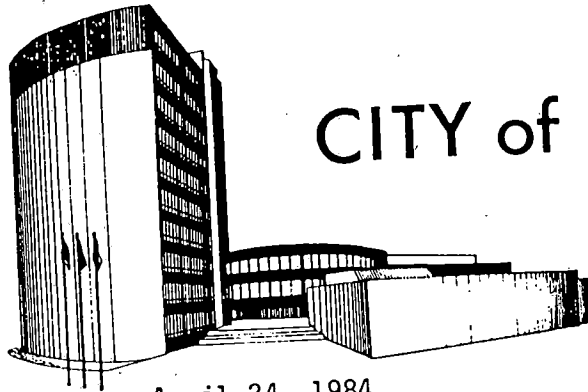
1100 E. Sahara Ave

3355 Spring Mountain Rd

FIB 730 LV BLVD SO

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 24, 1984

CORRECTED LETTER

Farley M. Anderson, Jr., Et Al
712 Glen Abbey Circle
Las Vegas, Nevada 89107

RE: A-8-84

Dear Mr. Anderson:

Your petition to annex property generally located on the west side of Torrey Pines Drive, north and south of Lake Mead Boulevard, containing approximately 33.0 acres, was considered by the City Planning Commission on April 12, 1984.

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

This item will be forwarded to the City Council for a public hearing. You will receive notification of the meeting.

Sincerely,

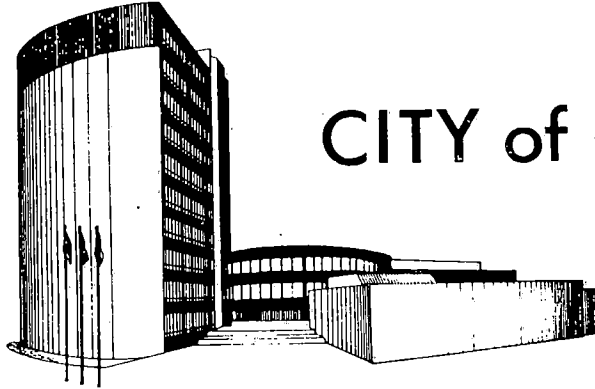
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

April 16, 1984

Terry D. Brodtkin
c/o Brechler, Rice & Assoc.
3433 Losee Road
North Las Vegas, Nevada 89030

Re: Z-21-84

Dear Mr. Brodtkin:

Your request for 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 April 12, 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 site plan as amended to eliminate the recreational vehicle storage area.
3. Provide a copy of the Conditions, Covenants and Restrictions for maintenance of the common area and private streets at the time the tentative subdivision map is filed.
4. Dedicate 50' 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.



Terry B. Brodtkin
April 16, 1984
Page 2
Re: Z-21-84

7. All accessory buildings and uses shall be permitted as provided in the R-E district.
8. A maximum of two horses shall be permitted per lot.

This item will be considered by the City Council on May 2, 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.

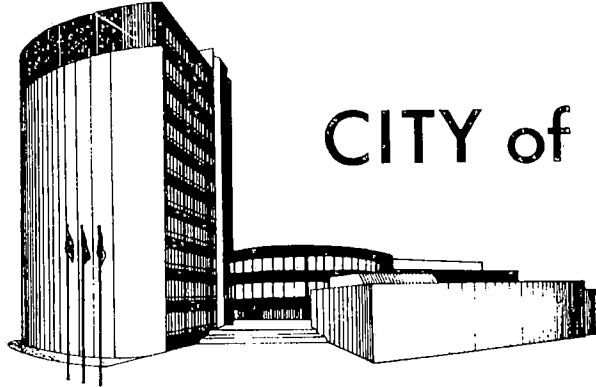
Sincerely,

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

April 16, 1984

James M. and Alwine Tighi
1916 Cedarview Circle
Las Vegas, Nevada 89102

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 April 12, 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. Application be 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 site plans and elevations by the Department of Community Planning and Development.
4. Vacation of Santa Margarita Street and Holmby Avenue.
5. Sign an assessment district agreement for Holmby Avenue and provide for participation in the assessment district for street improvements and relocation of power poles in the Conditions, Covenants and Restrictions.
6. Dedication of the cul-de-sac radius for Holmby Avenue.



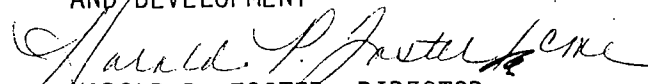
James M. and Alwine Tighi
April 16, 1984
Page 2
Re: Z-13-84

7. Provide a 6' block wall on the south, east and west property lines of the R-PD21 site.
8. Install a sidewalk on Charleston Boulevard as required by the Department of Engineering Services.
9. 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 shall apply to the north 200' to be zoned P-R.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy shall apply to the north 200' to be zoned P-R.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets shall apply to the north 200' to be zoned P-R.
12. Satisfaction of City Code requirements and design standards of all City departments shall apply to the north 200' to be zoned P-R and to the portion zoned R-PD21.
13. Approval of the parking and driveway plans by the Traffic Engineer shall apply to the north 200' to be zoned P-R and to the portion zoned R-PD21.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services shall apply to the north 200' to be zoned P-R and to the portion zoned R-PD21.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services shall apply to the north 200' to be zoned P-R and to the portion zoned R-PD21.

This item will be considered by the City Council on May 2, 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.

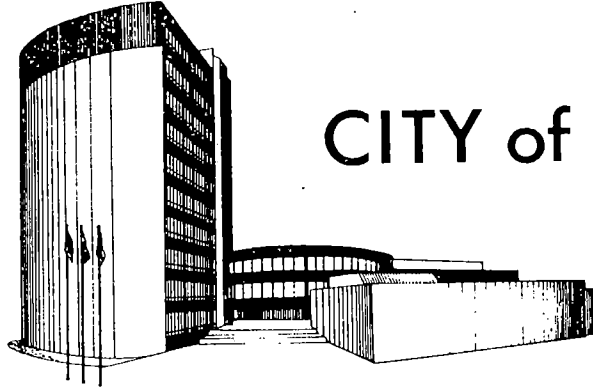
Sincerely,

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

April 16, 1984

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

RE: Z-14-84

Dear Mr. Shafer:

Your request as Administrator for the Ann Greta Jones Estate for reclassification of 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 April 12, 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. The application shall be amended from C-2 to C-1 and from R-2 to R-CL.
3. The R-3 be located on the southwesterly 10 acres (net) of this property.
4. The street layout, the building siting, and the elevations for the R-CL development shall be approved by the Department of Community Planning and Development.
5. The revised development plan and elevations for the R-3 shall be approved by the Department of Community Planning and Development.
6. Provision of a cul-de-sac on the south end of the north/south street on the east side of the R-CL parcel.
7. The westerly portion of Coran Lane shall be vacated.



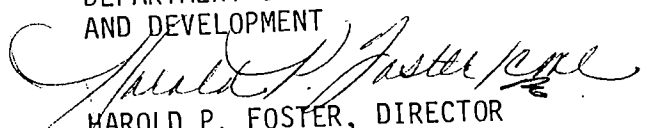
Jared E. Shafer
April 16, 1984
Page 2
Re: Z-14-84

8. 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.
9. Install a sidewalk on Decatur Boulevard and street improvements on Coran Lane as required by the Department of Engineering Services.
10. 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 shall apply to the R-3 and C-1 parcels.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy shall apply to the R-3 and C-1 parcels.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets shall apply to the R-3 and C-1 parcels.
13. Satisfaction of City Code requirements and design standards of all City departments shall apply to the R-3 and C-1 parcels and to the R-CL parcel.
14. Approval of the parking and driveway plans by the Traffic Engineer shall apply to the R-3, C-1 and R-CL parcels.
15. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services shall apply to the R-3, C-1 and R-CL parcels.
16. Provision of fire hydrants and water flow as required by the Department of Fire Services shall apply to the R-3, C-1 and R-CL parcels.

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.

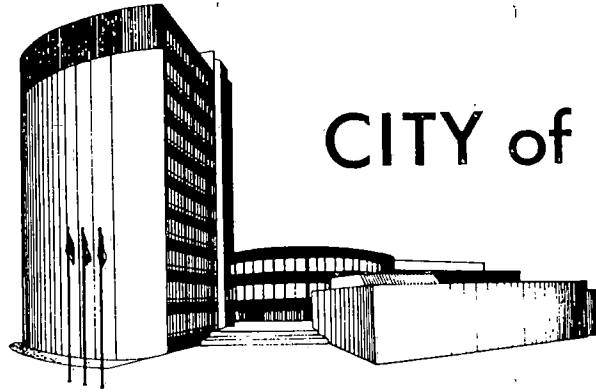
Sincerely,

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

April 16, 1984

Bob Stupak
2000 Las Vegas Blvd. So.
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 April 12, 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. Maximum height of two levels above grade level and not to exceed 25'.
3. Approval of the overhead encroachment on Commerce Street.
4. Conformance to the plot plan amended to incorporate the above conditions.
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 systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



Bob Stupak
April 16, 1984
Page 2
Re: Z-19-84

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

This item will be considered by the City Council on 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.

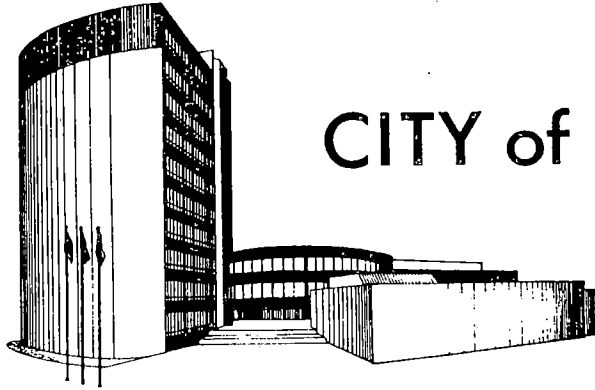
Sincerely,

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

April 16, 1984

Lewis Homes of Nevada
c/o Nick Dane
P.O. Box 19297
Las Vegas, Nevada 89132

RE: Z-23-84

Gentlemen:

Your request for reclassification of property generally located on the southwest corner of Alta Drive and Rainbow Boulevard, from R-1 to R-CL, was considered by the City Planning Commission on April 12, 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. Application be amended to delete rezoning of the row of R-1 lots on the west side of the development.
3. Conformance to the site plans and elevations.
4. All dedication and street improvements shall be provided on the recorded subdivision maps.
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.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.



Lewis Homes of Nevada
April 16, 1984
Page 2
Re: Z-23-84

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 May 2, 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,

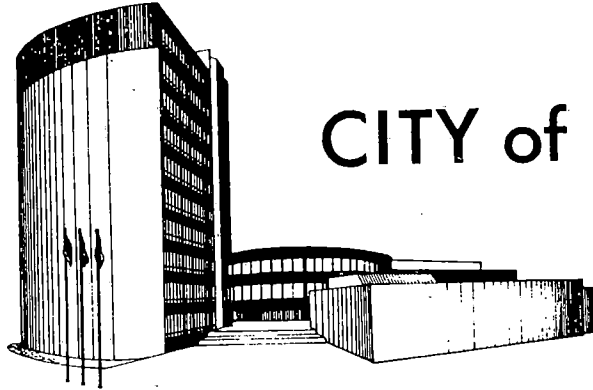
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

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 16, 1984

S.S.L. Investment
c/o 1701 W. Charleston Boulevard
Suite 460
Las Vegas, Nevada 89102

RE: Z-22-84

Gentlemen:

Your request for reclassification of property located at 1133 and 1137 S. 3rd Street, from R-4 to C-2 was considered by the City Planning Commission on April 12, 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 amended to provide a minimum of four (4) paved off-street parking spaces.
3. A maximum of eight (8) guest rooms or units be permitted.
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.



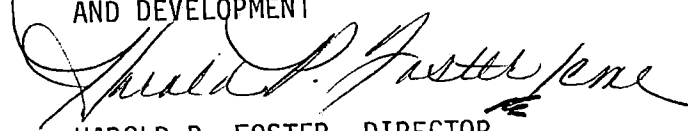
S.S.L. Investment
April 16, 1984
Page 2
Re: Z-22-84

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 May 2, 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

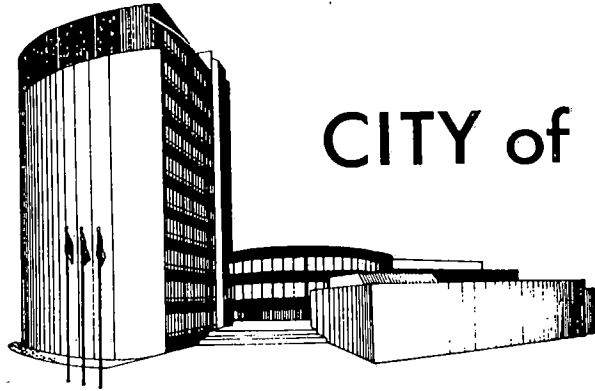


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

Jeanette Desmond, Las Vegas Rental Agency
1701 W. Charleston Blvd., Ste. 460
Las Vegas NV 89102

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



CITY of LAS VEGAS

April 16, 1984

Carmelo and Sheri Gonzalez
1319 S. Eastern Avenue
Las Vegas, Nevada 89104

RE: Z-24-84

Dear Mr. and Mrs. Gonzalez:

Your request for reclassification of property located at 1319 S. Eastern Avenue, from R-1 to P-R, was considered by the City Planning Commission on April 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground-sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.



Carmelo and Sheri Gonzalez
April 16, 1984
Page 2
Re: Z-24-84

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

This item will be considered by the City Council on May 2, 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.

