

**VERBATIM  
TRANSCRIPT  
ATTACHED  
AFTER  
MEETING  
MINUTES**

A G E N D A

CITY PLANNING COMMISSION

MAY 10, 1984

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

ROLL CALL:

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

NEW BUSINESS:

1. FINAL MAP  
ALPINE COURT  
(COMMERCIAL  
CONDOMINIUM)  
Property generally located on the north side of  
Alpine Place, west of Decatur Boulevard, R-1 and  
P-R Zones (under Resolution of Intent to P-R).  
Owner/Subdivider: Allen G. and Brenda S. Nel  
No. of Acres: 2.5 No. of Units: 34
2. FINAL MAP  
DUNCAN COURT  
A CONDOMINIUM  
CONVERSION  
Property generally located on the northeast corner  
of Duncan Drive and Edward Avenue, C-2 and R-E  
Zones (under Resolution of Intent to R-3).  
Owner/Subdivider: Alpha Investments, Et Al  
No. of Acres: 1.02 No. of Units: 24
3. MEDIAN  
IMPROVEMENT  
WAIVER  
LARCHWOOD  
SUBDIVISION  
Request of VTN OF NEVADA for a waiver of the requirement  
to install median curb on Buffalo Drive, north  
of Alta Drive.
4. VAC-1D-B4  
Petition of Vacation submitted by BECKER AND SONS  
to vacate Mossman Avenue and Filly Lane located  
on the east side of Michael Way, south of Cheyenne  
Avenue.
5. Z-25-B4  
Application of FRONTIER SAVINGS ASSOCIATION for  
reclassification of property generally located  
on the southwest corner of Vegas Drive and Tenaya  
Way, from N-U to R-CL.  
Proposed Use: Medium Low Density Detached  
Single Family Residences
6. TENTATIVE MAP  
RAINBOW MEADOWS  
Property generally located on the southwest corner  
of Vegas Drive and Tenaya Way, N-U Zone (proposed  
R-CL).  
Owner: Frontier Savings Association  
Subdivider: Steven S. Miller Construction  
No. of Acres: 15.05 No. of Lots: 75

7. FINAL MAP  
RAINBOW MEADOWS  
Property generally located on the southwest corner of Vegas Drive and Tenaya Way, N-U Zone (proposed R-CL).  
Owner: Frontier Savings Association  
Subdivider: Steven S. Miller Construction  
No. of Acres: 15.05 No. of Lots: 75
8. VAC-9-84  
Petition of Vacation submitted by FRONTIER SAVINGS ASSOCIATION to vacate Government Patent Reservations generally located south of Vegas Drive and west of Tenaya Way.
9. Z-28-84  
Application of GEORGE AND ANNA ESSAYIAN for reclassification of property generally located on the west side of Decatur Boulevard between Auburn Avenue and Reiter Avenue, from N-U to C-1.  
Proposed Use: Offices and Retail
10. Z-29-84  
Application of U-HAUL COMPANY OF LAS VEGAS, INC. for reclassification of property generally located on the northwest corner of Decatur Boulevard and El Parque Avenue, from N-U to C-2.  
Proposed Use: Dealership for Motorhomes and Recreational Equipment; and Rental of Trucks, Trailers and Motorhomes
11. Z-58-78  
PLOT PLAN REVIEW  
Request of GEORGE F. KALB CONSTRUCTION COMPANY for a Plot Plan Review on property generally located northwesterly of Decatur Boulevard and Meadows Lane, R-1 Zone.
12. Z-22-82  
EXTENSION OF TIME  
Request of PAULINE KIM O'MALIA for an Extension of Time on property located at 1717 S. Eastern Avenue, R-1 Zone (under Resolution of Intent to P-R).
13. M-4-69  
AESTHETIC REVIEW  
Request of LAS VEGAS REVIEW JOURNAL for an Aesthetic Review to construction an addition to the existing building on property located at 1111 W. Bonanza Road, M Zone.
14. Z-31-83  
EXTENSION OF TIME  
Request of LLOYD HARRIS, ET AL for an Extension of Time on property located at 1201 Arville Street, R-E Zone (under Resolution of Intent to P-R).

15. Z-6-82  
REVIEW OF  
CONDITION

Request of VEGAS VERDES COUNSELING, LTD. for a Review of Condition which limited the use to one business only on property located at 912 N. Eastern Avenue, P-R Zone.

16. Z-3D-74  
PLOT PLAN  
REVIEW

Request of THE MEADOW SCHODL for a Plot Plan Review to operate a private elementary school (grades K-8) for a period of two years and to waive the off-site requirements on property generally located on the southeast corner of Brush Street and Meadows Lane, C-2 Zone.

SUPPLEMENTAL AGENDA  
CITY PLANNING COMMISSION  
MAY 10, 1984

1. A-11-84(A)      Petition of Annexation submitted by BONANZA HOLDINGS, LTD. to annex property generally located on the south side of Del Rey Avenue, west of Redwood Street, containing approximately 5.1 acres.
2. SP-1-84      Request of ABLE LOCK AND KEY COMPANY for Satellite  
SATELLITE      Parking on property located at 1911 E. Charleston  
PARKING      Boulevard, C-2 Zone.
3. Z-100-64(134)      Request of GARY GUY WILSON for a Plot Plan Review  
PLOT PLAN      to construct a condominium office building on property  
REVIEW      located at 422 S. Casino Center Boulevard, R-4 Zone.
4. Z-5-84      Request of VERNE JAY LEWTON for a Plot Plan Review  
PLOT PLAN      to construct a two-story six plex in lieu of the  
REVIEW      approved five single-story units on property located  
at 1722 W. Bonanza Road, R-E Zone (under Resolution  
of Intent to R-3).
5. Z-35-81      Request of ROBERT CHESS for a Plot Plan Review  
PLOT PLAN      to allow a patio cover on property located at  
REVIEW      3820 Marshall Circle, R-PD6 Zone.
6. RW-1-84      Request of SPANISH OAKS HOMEOWNERS ASSOCIATION  
RAZOR WIRE      to install razor wire around the perimeter of the  
REQUEST      subdivision on property generally located north  
of Sahara Avenue between Richfield Boulevard and  
Valley View Boulevard, R-PD6 Zone.
7. Z-29-67 &      Request of FRED DORIOT, ARCHITECT ON BEHALF OF  
Z-5-69      VALLEY BANK for a Plot Plan Review to construct  
PLOT PLAN      a new bank facility on property generally located  
REVIEW      on the southwest corner of Westcliff Drive and  
Rainbow Boulevard, C-1 Zone.
8. Z-98-72      Request of FRED DORIOT, ARCHITECT ON BEHALF OF  
PLOT PLAN      VALLEY BANK for a Plot Plan Review to construct  
REVIEW      a new bank facility on property located at 2333 E.  
Sahara Avenue, C-1 Zone.

*hinda*

NOTICE OF PUBLIC HEARING

MAY 10, 1984

Notice is hereby given that on May 10, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-25-84      FRONTIER SAVINGS ASSOCIATION FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE SOUTHWEST  
CORNER OF VEGAS DRIVE AND TENAYA WAY.  
FROM: N-U (NON-URBAN)  
TO: R-CL (SINGLE-FAMILY COMPACT LOT)  
PROPOSED USE: MEDIUM LOW DENSITY DETACHED  
SINGLE FAMILY RESIDENCES

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

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.

COUNTY

VEGAS