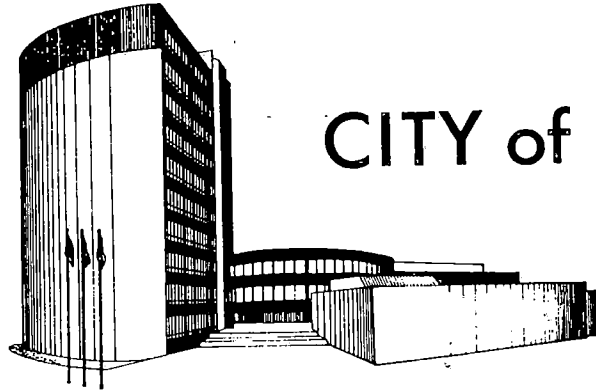
Sincerely,

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

April 16, 1984

B.E. Addis Builders
Bruce E. Addis
3010 Builders Street
Las Vegas, Nevada 89101

RE: Z-66-64(40)

Gentlemen:

Your request for a Plot Plan Review on property generally located on the north side of Contract Avenue between 30th Street and Mojave Road, C-1 Zone (under Resolution of Intent to M) was considered by the City Planning Commission on April 12, 1984.

The Commission voted to APPROVE this item 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.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.



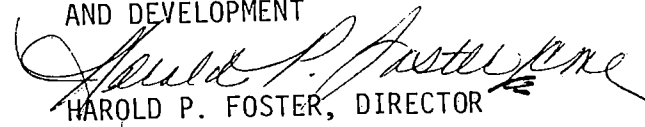
B.E. Addis Builders
April 16, 1984
Page 2
Re: Z-66-64(40)

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

This action by the Planning Commission is final.

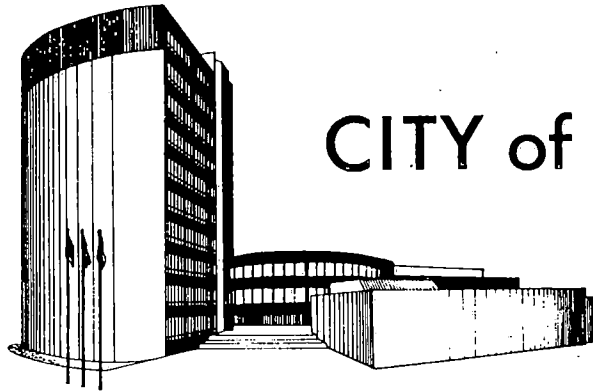
Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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



CITY of LAS VEGAS

April 16, 1984

Valley Hospital
c/o John T. Moran, Jr.
Valley Bank Plaza, Ste. 1212
300 S. 4th Street
Las Vegas, Nevada 89101

RE: Z-49-73

Dear Mr. Moran:

The request of Valley Hospital for a Plot Plan Review to allow a four-story medical office building and to eliminate the required landscaping planter along the west property line on property generally located on the northwest corner of Goldring Avenue and Shadow Lane, C-1 Zone, was considered by the City Planning Commission on April 12, 1984.

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

1. Conformance to the revised plot plan and elevations.
2. Condition #6 relative to the required landscaping to the west on the original resolution is hereby expunged.
3. Enter into an agreement with the City to provide permanent required parking for this project and the overall Valley Hospital complex.
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.



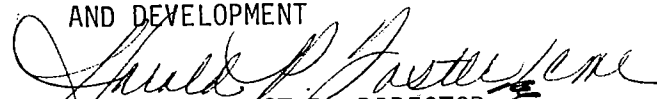
Valley Hospital
c/o John T. Moran, Jr.
April 16, 1984
Page 2
Re: Z-49-73

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

This item will be considered by the City Council on May 2, 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.

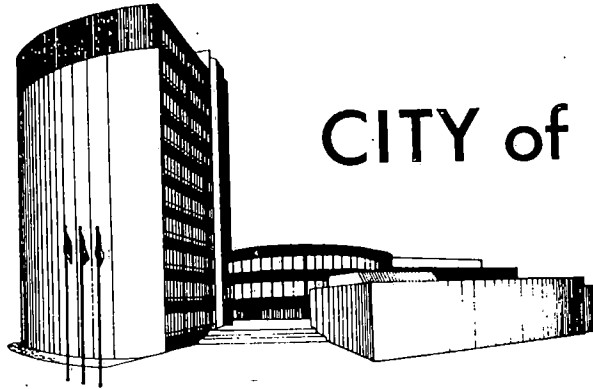
Sincerely,

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

April 16, 1984

Charleston Heights Associates
c/o International Portfolios, Inc.
145 Natoma Street, Suite 102
San Francisco, California 94105

RE: Z-60-80

Gentlemen:

Your request for a Reinstatement and Extension of Time on property generally located on the west side of Torrey Pines Drive, 1300' south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14), was considered by the City Planning Commission on April 12, 1984.

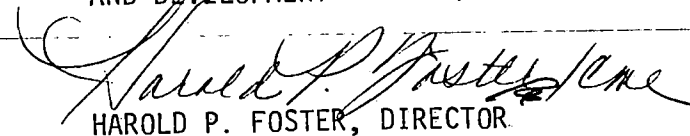
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

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

This item will be considered by the City Council on May 2, 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,

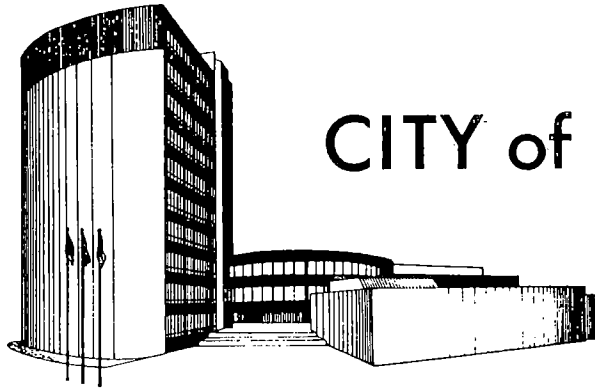
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

April 16, 1984

First Interstate Bank
c/o Johathan D. Rappel
Tate, Snyder Architects
1555 E. Flamingo Road
Suite 440
Las Vegas, Nevada 89109

RE: Z-44-59

Gentlemen:

Your request for a Plot Plan Review on property generally located on the north side of Sahara Avenue between Valley View Boulevard and Las Verdes, C-C Zone, was considered by the City Planning Commission on April 12, 1984.

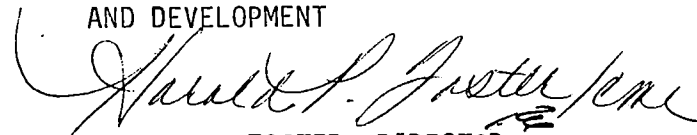
The Commission voted to APPROVE this item subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Artificial landscaping shall be provided as determined by the Department of Community Planning and Development.

This action by the Planning Commission is final.

Sincerely,

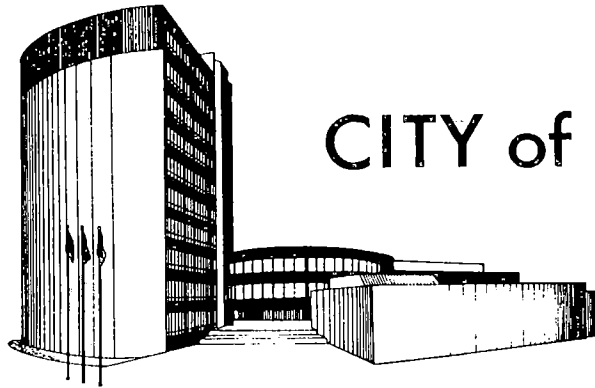
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

April 16, 1984

Loudermilk Investments
3803 Monument Street
Las Vegas, Nevada 89121

RE: Z-23-79

Dear Mr. Loudermilk:

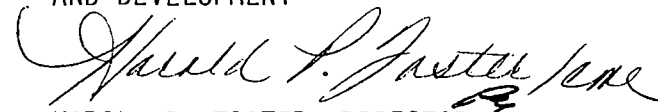
Your request for an Extension of Time on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard, R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on April 12, 1984.

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 24, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

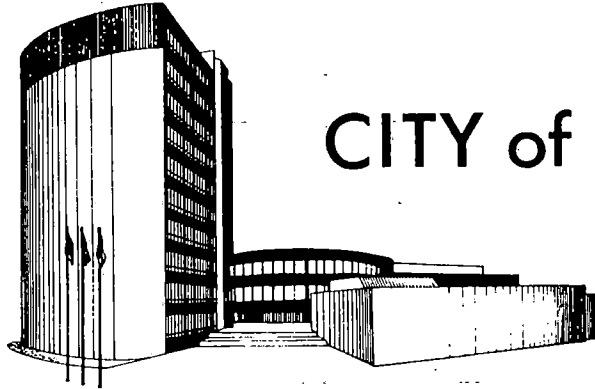
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

April 16, 1984

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

RE: Z-100-64(133)

Dear Mr. Wilson:

Your request for a Plot Plan Review to construct a 7,600 square foot office building on property located at 525 S. 3rd Street, R-4 Zone (under Resolution of Intent to C-2), was considered by the City Planning Commission on April 12, 1984.

The Commission voted to APPROVE this item 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.



Gary Guy Wilson
April 16, 1984
Page 2
Re: Z-100-64(133)

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 action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

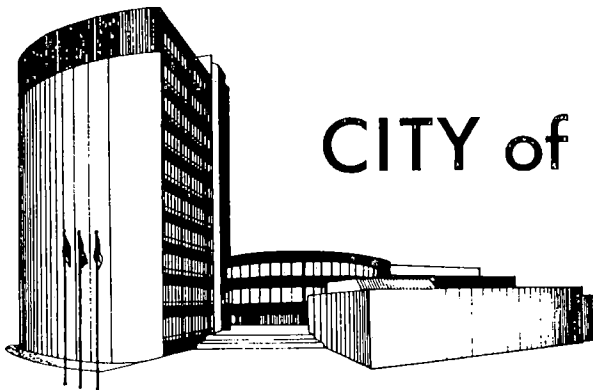

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 16, 1984

Roger A. Mauer
6115 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: Z-46-83

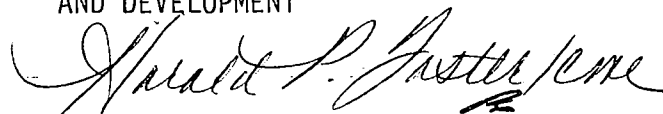
Dear Mr. Mauer:

Your request for a Review of Condition to eliminate the required mansard on the rear of the office building on property located at 4240 E. Charleston Boulevard, C-1 Zone was considered by the City Planning Commission on April 12, 1984.

Per your request, this item was STRICKEN FROM THE AGENDA.

Sincerely,

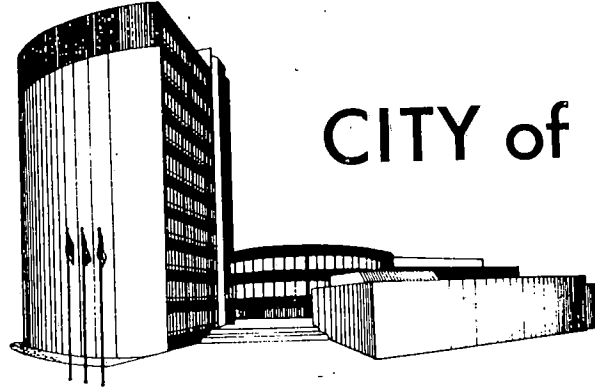
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

April 16, 1984

Bob's Big Boy Restaurants
c/o Norton K. Earle
4528 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: Z-64-73

Gentlemen:

Your request for a Plot Plan Review and Satellite Parking for a proposed restaurant on property generally located on the southwest corner of O'Bannon Drive and Decatur Boulevard, C-1 Zone, was considered by the City Planning Commission on April 12, 1984.

Per your request, this item was STRICKEN FROM THE AGENDA.

Sincerely,

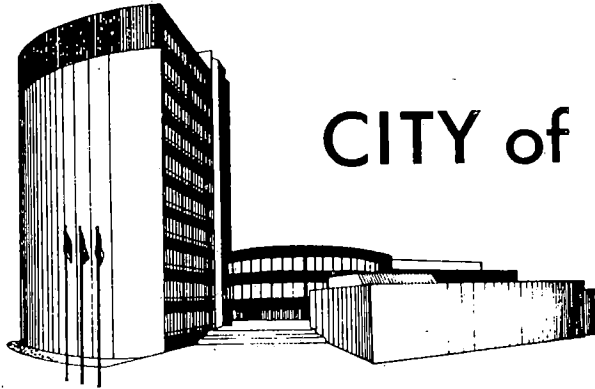
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

Harold P. Foster
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

April 16, 1984

Dick Hunter
953 E. Sahara Avenue
Suite E 15-A
P.O. Box 18184-224
Las Vegas, Nevada 89104

RE: Z-14-83

Dear Mr. Hunter:

Your request for an Extension of Time on property generally located on the south side of Harris Avenue between Sandhill Road and Lamb Boulevard, R-E Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on April 12, 1984.

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

1. Extension of Time shall expire April 6, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on May 2, 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,

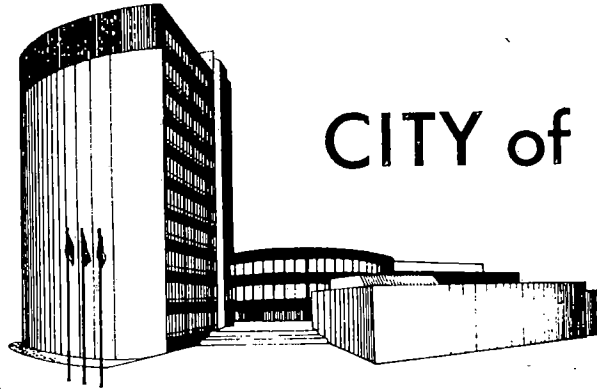
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

April 16, 1984

Craig G. Billings, Et Al
c/o David F. Causey, P.E.
Causey Engineering Services
P.O. Box 14846
Las Vegas, Nevada 89114

RE: Z-48-83

Dear Mr. Billings:

Your request for an Extension of Time on property generally located on the south side of Owens Avenue between Henry Street and Gateway Road, R-E Zone (under Resolution of Intent to R-PD18), was considered by the City Planning Commission on April 12, 1984.

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

1. Extension of Time shall expire June 15, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on May 2, 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,

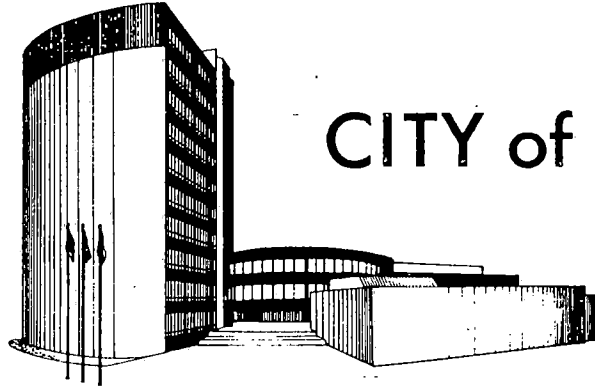
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

Harold P. Foster
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

April 16, 1983

United Food and 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 April 12, 1984.

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

1. Extension of Time shall expire April 6, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on May 2, 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
HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 16, 1984

TO:

FILE

FROM:

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

Harold P. Foster
cme

SUBJECT:

OGDEN AVENUE PARKING GARAGE

COPIES TO:

Consideration of leasing the City-owned parking garage at 333 Ogden Avenue,
C-2 Zone.

The City Planning Commission at its meeting on April 12, 1984 voted to APPROVE
this item.

This item will be considered by the City Council on May 2, 1984.

HPF:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 18, 1984

TO:

DEPARTMENT OF ENGINEERING SERVICES
ADMINISTRATION DIVISION

FROM:

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

SUBJECT:

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

COPIES TO:

CHUCK TURK
BOB GENZER

The following final maps were approved by the City Planning Commission on April 12, 1984:

1. Final Map - Atrium Gardens VI

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

2. Final Map - Century Park Plaza

The tentative map for Century Park Plaza is scheduled for the May 2, 1984 City Council agenda. If that map is approved, then the final map may be placed on your portion of the City Council agenda upon meeting the requirements of the Department of Engineering Services.

3. Final Map - Sierra Oeste #2

The tentative map for Sierra Oeste #2 is scheduled for the May 2, 1984 City Council agenda. The final map is also scheduled for the May 2, 1984 City Council agenda on the Department of Community Planning and Development portion of the agenda.

3. Final Map - Greenwood Terrace #2

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

4. Final Map - Bedford Village West Unit #2

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

Department of Engineering Services
April 18, 1984
Page 2
Re: Final Maps

5. Final Map - Duncan Court II (Condominium)

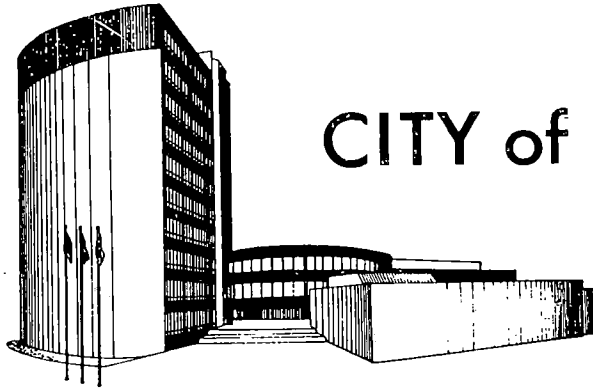
This item may be placed on your portion of the City Council agenda upon meeting the requirements of the Department of Engineering Services.

6. Final Map - Metropolitan's Park Meadows West II, Unit No. 1

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

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

April 16, 1984

Las Vegas Valley Water District
3700 W. Charleston Boulevard
Las Vegas, Nevada 89153

RE: A-7-84(A)

Gentlemen:

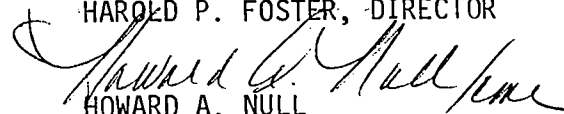
Your petition to annex property generally located on the north side of Vegas Drive, 674' west of Torrey Pines Drive, containing approximately 0.25 acres was considered by the City Planning Commission on April 12, 1984.

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

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

Sincerely,

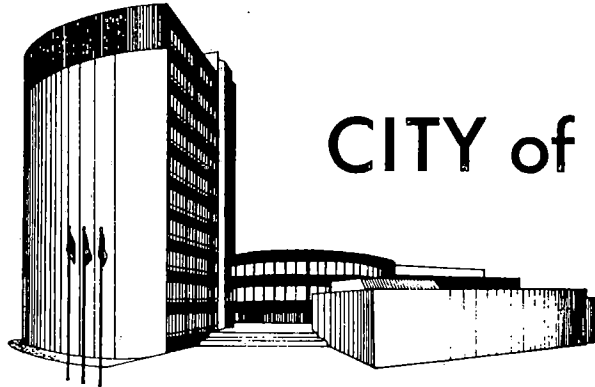
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

April 16, 1984

Farley M. Anderson, Jr., Et Al
712 Glen Abbey Circle
Las Vegas, Nevada 89107

RE: A-8-84

Dear Mr. Anderson:

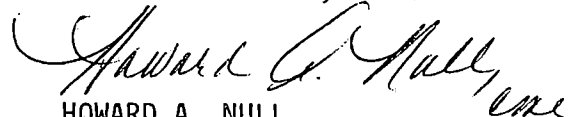
Your petition to annex property generally located on the west side of Torrey Pines Drive, north and south of Lake Mead Boulevard, containing approximately 33.0 acres, was considered by the City Planning Commission on April 12, 1984.

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

This item will be considered by the City Council on May 2, 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,

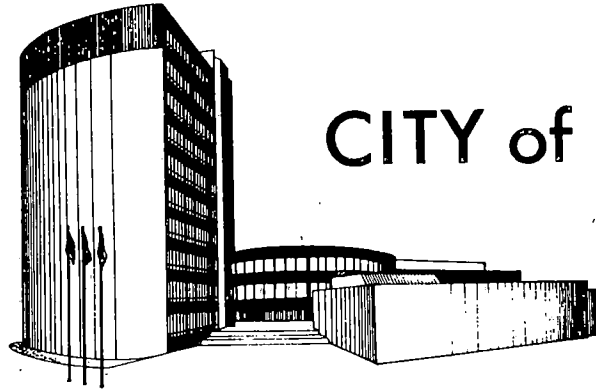
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


HOWARD A. NULL
Chief of Planning

HPF:HAN:ame
cc: City Clerk



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



CITY of LAS VEGAS

April 16, 1984

Ms. Toby Green
9059 Cattaraugus Avenue
Los Angeles, California 90034

RE: A-9-84(A)

Dear Ms. Green:

Your petition to annex property generally located at the northwest corner of Torrey Pines Drive and Balzar Avenue, containing approximately 5.0 acres was considered by the City Planning Commission on April 12, 1984.

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

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

Sincerely,

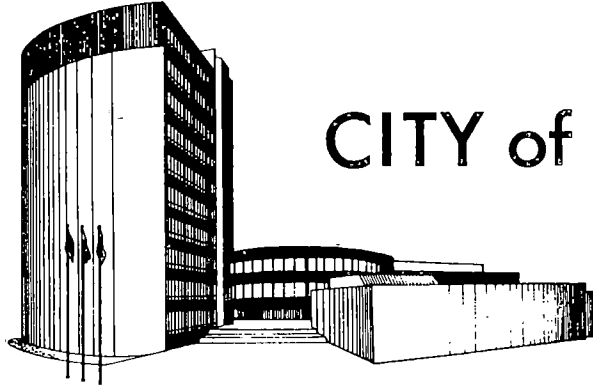
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Howard A. Null
HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

April 16, 1984

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

Re: Final Map - Metropolitan's Park Meadows West II, Unit No. 1

Gentlemen:

The Final Map for Metropolitan's Park Meadows West II, Unit No. 1 on property generally located at 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 April 12, 1984.

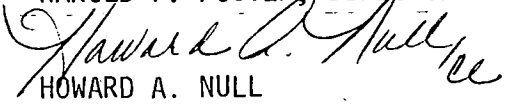
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

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

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

Sincerely,

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


HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

April 16, 1984

Becker and Sons
50 S. Jones Boulevard
Las Vegas, Nevada 89107

RE: Reversionary Map - Charleston Heights Tract #54A

Gentlemen:

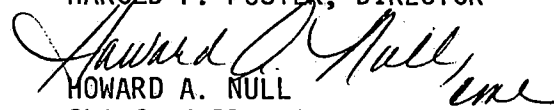
The Reversionary Map for Charleston Heights Tract #54A on property generally located on the east side of Michael Way, south of Cheyenne Avenue, R-E Zone (under Resolution of Intent to R-D), was considered by the City Planning Commission on April 12, 1984.

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

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,

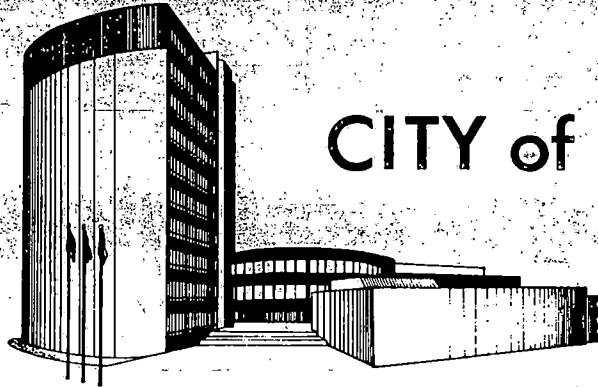
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


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

April 16, 1984

R.A. Homes, Inc.
3430 E. Flamingo Road
Las Vegas, Nevada 89121

RE: Final Map - Bedford Village West Unit #2

Gentlemen:

The Final Map for Bedford Village West Unit #2 on property generally located on the east side of Lorenzi Boulevard, north of Craig Road, R-1 Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on April 12, 1984.

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

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

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

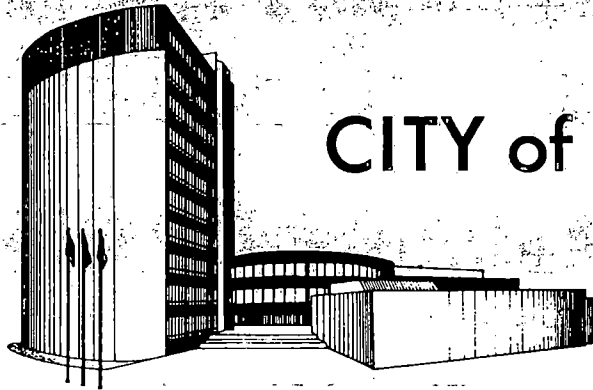
HPF:HAN:cme
cc: Dept. of Engineering Services



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 16, 1984

Clark Homes
4741 Avenida Del Diablo
Las Vegas, Nevada 89121

RE: Final Map - Greenwood Terrace #2

Gentlemen:

The Final Map for Greenwood Terrace #2 on property generally located on the north side of Bonanza Road, east of Pecos Street, R-1 and R-E Zones (under Resolution of Intent to R-CL), was considered by the City Planning Commission on April 12, 1984.

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

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

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

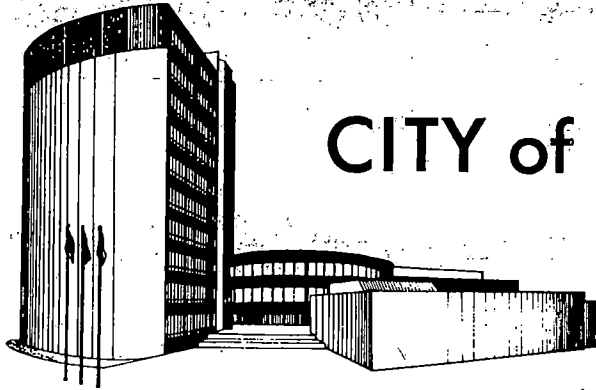
HPF:HAN:cme
cc: Dept. of Engineering Services



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 16, 1984

Young American Homes
2810 W. Charleston Blvd.
Suite 75
Las Vegas, Nevada 89102

RE: Tentative Map - Sierra Oeste #2

Gentlemen:

The Tentative Map for Sierra Oeste #2 on property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, C-1 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on April 12, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-11-84.
3. No vehicular access to Lake Mead Drive from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Conformance to the Flood Hazard Reduction Ordinance.



Young American Homes

April 16, 1984

Page 2

Re: Tentative Map - Sierra Oeste #2

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

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

Sincerely,

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



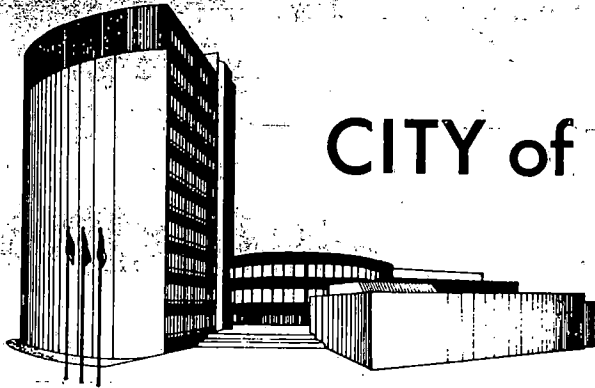
HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 16, 1984

Young American Homes
2810 W. Charleston Boulevard
Suite 75
Las Vegas, Nevada 89102

RE: Final Map - Sierra Oeste #2

Gentlemen:

The Final Map for Sierra Oeste #2 on property generally located on the south side of Lake Mead Boulevard, west of Jones Boulevard, C-1 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on April 12, 1984.

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

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

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

Sincerely,

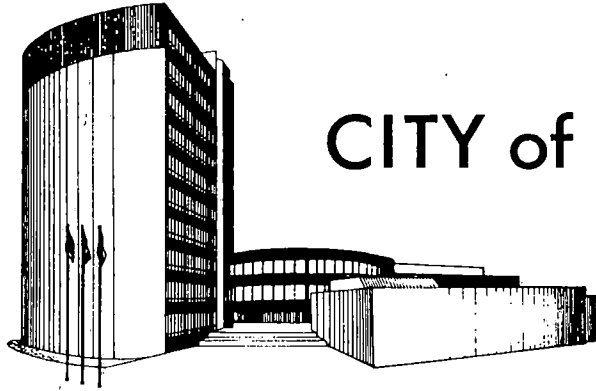
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

April 16, 1984

Las Vegas Board of Realtors
1250 Burnham Avenue
Las Vegas, Nevada 89104

RE: Final Map - Century Park Plaza

Gentlemen:

The Final Map for Century Park Plaza on property generally located on the north side of Sahara Avenue, east of Spencer Street, R-1 and R-2 Zones (under Resolution of Intent to C-1 and P-R), was considered by the City Planning Commission on April 12, 1984.

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

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

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

Sincerely,

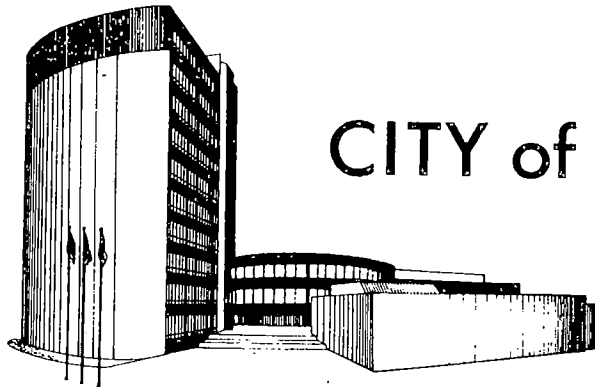
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: Department of Engineering Services
Century Omega Joint Venture



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 16, 1984

Las Vegas Board of Realtors
1250 Burnham Avenue
Las Vegas, Nevada 89104

RE: Tentative Map - Century Park Plaza

Gentlemen:

The Tentative Map for Century Park Plaza on property generally located on the north side of Sahara Avenue, east of Spencer Street, R-1 and R-2 Zones (under Resolution of Intent to C-1 and P-R), was considered by the City Planning Commission on April 12, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-32-80 and for the plot plan review.
3. Provide a drainage plan for approval by the Department of Engineering Services.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.



Las Vegas Board of Realtors
April 16, 1984
Page 2
Re: Tentative Map - Century Park Plaza

This item will be considered by the City Council on May 2, 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



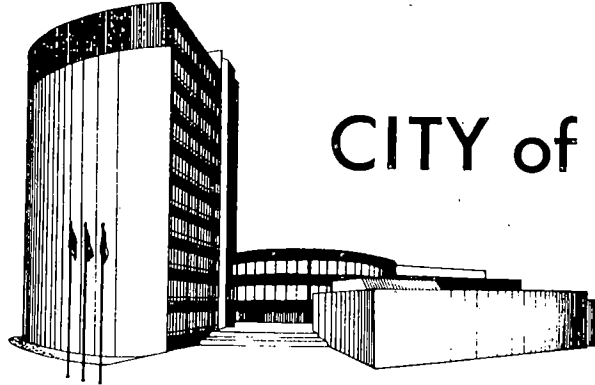
HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk
Century Omega Joint Venture
1829 E. Charleston Blvd. #101
Las Vegas NV 89104

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 16, 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 April 12, 1984.

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

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

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

Sincerely,

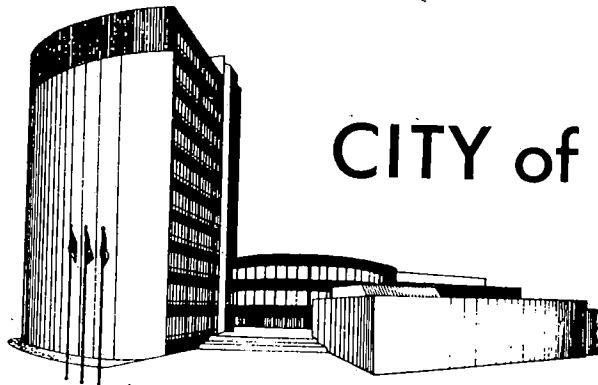
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



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 16, 1984

Roland F. Waite
10845 Harvey Circle
Omaha, Nebraska 68154

RE: Final Map - Duncan Court II (Condominium)

Dear Mr. Waite:

The Final Map for Duncan Court II (Condominium) on property generally located at the northwest corner of Rancho Drive and Duncan Drive, C-2 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on April 12, 1984.

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

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

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

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



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 18, 1984

TO:

FILE

FROM:

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

SUBJECT:

VAC-8-84
CITY OF LAS VEGAS, A MUNICIPAL
CORPORATION

COPIES TO:

Petition of Vacation submitted by the CITY OF LAS VEGAS, A MUNICIPAL CORPORATION to vacate a portion of the twenty-foot (20') wide north/south alley generally located on the south side of Ogden Avenue between Third Street and Fourth Street.

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

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

HAN:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 18, 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 18, 1984 CITY COUNCIL MEETING

COPIES TO:

At the April 18, 1984 City Council meeting, please set date for public hearing for the following items:

1. VAC-7-84

Petition of Vacation submitted by JAMES M. AND ALWINE TIGHI to vacate the public right-of-way known as Santa Margarita Street and Holmby Avenue; and to vacate the Government Patent Reservations on the east, south and west sides of Government Lot 10.

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

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

Staff Recommendation: APPROVAL
PROTESTS: 0

2. VAC-8-84

Petition of Vacation submitted by the CITY OF LAS VEGAS, A MUNICIPAL CORPORATION to vacate a portion of the twenty-foot (20') wide north/south alley generally located on the south side of Ogden Avenue between Third Street and Fourth Street.

Planning Commission unanimously recommends APPROVAL.

Staff Recommendation: APPROVAL
PROTESTS: 0

HPF:cme

CLV 7007

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 18, 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 18, 1984 CITY COUNCIL MEETING

COPIES TO:

At the April 18, 1984 City Council meeting, please set date for public hearing for the following items:

1. VAC-7-84

Petition of Vacation submitted by JAMES M. AND ALWINE TIGHI to vacate the public right-of-way known as Santa Margarita Street and Holmby Avenue; and to vacate the Government Patent Reservations on the east, south and west sides of Government Lot 10.

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

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

Staff Recommendation: APPROVAL
PROTESTS: 0

2. VAC-8-84

Petition of Vacation submitted by the CITY OF LAS VEGAS, A MUNICIPAL CORPORATION to vacate a portion of the twenty-foot (20') wide north/south alley generally located on the south side of Ogden Avenue between Third Street and Fourth Street.

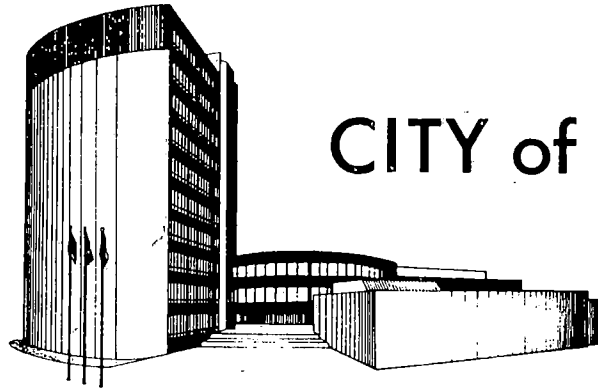
Planning Commission unanimously recommends APPROVAL.

Staff Recommendation: APPROVAL
PROTESTS: 0

HPF:cme

CIV 7007

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 16, 1984

Terry B. Brodtkin
c/o Brechler, Rice & Assoc.
3433 Losee Road
North Las Vegas, Nevada 89030

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 April 12, 1984.

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

1. Approval of Z-21-84.
2. Conformance to the conditions of approval for Z-21-84.
3. No vehicular access to Alexander Road and Decatur Boulevard from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Conformance to the Flood Hazard Reduction Ordinance.
6. Approval of the design for private streets as required by the Department of Engineering Services.



Terry B. Brodtkin
April 16, 1984
Page 2
Re: Tentative Map - Finistierra

7. All common area shall be located on the west side of Calwick Court.
8. 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.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

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

Sincerely,

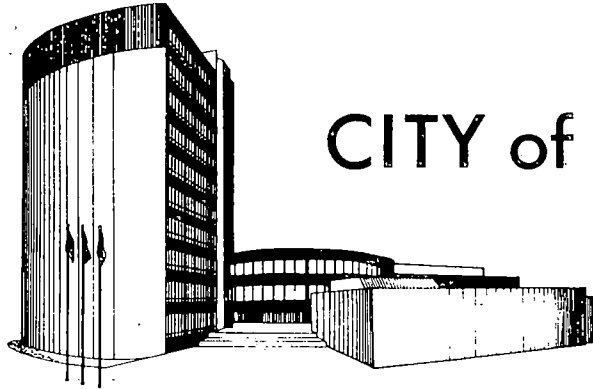
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk

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



CITY of LAS VEGAS

April 16, 1984

James M. and Alwine Tighi
1916 Cedarview Circle
Las Vegas, Nevada 89102

RE: VAC-7-84

Dear Mr. and Mrs. Tighi:

Your petition to vacate the public right-of-way known as Santa Margarita Street and Holmby Avenue; and to vacate the Government Patent Reservations on the east, south and west sides of Government Lot 10, was considered by the City Planning Commission on April 12, 1984.

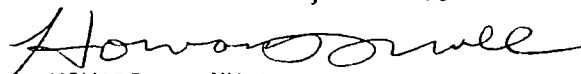
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
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 18, 1984 City Council meeting, the Council will set the date for the public hearing on this item.

Sincerely,

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


HOWARD A. NULL
Chief of Planning



HPF:HAN:cme
cc: City Clerk

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 9, 1984

TO:

Ashley Hall,
City Manager

FROM:

George F. Ogilvie
George F. Ogilvie,
City Attorney

SUBJECT:

Complaint of Lawrence
Tourville -- Bob Stupak's
Vegas World

COPIES TO:

Don Saylor
Harold Foster
Lawrence Tourville

Attached is a copy of a letter which I received from Lawrence Tourville, the owner of the apartments which are situate at 135 West Philadelphia Avenue, concerning the operation by Bob Stupak of his parking lots which are situate to the rear of Vegas World Hotel and Casino. Also attached is a copy of my letter to Mr. Stupak dated April 14, 1981, which is referred to in Mr. Tourville's letter.

The first indication that I had that the conditions which were the subject matter of my 1981 letter still exist with respect to these parking lots was a telephone call which I received from Mr. Tourville a week or so ago, and I therefore do not know any of the particulars which surround Mr. Tourville's complaint. However, I recommend that Mr. Tourville, and the people whom he purports to represent, be afforded the opportunity to air their complaints before the City Council at some future meeting. It is my understanding that Mr. Stupak has a zoning request which involves the property in question that is presently scheduled to be discussed by the City Council at its meeting which will be held on Wednesday, April 18, 1984. I am certain that the complainants will be in attendance at that meeting, and that might be an appropriate time to hear their complaints concerning the past actions of Mr. Stupak.

GFO/ph
Attachment

RECEIVED

APR - 2 1984

CITY ATTORNEYS OFFICE

3-28-84

Dear Mr. Ogilvie,

As per our phone conversation on 3-27-84, I am writing you this letter in regards to your letter to Bob Stupach DBA Vegas World dated 4-14-81. Since then, there has been every violation stipulated in his Variance, many complaints have been made to the city, therefore we the undersigned request that Mr. Stupach be brought before the board of City Commissioners to show cause why his Variance should not be Revoeked. Also I note and that I had to file a complaint with the gaming comm. after a meeting at city hall where Mr. Stupach had threatened me, they also have a taped conversation of him.

Thanking you in advance for your co-operation,

Harry Tourville
Rm. 200, Apt. 13511, Philadelphia 910 E, Oakley
Ken Lehman 1909 Fairfield Las Vegas NV. 89104
Dave Zolner 234 W. Chicago 737-5280
238 " "
242 " "
248 " "

Ernesto Reyes 126 W. Philadelphia (over)
Don Schuber 2011-2009 Fairfield

Paul Kellogg
George Emrich
Ray Margolis
Dale Gerson

138 Units
123 W. Philadelphia
131 W. St. Louis
126 W. Philadelphia

Atty Ogilvie

I have permission to Represent
these owners there are only 18 listed
here, but the rest I have not
had time to contact. The original
17 protests against this parking
all feel the same.

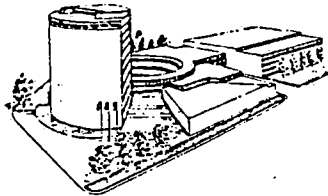
Please advise as soon
as possible, when Mr. Stupack
will appear before the Commission.

This is very important, especially
now that he is applying for Re
Zoning

James Cornwell

City
of
Las Vegas

GEORGE F. OGILVIE
CITY ATTORNEY



April 14, 1981

Mr. Robert Stupak
Vegas World Hotel & Casino
2000 Las Vegas Boulevard South
Las Vegas, Nevada 89104

Re: V-33-80 (C & H Properties, Inc.)

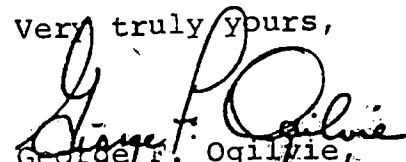
Dear Mr. Stupak:

Over the past several weeks, the City of Las Vegas has received numerous complaints that Vegas World Hotel & Casino is using the real property which forms the subject matter of the above mentioned variance for patron parking and, on at least one occasion, bus parking. The City has also been advised that Vegas World Hotel & Casino has even subleased a portion of the property for use as a valet parking operation.

In order to refresh your memory in connection with the proceedings before the Las Vegas Board of Zoning Adjustment and the Board of City Commissioners, I am enclosing copies of transcripts of both of those proceedings. Quite clearly, you indicated that the property in question would be used exclusively for employee parking, and the variance was approved by both Boards on that basis.

Accordingly, demand is hereby made upon you forthwith to cease and cause to be discontinued any use of the property in question other than for the parking of employees of Vegas World Hotel & Casino. Your failure to do so will result in an order for you to appear before the Board of City Commissioners to show cause why the variance should not be revoked.

Very truly yours,


George F. Ogilvie,
City Attorney

GFO:ph
Enclosures

INTER-OFFICE MEMORANDUM

Date

10th floor
April 12, 1984

TO:

FOSTER

FROM:

CLEMMER

SUBJECT:

CITY PLANNING COMMISSION MEETING
APRIL 12, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
LINDA OWENS
CINDY EADE
RICK WILLIAMSOLD BUSINESS:

2. Z-21-84

This item was held in abeyance due to a tie vote at the March 27, 1984 PC meeting.

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 RV and guest parking spaces are improper as they will back into the right-of-way and be across from a residence. They have redesigned, but retained RV spaces which should be eliminated. They will include horses. They will have custom homes in 50'x 80' pads 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. The amended site plan decreases the number of lots from 24 to 22.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the amended site plan further amended to eliminate the RV vehicle spaces.
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' 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.

FOSTER
Page 2
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Agenda Item Conditions

2. Z-21-84

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: 66
PUBLIC HEARING ITEM CC: 5/2/84

4. Z-13-84

This item was held in abeyance from the March 27, 1984 PC meeting in order to consider the vacation request (Item 7 under New Business). This item was also 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 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 acre R-PD section although, R-PD22 requested.) The north 200' will be an office development consisting of 30,000 square feet 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.

FOSTER
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Agenda Item Conditions

4. Z-13-84

(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.
7. Provide for participation in the assessment district for street improvements and relocation of power lines in the CC&R's from Right-of-Way Division.
8. Dedication of the cul-de-sac radius for Holmby Avenue.
9. Provide a 6' block wall on the south, east and west property lines of the R-PD21 site.
10. Install a sidewalk on Charleston Boulevard as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM

CC: 5/2/84

5. Z-14-84

This item was held in abeyance due to a tie vote at the March 27, 1984 PC meeting. This item was also 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 three 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.

FOSTER
April 12, 1984
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Agenda Item Conditions

5. Z-14-84

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 application shall be amended from C-2 to C-1 and from R-2 to R-CL.
3. The southwesterly net 10 acres is approved for R-3.
4. The plot plan for the commercial development shall be approved by the Planning Commission.
5. The building siting, review of development plan, and elevations for the R-CL development shall be approved by the Department of Community Planning and Development.
6. The revised plot plan and elevations for the R-3 development shall be approved by the Dept. of CP&D.
7. Standard conditions 2-8 shall apply to the R-3 and C-1 parcels.
8. Standard conditions 5-8 shall apply to the R-CL parcel.
9. Provision of a cul-de-sac on the south end of the north/south street on the east side of the R-CL parcel.
10. Vacation of Coran Lane along the north side of the commercial parcel.
11. 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.

FOSTER
Page 5
April 12, 1984
Agenda Item Conditions

5. Z-14-84

12. Install a sidewalk on Decatur Boulevard and street improvements on Coran Lane as required by the Department of Engineering Services.

PROTESTS: 80
PUBLIC HEARING ITEM

CC: 4/18/84

6. Z-19-84

This public hearing notice was deficient due to County print-out error and staff did not discover this until March 26th, which allowed insufficient time to correct. The PC held this item in abeyance for renotification at the March 27, 1984 meeting.

This request is for a three story parking structure. The property is presently being used for a parking lot. The westerly portion is 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 notices for last meeting, all the property owners were not notified. The City Attorney's office 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. 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. 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, although the structure could go sub-grade and still have three levels.

Staff would recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Maximum height of two levels above the grade level and not to exceed 25'.

FOSTER
April 12, 1984
Page 6
Agenda Item Conditions

6. Z-19-84

3. Approval of the Commerce Street overhead encroachment through the Department of Engineering Services.
4. Conformance to the plot plan amended to incorporate the above conditions.

Standard conditions 2-8

PROTESTS: 8
PUBLIC HEARING ITEM CC: 4/18/84

7. Z-19-83

This item was held in abeyance at the March 27th PC meeting at the request of the applicant. This item was also rescheduled from the March 8th PC meeting.

This is the first request for an extension of time and expires April 6, 1984.

Staff recommends APPROVAL subject to:

1. Conformance to all ordinance amendments enacted subsequent to the original approval.
2. Extension of Time shall expire April 6, 1985.

PROTESTS: N/A
NOT A PUBLIC HEARING CC: 5/2/84

NEW BUSINESS:

9. Z-22-84

The General Plan provides for the transition of this area to General Commercial. A youth hotel is an appropriate use in this area. The property contains a single family residence and a fiveplex and the intention is to use the property as it exists. There is a parking problem in there are five unpaved back-out spaces and the parking regulations allow that this can be caused to change due to the change of use. As a lodging house (units contain kitchens) the Code requires one space for every 2 sleeping rooms or units. Staff would estimate that four paved spaces would be the minimum required.

Staff recommends APPROVAL, subject to:

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

FOSTER
April 12, 1984
Page 7
Agenda Item Conditions

9. Z-22-84

2. Conformance to the plot plan amended to provide four paved off-street parking spaces for a maximum of 1-8 guest rooms or units.

Standard conditions 2-8

PROTESTS: 1
PUBLIC HEARING ITEM CC: 5/2/84

10. Z-23-84

The application is for R-CL but the plan provides R-1 lots adjacent to the R-1 to the west. The General Plan accommodates the proposed 6.38 units per gross acre. There are 30 R-1 lots and 182 R-CL lots. Detached single family residences are proposed at 1,138 square feet and up.

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the site plans and elevations.
3. All dedication and street improvements shall be provided on the recorded subdivision maps.
4. Application be amended to delete rezoning of the row of R-1 lots on the west side of the development.

Standard conditions 5-8

PROTESTS: 0
PUBLIC HEARING ITEM CC: 5/2/84

11. Z-24-84

This complies with the zoning pattern established for this area. The work of conversion has been completed and it is occupied by a construction office.

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.

Standard conditions 2-8

PROTESTS: 0
PUBLIC HEARING ITEM CC: 5-2-84

FOSTER
April 12, 1984
Page 8
Agenda Item Conditions

12. Z-66-64(40)

The application is for a plot plan review to allow a major addition to the existing Cal East Foods operation at 3005 Contract Avenue. The existing building was constructed in the C-1 zone but now the applicant is proposing warehouse storage which requires industrial zoning. This property is under Resolution of Intent to M and this action is to approve the development plan and authorize the industrial use on this property.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
- Standard conditions 2-8

PROTESTS: N/A
NOT A PUBLIC HEARING ITEM PC FINAL

13. Z-48-83

This is the first request for an extension of time for this proposed 40 unit planned development. The development will consist of 10 fourplexes. The applicant indicated economic conditions have caused delays in the development of this project.

Staff recommend APPROVAL, subject to:

1. Extension of Time shall expire June 15, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A
NOT A PUBLIC HEARING ITEM CC: 5/2/84

14. Z-14-83

This is the first request for an extension of time on this proposed 127 lot R-CL development. The 15 acre site is just northwest of the Electrical Workers Union Hall. The zoning was approved subject to the elevations being approved at the time the subdivision maps are processed. This request is just for an extension of the zoning to allow sufficient time for the developer to commence construction.

Staff recommends APPROVAL, subject to:

1. Extension of Time shall expire April 6, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

FOSTER
April 12, 1984
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Agenda Item Conditions

17. Ogden Avenue
Parking Garage

With the advent of several major parking garages and areas in this sector of the downtown area, the City parking structure is becoming more of a cash flow liability which reflects a diminishing need for publicly sponsored parking facilities. Mike Olsen in Financial Management has indicated loss of retailers and several of the smaller clubs being inoperative from time to time as a factor.

The cost vs. income picture supplied by Mike Olsen is \$179,576 income vs. \$284,067 cost.

The use situation of this garage is less than the Carson Garage was used (less than 50% of capacity).

Staff feels that the private development of parking in the downtown area reflects a healthy situation and the public participation is no longer needed at this time which is evidenced by the lack of use. The approximately 500 spaces will not be lost as parking in any case. Therefore, staff recommends APPROVAL.

PROTESTS: N/A
NOT A PUBLIC HEARING ITEM CC: 5/2/84

SUPPLEMENTAL:

7. Z-46-83

The building inspector missed the lack of mansard. Rick caught it on the final house check and asked for the required installation. The owner requested the review to eliminate the requirement. Rick advised today that the mansard will be installed. NO ACTION IS REQUIRED - SHOULD BE STRICKEN FROM THE AGENDA.

8. Z-100-64(133)

This proposal is technically a three-story building with 1/2 of the first floor parking underground and 1/2 above and two office floors above that. The building is attractive. They have provided the required 19 parking spaces.

Staff recommends APPROVAL, subject to:

Standard conditions 1-8

PROTESTS: N/A
NOT A PUBLIC HEARING PC FINAL

9. Z-44-59

This automatic teller is 156th. They are asking that live landscaping be waived due to water service being 200' away and they are on a month to month lease. The building is aesthetically okay. In several cases in the past where this situation existed, artificial landscaping was permitted by the Planning Commission which required vinyl type plants, which held up well in this climate.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Artificial landscaping shall be provided in lieu of live but shall be vinyl type equivalent to relatively mature live landscaping as determined by the Department of Community Planning and Development.

PROTESTS: N/A

NOT A PUBLIC HEARING

PC FINAL

10. Z-60-80

This expired January 5, 1984 so it is a reinstatement and extension of time. This is the fourth request.

Staff recommends APPROVAL, subject to:

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

PROTESTS: N/A

NOT A PUBLIC HEARING

CC: 5/2/84

11. Z-23-79

This is the sixth request for an extension of time.

Staff recommends APPROVAL, subject to:

1. Extension of Time shall expire April 18, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A

NOT A PUBLIC HEARING

CC: 5/2/84

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 12, 1984

TO:

FOSTER

FROM:

~~NULL~~

SUBJECT:

CITY PLANNING COMMISSION MEETING
APRIL 12, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
LINDA OWENS
CINDY EADE

OLD BUSINESS:

1. Final Map - Atrium Gardens VI

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

3. 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

NEW BUSINESS:

1. Tentative Map - Century Park Plaza

- ✓ Conformance to the conditions of approval for Z-32-80 and for the plot plan review
- ✓ Provide a drainage plan for approval by the Department of Engineering Services
- Standard conditions 1-3

2. Final Map - Century Park Plaza

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

3. Tentative Map - Sierra Oeste #2

- ✓ Conformance to the conditions of approval for Z-11-84
- ✓ No vehicular access to Lake Mead Drive from the abutting lots
- ✓ Wall statement
- ✓ Conformance to the Flood Hazard Reduction Ordinance
- Standard conditions 1-3

FOSTER
April 12, 1984
Page 2
Re: Agenda Item Conditions

4. Final Map - Sierra Oeste #2

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

5. Final Map - Greenwood Terrace Unit 2

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

6. Final Map - Bedford Village West Unit #2

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

7. VAC-7-84

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

Staff recommends APPROVAL - right-of-way would be retained for a cul-de-sac at the end of Holmby.

8. VAC-8-84

- Standard conditions 1-3

Staff recommends APPROVAL

SUPPLEMENTAL:

1. Final Map - Duncan Court II

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

2. Final Map - Metropolitan's Park Meadows West II, Unit No. 1

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

3. Reversionary Map - Charleston Heights Tract #54A

- ☒ Internal streets to be vacated before recording of a final map

4. A-7-84(A)

Water District well site; .25 acres; R-E County zoning; C-V City equivalent

Staff recommends APPROVAL

FOSTER
April 12, 1984
Page 3
Re: Agenda Item Conditions

5. A-8-84

Long form application - less than 100% petitioners; 33 acres; R-E County zoning; N-U and C-V City equivalent. Staff recommends APPROVAL

6. A-9-84(A)

5 acres; R-E County zoning; N-U City equivalent. Staff recommends APPROVAL

HAN:cme

VICE CHAIRMAN KENNEDY:

Now, we'll go back to number -- item number 5, Z-14-84, abeyance from 3/27/84. 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 to R-2, R-3 and C-2. Proposed Uses: Commercial, medium density residential (duplexes) and medium high density (residential apartments).

HAROLD FOSTER:

Okay, this application was held in abeyance because of a 3/3 tie vote of this Commission. Just to refresh the Commission's memory on this, you can see the site is approximately 35 gross acres. There's R-1 to the east developed and there is R-CL approved to the southeast in that green strip. There's existing apartments to the south in the R-3. To the west we have a commercial pattern evolving on the west side of Decatur and at the corner there's a shopping center at Lake Mead. To the north, there's a strip of R-E vacant land. North of where you see that street coming through, that's Coran Lane and then north of that is R-1 and a portion of it has been developed to the north. The applicant is requesting a ten-acre R-3 site on the southwest portion of the site on the screen, the commercial at the very northwest corner at Coran and Decatur and then R-2 on the balance of the property. If you remember, staff indicated that we recommended the application be amended from C-2 to C-1 and from the R-2 to R-CL and the applicant was in agreement. The site plan has been revised based on the public hearing that was conducted last time. You remember there was a protest factor from the residents to the east concerned about essentially the apartments and the size of the lots that would be abutting their R-1 development to the east. The applicant has submitted this revised plan with several compromises. He is proposing adjacent to the existing R-1 a row of 50-foot wide lots and then the balance of them would be essentially R-CL size or would have to comply with that if it's amended to that zone. The previous plan called for a rectangular site that came within about 250 feet of the east line of the development. To move the apartments further away from the residential to the east, he has revised it and proposed a second cul-de-sac moving the development another 250 feet to the west. To make up the area where the residential cul-de-sac is, he is proposing to extend the R-3 along the Decatur frontage to the northwest and essentially

OLD BUSINESS: ITEM 5 - Z-14-84 - 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 TO R-2, R-3, and C-2.

HAROLD FOSTER:

in this configuration. Staff, in evaluating the site plan, feels that there may have to be some adjustment to where the street comes out and the layout in the area because of the medians along Decatur Boulevard. The applicant is in agreement to make those adjustments. Essentially, staff pointed out at the last meeting that the densities that were requested in the application and even with the revised plan are essentially the same. The number of lots have been reduced because of the increased size of the lots along the east, that we felt it was compatible with the zoning pattern in the area and it was in accordance with the recommendations of the General Plan. Therefore, we recommended approval, subject to the following conditions: That it be by resolution of intent with a twelve-month time limit. Number 2, the application be amended from C-2 to C-1 and from R-2 to R-CL. Number 3, we're not sure what this configuration of the R-3 would be based on possibly a redesign for the streets pattern. We feel that the 10 net acres that he is requesting will essentially be in the southwest part, so we're recommending that the southwesterly 10 acres -- net 10 acres, be approved for R-3. Four, the street layout and the building siting and the elevations for the R-CL development shall be approved by the Department of Community Planning & Development. Number 5, the revised development plan and elevations for the R-3 shall be approved by the Department of Community Planning & Development. Six, standard conditions two through eight shall apply to the R-3 and C-1 parcels. Number 7, standard conditions five through eight shall apply to the R-CL parcel. Number 8, provision of cul-de-sac on the south end of the north/south street and on the east side of the R-CL parcel. That would be the one located at this corner. Right now the dedication goes straight through to the south line of this property and we want it cul-de-sac'd and they have proposed that. Next, the westerly portion of Coran Lane shall be vacated -- I didn't point that out because this Coran Lane is relatively close to the intersection of Lake Mead, it's felt that it should be vacated along the north side of the commercial and realigned south into the development. Eleven, provision of 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 then 12, or 11,

HAROLD FOSTER: install a sidewalk on Decatur Boulevard and street improvements on Coran Lane as required by the Department of Engineering Services. We have a protest factor existing to this development. There's approximately 80 on record.

COMMISSIONER COLEMAN: Excuse me, Mr. Foster, is there to be any access from the present development into this -- like where Wavecrest was supposed to be continued? Is that cut off now? I can't tell from that drawing.

HAROLD FOSTER: No, it's not proposed to go through. If you remember at the last meeting, in the motion it was to -- Wavecrest was to terminate its present location. It would not extend into the development, so there would be no direct access between the two developments.

COMMISSIONER COLEMAN: Are you proposing a block wall along the east side of the development then?

COMMISSIONER BUGBEE: There's one there now, Maggie.

COMMISSIONER COLEMAN: Well --

HAROLD FOSTER: It's not required that there be one, but if the Council or Commission would so desire --

COMMISSIONER BUGBEE: There's one there now.

COMMISSIONER COLEMAN: There's one there now, that's right.

COMMISSIONER BUGBEE: I think what we talked about was to come up six foot on the top hill side with that block wall, which would maybe bring it up two or three courses.

VICE CHAIRMAN KENNEDY: Are you the applicant?

HAL OBER: Yes, Hal Ober, 3123 Pradera Circle, representing the applicant. Last week I met with the representative group of the people who are protesting this zoning and at that time I tried to address some of their concerns and that's when we came up with the revised arrangement on the R-3 parcel. By sending it -- the frontage and bringing the easterly border to the west, we created an additional 250 foot buffering their property to the R-3. We also agreed

HAL OBER: to buffer the R-CL -- the proposed R-CL lots bordering their property. It has also come to my attention that some of the protestors are concerned that the apartments are -- that we're going to build low-income apartments. I don't know how this started. I suspect that when the original rendering came in with the application we were trying to show how the apartments would fit on the site plan and I'm afraid we didn't give very much attention to the trying of the apartments themselves, but I can assure you that this is not our intent; that the ramifications -- the financial ramifications of this property along with the development costs would prohibit us to even consider low-income apartments so we want to assure everybody this is not our intent.

VICE CHAIRMAN KENNEDY: I have one question in that your R -- apartment zoning, how far now would that be from your east property line?

HAL OBER: That's about 500 feet, is that right? Five hundred feet.

VICE CHAIRMAN KENNEDY: Five hundred feet?

HAL OBER: Yes.

COMMISSIONER COLEMAN: The apartment building is 500 feet from the east?

HAL OBER: The easterly boundary of the R-3 is 500 feet from the easterly border of the entire parcel.

COMMISSIONER COLEMAN: And then -- but there's a 250 foot buffer of other development in there of R --

HAL OBER: There's an additional 250 feet -- there was 250 feet proposed at the last meeting. We've added another 250 feet, so now there's a total of 500 feet.

COMMISSIONER COLEMAN: Ah, well, that's where I got confused -- 500 feet.

HAL OBER: That's correct.

COMMISSIONER COLEMAN: Then, the depth off of Decatur of the R-3 is how much, 100 feet, 200 feet?

HAROLD FOSTER: About 730 feet to this point and then it goes north.

COMMISSIONER BUGBEE: Isn't that -- the Decatur property then, the R-3 now is completely buffered by multi-family, is it not? The old folk's place up there and there's another apartment, the Wild Rose or something, directly behind that.

HAL OBER: That's right.

COMMISSIONER BUGBEE: Okay.

COMMISSIONER COLEMAN: How much acreage is given to R-CL?

HAL OBER: Twenty acres.

COMMISSIONER COLEMAN: Twenty.

VICE CHAIRMAN KENNEDY: Any further questions of the applicant? Is there anybody else here who would like to --

COMMISSIONER GUTHRIE: I have a question.

VICE CHAIRMAN KENNEDY: Go ahead.

COMMISSIONER GUTHRIE: What about this C-2, C-1 thing, are you in agreement to this C-1?

HAL OBER: Yes, yes, we're in agreement with all the recommendations of staff.

VICE CHAIRMAN KENNEDY: Is there anybody else here who would like to speak for the project? Could we have a show of hands of all those who are against the project? (65 persons in audience)

R. J. McCORMICK: My name is R. J. McCormick. I'm hesitant to give my address for fear I might get some windows broken. My address is 4244 Gaye Lane. I live in Stonehaven. It's a 3,000 sq. ft. house that's about 400 feet from the edge of the project there. I want to dispel any possibility of conflict of interest. I'm a mortgage banker. I make real estate loans for builders and real estate people and Hal Ober sells real estate. He has a commitment with another lender that makes me completely uncompetitive and so I'm not expecting any loans here, but I am rational enough to realize that we have a problem in developing that

R. J. McCORMICK:

property, that's already been -- it's already started as apartments there on Decatur. I know Hal Ober's product well enough to know that he builds a very smart, attractive, good-selling, well-priced R-CL, Bedford Village, Bedford Village East is sold out and Bedford Village West is sold into the third phase -- he's just finishing up his models. The prices are from -- on his Bedford Village range from 65 to 80 thousand -- \$65,000 property is considerably less than my appraised for a couple months ago which was 150,000, but the payment on that \$65,000 will be more than my house payment is so I can't really warrant somebody spending \$1800 for a house payment, which is what would be required on my house today. Payments on those will be about \$780 a month. We're looking for somebody that's making about \$2400 a month to buy one of those R-CL houses. I like his product and if he's willing to agree to staff's recommendations, I have no problem with it personally and I've got bars on my windows so we'll see how it works out.

VICE CHAIRMAN KENNEDY:

Well, this is a public hearing. We'll hear anybody against the project at this time.

WAYNE OLSON:

My name is Wayne Olson. I live at 5045 W. Lake Mead Boulevard and the majority of us have been here before on the property that is directly to the north of this (cough), excuse me, for that proposed change for almost the identical type development and everybody here I'm sure is going to tell you the same thing -- I'm not going to bore you with the details. We bought out there because we wanted to have residential homes with large yards and those of us who wish to have horses to have them, etc. and there's all of those reasons, but the main thing that I wanted to bring up here tonight is that the last time we were here, we expressed our concerns and the staff recommended, as did the Commissioners, that the development be allowed. This group has become very tightly -- they're getting to know each other. They even have a checkbook. We had a long lengthy court battle the last time to get this other development stopped. I really don't want to see that happen again, but I think that I can speak for the majority of the people telling you that's what we're going to be looking at. They're very serious about this. We have homes out there. We've got problems already. We got traffic

WAYNE OLSON:

problems. We've got monster problems when it rains on that corner. It's already a big enough mess and to add anymore traffic, anymore density than it was already allowed for out there, we're just going to create more chaos and I'm here to say we just keep coming back and saying, leave us alone out there and let us have our residential area. That's why we bought our homes there. (Applause)

NORMA MORRASSETT:

My name is Norma Morrasett. I live at 4767 East Montara Circle. I am here to represent the Wildwood Manor Owners' Association. We are a group of four-plexes at Decatur and Vegas Drive. We are on Cordova Lane and we have 30 buildings so we have approximately 30 owners. We are individual owners. We are experiencing 20 to 25% vacancy and not only are we experiencing this vacancy factor, we are experiencing the value of the buildings have depreciated 22,000 within the last two years. Now, this is what I wrote earlier today. I had a call before I left home and there was one building, the highest building out there -- it had sold for 167,500. One went into escrow today at 140,000. We are very competitive in our prices, but being individual owners we can't take this traffic of, how many apartments are you proposing?

HAL OBER:

Two hundred and forty units.

NORMA MORRASSETT:

Two hundred and forty units would probably wipe these individual owners out and I wish you could see the side of the little man and vote "no" on this. Thank you. (Applause)

JENNIE WASHINGTON:

My name is Jennie Washington. You'll have to excuse me, I'm a little nervous. One thing I would like to ask all of you, those people who own homes 80,000 to 100,000 value, would you like to have these kind of apartments in your backyards? I don't think you would.

COMMISSIONER BUGBEE:

Wait a minute. They're not in your backyard. You've got a 500 foot buffer. (A lot of noise and commotion from audience) Hey, hey, you'll all have your turn. I'm answering one of her questions. Now we all live in parts of this town where there are apartments within one or two or three blocks, 500 feet is a block and a half, two blocks.

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JENNIE WASHINGTON:

Ahem. You see me, before I got married I lived in an apartment. If I wanted to stay in an apartment area, that's where I'd be. We've all put thousands of dollars in our homes, right, and that value is depreciating. We bought in our home -- we had it sold, I mean up for sale for six months and we didn't get any money for it. We weren't making any money. What's going to happen to our kids? Where are all these new kids going to go to school? There's not even enough school space for my son in five years.

VICE CHAIRMAN KENNEDY:

That meeting is held out to the School District every Thursday night.

JENNIE WASHINGTON:

Well, I'll be here. So in the meantime, we're all going to have to suffer. What's going to happen to the crime? In the summertime from just the apartments down the street, our crime escalates. I've been robbed. I don't want to be robbed again. Okay, we're all a very close neighborhood and we're all here to fight and I'm sure we'll all be back. (Applause)

HOWARD NEEDHAM:

Howard Needham and I live on Rosebank Circle and I would like to add 21 names to the petitioners on protest. I'd like to have it filed with the Board. I would also like to read to the Board from the Las Vegas General Plan and this is the plan that we have reviewed and there's a particular section that I think is very important for this Board to consider. It reads, "The suburban neighborhood is intended to be the predominant form of neighborhood within the community. It is designed to include the single-family home as the major housing type although within the concept of variable densities, the neighborhood's a mixture to single-family, cluster, townhouses, etc. is permitted. It is recognized that too much mixture of different housing types will be detrimental to the neighborhood so that it is incumbent to both the designer and the City to evaluate the merits of a proposal with this in mind, compatibility is essential while diversity is desirable." With the amount of people here today in protest and the number of people that I have talked to and I would say just in the last day, I went out and talked to another 25 home owners and out of those

HOWARD NEEDHAM:

25 only one said that they would ever even consider favoring apartments. I don't believe that this is compatible with the neighborhood. There has been a lady who has spoke just now who represents the apartments on Vegas Drive. Her name's Norma. She actually does not want these apartments. There's been a gentleman who's here present today, who I hope will speak. His name is Bob. He represents Las Vegas Manor which is the older people living along Decatur just directly south of this proposed development. They oppose apartments and he's here today to speak for them and they live in a density, high density group. They don't want anymore high density. I think this area has suffered the burden of high density apartments and I don't believe that we should have 240 units of additional apartments in this area. The predominant form in this area are R-1 and R-E houses and I feel that that should be maintained and I feel that we have a right as people who are there already, to hope that any builder who has the privilege of developing this property will maintain what's there already or build better and I propose that the R-CL that he proposes are not even maintaining the area. I feel he should be required to go 50x100 foot lots. I feel that even though his quality may be good on an R-CL, I do not like the R-CL design. I feel an R-1 home that's on say a 50x100 foot lot, which isn't even the basic R-1 -- it's a variable -- looks nicer. It doesn't look like trailers lined up, one after another, after another, and all you see is the front garages, and I don't believe they improve the neighborhood value, and that's my biggest objection, and I think many many people feel that way and they've invested a lot of money in this area. (Applause) The other thing is the way the design is planned. Coran will be open even if Wavecrest is kept closed. The homeowners in the area are very concerned that Coran connecting to Lake Mead, connecting to Rancho Road, exiting the top of the development to the north will create a traffic problem even if Wavecrest remains closed and we're very concerned with Coran in some manner of fashion being closed. And if it's at all possible, we would propose that Coran be closed at the top of the community which is directly at the northeast corner so that it doesn't turn into a kind of an access from Rancho Road, and we're very concerned with that. We feel that if this

HOWARD NEEDHAM:

builder can build in this 40 acres or this large parcel that he should try to design access so that it all exits out on Decatur. Now, there's an access road into the apartments that are directly to the south of this project and that access road is called Madeline Drive and on Madeline Drive I think that access road, rather than being a cul-de-sac or a dead end, should be maintained into that other apartment complex which would leave a possible exit or entrance for a fire problem, so that there's two entrances into the community, but I believe that this builder should be required not to open Coran Lane and especially, which I think has already been proposed and it's not an issue, not to open Wavecrest. The other thing is, on Madeline itself, I think we're entitled to our buffer. I think we're entitled to some sort of quality guarantees. There's been a lot of people who I've talked to who are very concerned to make sure that the houses go in first, and we feel, first of all, no apartments whatsoever, but even if there was a very thin strip of apartments permitted, a lot of people feel that this builder should be required as a condition of his building to build all the houses first before he ever puts up an apartment. (Applause)

COMMISSIONER TRACY:

Excuse me just a minute. Before the next person starts speaking. I spent a great deal of time over the past couple of days at my job location on the telephone to a number of you in the audience so I'd appreciate just a minute. One thing I'd really like to say is that I'm the newest person on this Commission and I've been on three and a half years and I really don't like being read to from the Master Plan. I'd like to suggest that we've all read it and are familiar with it and it's kind of insulting to do that. So if anybody else has anything to read from the Master Plan, zoning laws, I'd appreciate you not doing that and taking your time and ours to do that because we're familiar with it. The other thing I'd like to emphasize, when you're talking about schools, I know that that's a concern and it's a valid concern, but this Commission does not have anything to do with how many schools or how many people are in a neighborhood to attend schools.

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COMMISSIONER TRACY:

That has to be attended to by the Clark County School District and as Chairman Kennedy indicated, they have meetings for that, so if in your comments, if you'd leave the school part out, that would help because we all know that there are schools that are overcrowded. There are also schools closing because the enrollment is down so much. So if you could keep that for that conversation, I would appreciate it. The third thing I'd like to mention is -- you indicated -- the last gentleman did, that there are a number of people who are going to be speaking from apartments. The first lady who spoke, as far as I'm concerned, that's fine. She owns her apartment, but I think that if you could do that, it would be preferable to limit it to those people who own residences and not renters because renters are transient. I know that in the area -- the Vegas Manor -- I'm very familiar with that and it probably has less transients than most apartment complexes do but those are not homeowners and I'd appreciate hearing from homeowners or people who own their apartments or whatever they're called, condominiums or apartments in that one area. So I would really appreciate it if you could all remember to follow some of those things.

HOWARD NEEDHAM:

I just wanted the Commission to note that there's 99 people present here and they only represent a fraction of the people who would have liked to come. Thank you. (Applause)

DICK HUNTER:

Commissioners, my name is Dick Hunter. I live at Spring Mountain Pass. I own several pieces of property, some in this particular area. I think we have to be progressive in our thinking. If we weren't, we'd all be living in tents somewhere and I believe that with buffer zones in here, I see nothing wrong with their zoning and I would vote or ask that you go ahead with their zoning. Thank you.

COMMISSIONER COLEMAN:

Where is your property located, did you say?

DICK HUNTER:

Beg your pardon?

COMMISSIONER COLEMAN:

Where did you say your property was located?

DICK HUNTER:

I own property all over in that area. (A lot of commotion from audience) I can't give you the sections, not right now, but I do own property in those areas.

COMMISSIONER GUTHRIE:

But you don't live in that area?

DICK HUNTER:

I don't live in there, no, sir.

FRED FELWALK:

My name is Fred Felwalk. I live at 1908 Parkchester Drive. I talked to the Fire Department and the Road Department and they told me that Madeline cannot be made into a cul-de-sac because the Fire Department has to have access to those apartment buildings that exist there, so that's an error in the subdivision map. We talked to the builder. I happened to be at the meetings with him and he agreed to try certain things that were recommended at the last hearing meeting, such as R-1 on both sides of Madeline, which I don't see him attempting to do. I moved to Stonehaven for the quality of life for my family. Since they built the four-plexes on Decatur Drive, I've chased vandals and burglars down the street at two and three o'clock in the morning in my underwear and I'm in a position where I think this is only going to increase if we have 240 additional apartments in the area and R-CL lots. We're talking about a buffer -- well, a vacant lot's a buffer, but R-CL homes on 50-foot lots, in my opinion, is not a buffer and you've all had a lot of calls from the residents in the area the last couple of days and we have a pretty good representation here. The quality of life in that area should be maintained and it appears to me that everyone is intending to decrease that quality of life in whatever form the builder desires. Thank you. (Applause)

Z. GOZARAS:

My name is Z. Gozaras. I'm at 4343 Wavecrest. I'd like to -- this is my first experience having a house that's down there and coming into this type of portrayal. I'd like to give a compliment to Mr. Ober. When I first walked in, I thought he was a total ogre. Now I think he's less than one. I've looked at his quality of homes and I agree with his quality of house. Where I disagree is with the apartment complex down there. We all understand that a builder who comes in has to make a profit.

Z. EGOZARAS:

Looking at the newspaper and looking at the economy now, we see there are a lot of vacant apartments and a lot of incentives to go into apartments. I feel it would not be profitable for him to build apartments there and it would not be socially profitable for us to have apartments in the area due to the crime rate. I feel uncomfortable to have to worry about if you're going to sit in your jacuzzi in the backyard and who's going to come over and join you without an invitation. (Applause) I don't disagree with the idea of Mr. Ober coming in and building. I've seen his product. I do disagree with the small houses and I've seen houses on Craig Road on half-acre lots that are selling. So I feel a house on a 60x100 foot lot can sell if done properly. Thank you. (Applause)

DENNIS MELK:

My name is Dennis Melk and I live at 1929 Stonehaven and that is on the corner of Stonehaven and Coran. I came in tonight with mixed feelings, but I think that opening Coran in any way other than what we have now -- since they built the apartments and opened up Madeline, I wake up often in the night, two o'clock in the morning, with drag racing down Coran Lane. Before they built the last set of apartments there, I never had any problems with burglaries. My house has been burglarized and I've been forced to install security. I feel that our area has absorbed enough high-density apartments. I agree that, you know, we do have to be somewhat flexible. I think that building houses in that area would benefit us, but I think to open up Coran to go through in any way, shape or form to Decatur Boulevard would not be good for us. We have enough traffic problems in the area now. I think that if the developer would come back and maybe expand his commercial development or rather than go apartments, go to condominiums, we might be able to live with that. We're not stonewalls. We realize that we do have to be somewhat flexible, but I think we've suffered enough in the area and I think that it needs to be rethought at this point in time and I would recommend that you do not approve this project as proposed. (Applause)

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MARY SHARP:

My name is Mary Sharp. I live at 4320 Sawyer. My husband and I bought our property a year ago to try to build up our equity. I am a college student and I also on the side have a business which is instructing children how to ride horses. I have my horses boarded across Rancho and if any of you are familiar with that neighborhood, right off of Lake Mead there's beautiful horse homes over there, but yet there's the low-income property over there, the apartments. Since I've been there, I have seen shootings. I have seen knife fights. In fact, two weeks ago I saw a car go through a brick wall. Two men were being chased by the police and they were armed and they were running all through those neighborhoods. That's right across Rancho. I'd rather keep that over there. Rancho right now is our divider. If we let anything else come over our way, I can just see what's happening. I don't have any children of my own, but I do have all of my little children coming over to see me after riding lessons or what have you. They come over and help me make cookies whatever. I love these kids to come over, but I just don't want to endanger them. As it is right now, I follow them home on their bikes. I thank you. (Applause)

ANTHONY WASHINGTON:

My name is Anthony Washington. I live at 4324 Rosebud Circle. I've lived in the area since 1979. I think that one of the attractive things about the neighborhood was that it was a residential area. I moved from one that got a little too dense and I feel that an apartment building of this nature would probably be a little bit too dense for our neighborhood. We have right now a very quiet neighborhood. Personally, my wife and myself, have been burglarized. We know the feeling of being broken in because of too many people in the area and police being in a position where they don't know where to look and most of the vandals that we've had in the area, they have all gone through this one apartment building area -- just one open area that I can't think of the name of the street that connects to Coran and if they're planning to open Coran from Decatur to Rancho, that's where our children play. Those are the streets where we all look out for each other and I just feel that if you're looking out for the betterment of our community, you will not approve this. Thank you. (Applause)

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LARRY SMOOT:

My name is Larry Smoot. I live at 4413 Denia Circle. I have a petition with me that I'd like to read to you. "To the Las Vegas City Planning Commission: We the undersigned residents of the Stonehaven neighborhood hereby register our opposition to the proposed development by R. A. Homes, Inc., of the 21.9 acres located southeast of Decatur Boulevard at Lake Mead Boulevard. We oppose the insertion of more high-density housing, be it either apartment dwellings or R-CL single-family dwellings in any close proximity to the existing homes. Such insertion we feel would be detrimental to the entire area. We request that every effort be made to protect and maintain the quality and character of our neighborhood. Signed"-- and there are 114 residents of that area. (Applause) After I attended one of your meetings where three of you voted for this insertion and three of you had the good sense to vote against it, I travelled up and down every street in the Stonehaven area. I called on every home. I found four people who were home who either didn't have an opinion or were in favor of the apartment complex and of the R-CL type housing. It's a fact, we moved to that area because we wanted a residential area. In the last ten years, we've had apartments proposed. We were proposed apartments -- the ones next to the Chuck-E-Cheese -- the ones to the east on Decatur. Along with that proposal came the idea and the promise from this Commission that there would be \$100,000 residential homes built in as a buffer. What did we get? We got R-CL and it's not a buffer. When the other apartments were proposed, still more development was proposed. Once the apartments got up, gosh the money just wasn't there to build our buffer. Now we need, we demand, some sort of guarantee that the quality of our neighborhood be maintained. I attended the meeting with Mr. Ober. There was no guarantee made. No guarantee as to the quality of the apartments. No guarantee as to the quality or the size of the lots. No guarantee as to the quality of the homes he was building. I have an investment in my home. I've only lived in the Stonehaven neighborhood for a year, but I've talked to the people who have lived there for ten years. They hired an attorney last time apartments were to be inserted. They tried to fight every way they could. We'll do it again. We want our residential neighborhood. We request that. I think the repre-

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LARRY SMOOT:

sentation here this evening more than speaks for that. The names on your petition more than speak for that. I request your opposition to this development and I thank you. (Applause)

KEVIN McDONALD:

Kevin McDonald, 5065 Lake Mead. I just found out tonight that this meeting -- this Planning Commission meeting was taking place and I was a little surprised that I had not been notified. Apparently, the planners don't feel I live close enough.

COMMISSIONER BUGBEE:

The law specifies 300 feet. If you live within 300 feet of the project, you should have been notified.

KEVIN McDONALD:

Well, I might live about 500 feet. I live next to Mr. Olson who spoke earlier, but I just recently purchased in that area last summer and before I concluded the deal, I checked and checked to make sure what the zoning was and was confident of what the zoning was and went ahead and concluded the deal. And, my concern is that now we're faced with a possibility of having high-density apartments that we're not zoned for and in my opinion, if anything like this would be approved, it would be a betrayal of the confidence that I had in the zoning as laid out in the City, and therefore, I'm opposed to this. (Applause)

VICE CHAIRMAN KENNEDY:

Unless anybody else has anything different or new to add, we'll give the applicant a chance to rebuttal. You have something new you'd like to add?

BILL CHAPMAN:

Hopefully.

VICE CHAIRMAN KENNEDY:

I think we've heard just about everything -- just about.

BILL CHAPMAN:

My name is Bill Chapman. I live at 4304 Sawyer Avenue. I've lived there for 10 years and I came out tonight to speak in opposition to a low-income housing project. This is what this letter is all about I got last night from a neighbor and I'm not satisfied at this point with the gentleman who spoke earlier who indicated that we're being reassured that we don't have this type of project in mind, a low-income project area, and he failed to say that there's a

BILL CHAPMAN:

certain rate on these units that's going to be established. I want to ask him before I waste your time by speaking further, what will be the rate on the units, two-bedrooms, three-bedroom units that are being established? If you can answer that question for me now, I might be able to sit down immediately or I might have some more to say. May I ask of him to let us know at this point?

VICE CHAIRMAN KENNEDY:

Come up and maybe you can answer.

HAL OBER:

I don't expect everybody to understand the intricacies of the building business, but it's a little difficult until we have our development costs in, etc., and get our engineering all completed to come up with firm prices. (A lot of commotion from audience)

BILL CHAPMAN:

I believe I have the right to stand here right now and say, I'm yet not satisfied, having done so much planning thus far and still does not know what he's going to charge tenants. He has a pretty good idea, an approximate figure in his mind right now. I'd like to know that before I go on with what I have to say, please.

HAL OBER:

The only thing I can tell you is, I'd like to ask the gentleman whether he knows what eggs are going to sell for a year from now because I probably won't be in those apartments for a long long time. It takes a long long time to plan a project, put it in the ground, and come to fruition. It's not done overnight.

COMMISSIONER BUGBEE:

Assuming you could build your units in there at a figure that I'm familiar with, maybe 160,000 per -- maybe 160 or 170,000 per four-unit apartment house in a two-bedroom basis, does that sound within a ballpark figure and 30,000 per lot?

HAL OBER:

We don't -- we're not going to -- we don't plan to build four-plexes, Commissioner. It's going to be an apartment building.

COMMISSIONER BUGBEE:

Well, then maybe we can establish a perimeter, an area with perimeters, that you would -- a two-bedroom apartment would rent for 325, 375, 425? (Commotion)
Now, wait a minute. I'm asking this gentleman.

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HAL OBER:

I really can't tell you at this time. I just haven't made a study of it. As I said, the apartments may not be built for a year. It might not be built for two years. I don't know at this time.

BILL CHAPMAN:

It appears to me that that's a big evasion regarding rental rates. I would guess they would probably go in the neighborhood for a two-bedroom, unfurnished apartment for about \$265, \$275. (Applause) I did some homework before coming because I am opposed to low rental, the low-income apartments in the area. I speak with mixed emotions tonight. Low-income earners do deserve a place to try and overcome some of the miseries that they do face; (Applause) that's obvious to all of us. However, on the other hand, low-income housing if it's going to be in that area, is going to invite the inevitable social problems that are statistically related. It's without a doubt. It always goes as an onset of crime and a potential for destruction of personal property which is already being fought in the area that we live in and fought successfully. I speak in opposition to rezoning tonight to the high density construction rights in this area near where I live in College Heights, number one, and my reason why is that it has happened already to us a number of times in the last ten years that I've experienced living in the area. Just east of the area that I live in off Coran Lane and Sawyer across Rancho that someone -- one of the ladies spoke of tonight which is only four-tenths of a mile from where I live, there are approximately 237 to 240 units in the area right now. In the first subset of about 188 units, 50% of those units are vacated and virtually destroyed, broken windows, broken doors. It's impossible to live in those areas. There are people who are living in those apartments still and they are well meaning people who are trying to survive. Nevertheless, I think -- I don't feel that it's right for me to have to begin a struggle all over again. (Applause) Each of you who are on the panel tonight are familiar with the late 1960's and the early '70's Monohand Report regarding crime, civil disobedience and civil rights. That report asks people of my classification to work hard, to become educated and to rise above those things that have stereotyped me over the number of years and said work hard, join the mainstream and you'll be okay. I did that. (Applause) I have two college degrees.

BILL CHAPMAN:

I am working on a third degree. I feel like that in a way that's beside the point because I'm more concerned right now about being able to come home and rest after working hard all day after having joined the mainstream of society because you asked me to, but tonight if you vote in opposition to what I believe in, what we believe in, I think you're telling me, life is tough, start over again and I don't believe that's fair. Thank you. (Applause)

COMMISSIONER COLEMAN:

Mr. Chapman, I would say that I've been on this Commission for 12 years and that's the most moving presentation I have ever heard. (Applause)

FRANK SILVERTI:

My name is Frank Silverti. I live at 4200 Coran Lane. Mr. Chapman is a tough act to follow, but with all due respect to Commissioner Bugbee concerning his comments about how many feet buffer zones should be and sizes of fences and how much rents should be, that's not the issue here. The issue is whether to allow high-density housing in an area where they are not wanted, not zoned for, by the people who already reside there. Thank you. (Applause)

UNIDENTIFIED WOMAN:

I live at 4405 Rosebank Circle in the apartments the gentlemen here, standing here talking about. I happen to own one of those apartments. I can't even rent my apartments out. He's right. They're just no good and I've lost a lot of money on those apartments because that area is run down and nobody wants to rent there. (Applause)

VOICE CHAIRMAN KENNEDY:

Perhaps Mr. Ober, if that's the correct pronunciation, for rebuttal.

HAL OBER:

Well, obviously, if I tried to address everything that was said here tonight, we'd be here a long long time, but I would like to address one or two issues. One is the simple assumption that everybody that lives in an apartment is crime prone. I think that's unfair to label people like that. Secondly, I think the best aversion to crime in that area and to the people who are concerned on Wavecrest and Rosebud is the fact that if we built houses in there and not have an empty lot and build houses there, people aren't just going to walk across four or

HAL OBER:

five roofs and crawl over walls. It just doesn't happen. (A lot of commotion from audience) If it does, let's put it this way, they have a simple entrance now, they can walk across the vacant land. The quickest way to avoid crime is infill and when we come in and we build before people move into their homes, we experience some thefts also. The minute we start moving people in then that does disappear, so we've had some experience on that. Thank you for your attention.

COMMISSIONER COLEMAN:

Would you consider taking out the R-3 and going for more of the other type housing?

HAL OBER:

No, I wouldn't. There are some other ramifications that I can't.

COMMISSIONER COLEMAN:

You cannot?

HAL OBER:

That's correct.

VICE CHAIRMAN KENNEDY:

Any further questions of any of the Commissioners? If not, I'm going to close this hearing and ask for a motion.

NORMA MORRASSETT:

Excuse me, could I say something, sir?

VICE CHAIRMAN KENNEDY:

We have a motion on the floor, ma'am.

COMMISSIONER COLEMAN:

Is there?

VICE CHAIRMAN KENNEDY:

No, okay, want to let her -- okay?

NORMA MORRASSETT:

As an owner of one four-plex in --

COMMISSIONER KENNEDY:

Would you state your name again, ma'am.

NORMA MORRASSETT:

Norma Morrasett. As an owner of one of the four-plexes, I'd like to address this man. Not only do they come over the fences, they tear them down. We just replaced a wall and poured it solid and put steel in there and on the west side where we have these old people -- these senior citizens, we're going to start on that. We just had every laundry room, but two, broken into. Out of 30 buildings, they took completely one washer and dryer -- they found it out in the field. We have installed -- if you're in the area -- security lights

NORMA MORRASETT: on every building in the alleys. It lights up the whole place and that's just the beginning. We have people out there patrolling, that's how bad it is and we don't want to be a detriment to that area. I am scheduled this Sunday with another Board of Director to walk that complex, every building and turn in every violation, every broken windows, every carport that the wind has torn up and believe me it will be back to A-1 shape after Sunday and we can meet with the Board and send out the letters, but there is crime. I have been hit myself. I've had tenants that've been hit in -- some of them -- they're professionals. They're going in through doors. They have objects that they snap the whole doorknobs off with. Now if you want to hear more, I can tell it.

COMMISSIONER BUGBEE: Are these people that are -- these criminals are now from an area that doesn't exist?

NORMA MORRASETT: They're in the apartments.

COMMISSIONER BUGBEE: They're in your apartments?

NORMA MORRASETT: They're in the four-plexes. There's 30 buildings.

COMMISSIONER BUGBEE: Well, there in the group of apartments that's your apartments?

NORMA MORRASETT: Yes, and I'm on the Board of Directors. I'm familiar with all the problems. I hear them every day and we are taking every step. We're working with the police. We're cleaning up our area because like I said, we have a 20 to 25% vacancy factor. We have nice apartments.

COMMISSIONER BUGBEE: Is it your feeling that apartment dwellers are second-class citizens?

NORMA MORRASETT: No. I think -- I do not think --

COMMISSIONER BUGBEE: That's what you told me.

NORMA MORRASETT: I do not think that, sir. We are having people to come into our complex and they slash all the tires from one side of the building. They weren't the tenants. There's somebody come through. They stole seven batteries and this was in one night.

COMMISSIONER TRACY: Did you mean to say what you said a couple of minutes ago that you have the people who are stealing from the neighborhood in your apartments, they live in there?

NORMA MORRASETT: We have people coming in off the streets.

COMMISSIONER TRACY: Oh, you just indicated they lived there and I couldn't understand --

NORMA MORRASETT: We're on a busy -- no, we have evicted two families recently. We have and there may be more that's subject to go because we do work with the owners and we want our tenants to be satisfied and we have beautiful apartments. We have two townhouses and two apartments in each building and I'll compare -- I'll put them up with any apartment in town and I would like to know the square feet of the apartments they're going to build.

VICE CHAIRMAN KENNEDY: We've already asked him that question.

NORMA MORRASETT: You mean he doesn't know the square foot?

VICE CHAIRMAN KENNEDY: He may not even develop it for two years. (Laughter and a lot of commotion) Why should he come up with a plan at this time if he's not going to build it for two years?

NORMA MORRASETT: Okay. Our townhouses have 1100 square feet. Our apartments have just under 900 square feet and they're all two-bedrooms. They're beautiful apartments inside and we can't even keep them full.

COMMISSIONER JOHNSTON: How much are you charging?

NORMA MORRASETT: Rentals as individual owners run -- mine run from 350 to 425 and my 425 I reduced from 435. I had one at 375 I reduced to 350. I reduced one from 375 to 360. So I reduced \$50 on the building and we have to take out of our pocket and put into our building each month with the association dues. My husband is a disabled patient and if you think we're not battling to hold on to that building, when we came out here we invested our money because my husband retired from General Motors. He's a disabled heart patient. He's not able to go out to work and they would allow us to do this. Of course, we planned

NORMA MORRASETT: on M-X coming here and that all fell through.
This County's so overbuilt in all areas. You
can't go anyplace where they're not building
apartments and we'd just like to have help.
We're going to try to keep our place where the
neighborhood will be proud of us. Thank you.
(Applause)

VICE CHAIRMAN KENNEDY: Ma'am, I think -- are you -- for a short time.

KAREN LARSON: Yes, I'm Karen Larson. I live at 1904 Parkchester
Way. I am a homeowner and have been in Stonehaven
for nine years. I've got a home, not an apartment,
that's 2,400 square feet. I have raised two
daughters there. I have one still growing and I
can understand what the lady said, but I want you
to understand as our Commissioners, we bought also
ten years ago to raise our family. We put an
investment in our home to care, not just for our
family, for our neighbors and our community and
I loved the lady what she said about her apartments
and everything like that and, Mrs. Coleman, I
appreciate what you said the last time we were at
the meeting about -- I feel we have enough apartments
in our community. I think it's a residential area
and I hope that we can keep it that way. Thank you.
(Applause)

VICE CHAIRMAN KENNEDY: That's all. I'm going to close this meeting now.
You had your chance, ma'am, please.

COMMISSIONER BUGBEE: No, ma'am, this could go on forever.

VICE CHAIRMAN KENNEDY: Big agenda --

UNIDENTIFIED WOMAN: Two minutes.

VICE CHAIRMAN KENNEDY: No, ma'am. I'm going to call for a motion from
the floor. I'll entertain a motion from the floor
at this time from any Commissioner.

COMMISSIONER GUTHRIE: Mr. Chairman, last time I voted "no" on this and
I don't see any change sufficient in the plan for
me to change my vote again, so therefore, I move
to deny this project. (Applause)

VICE CHAIRMAN KENNEDY: That motion has been denied and this will be heard before the City Council --

COMMISSIONER COLEMAN: No, the motion carried.

VICE CHAIRMAN KENNEDY: The motion has failed.

COMMISSIONER BUGBEE: The motion has failed.

VICE CHAIRMAN KENNEDY: The motion has failed, that's what I meant to say. (Motion failed with Tracy, Johnston, Kennedy and Bugbee voting "no.") So, we need a new motion, that's what you're saying, Harold?

HAROLD FOSTER: Yes, a new motion's in order.

VICE CHAIRMAN KENNEDY: Okay. Now I'll entertain a new motion at this time.

COMMISSIONER BUGBEE: I'll move for APPROVAL.

VICE CHAIRMAN KENNEDY: With conditions?

COMMISSIONER BUGBEE: With staff's conditions.

VICE CHAIRMAN KENNEDY: That motion has been APPROVED and it'll be heard before the City Council on 4/18/84? Is that right, Harold, 4/18?

MAN FROM AUDIENCE: What motion has been approved?

VICE CHAIRMAN KENNEDY: The motion has been approved for approval. The denial was defeated.

COMMISSIONER COLEMAN: It's a negative motion. The negative motion of denial was approved so that meant that it was denied. So then someone made a positive motion that it be approved and that was approved. (A lot of commotion in audience)

VICE CHAIRMAN KENNEDY: What day does it go to the City, Harold?

HAROLD FOSTER: April 18 at 2 P.M. to be heard here for the City Council.

VICE CHAIRMAN KENNEDY: Next Wednesday at 2:00 P.M. in these chambers. (Motion carried with Guthrie and Coleman voting "no.")

END OF EXCERPT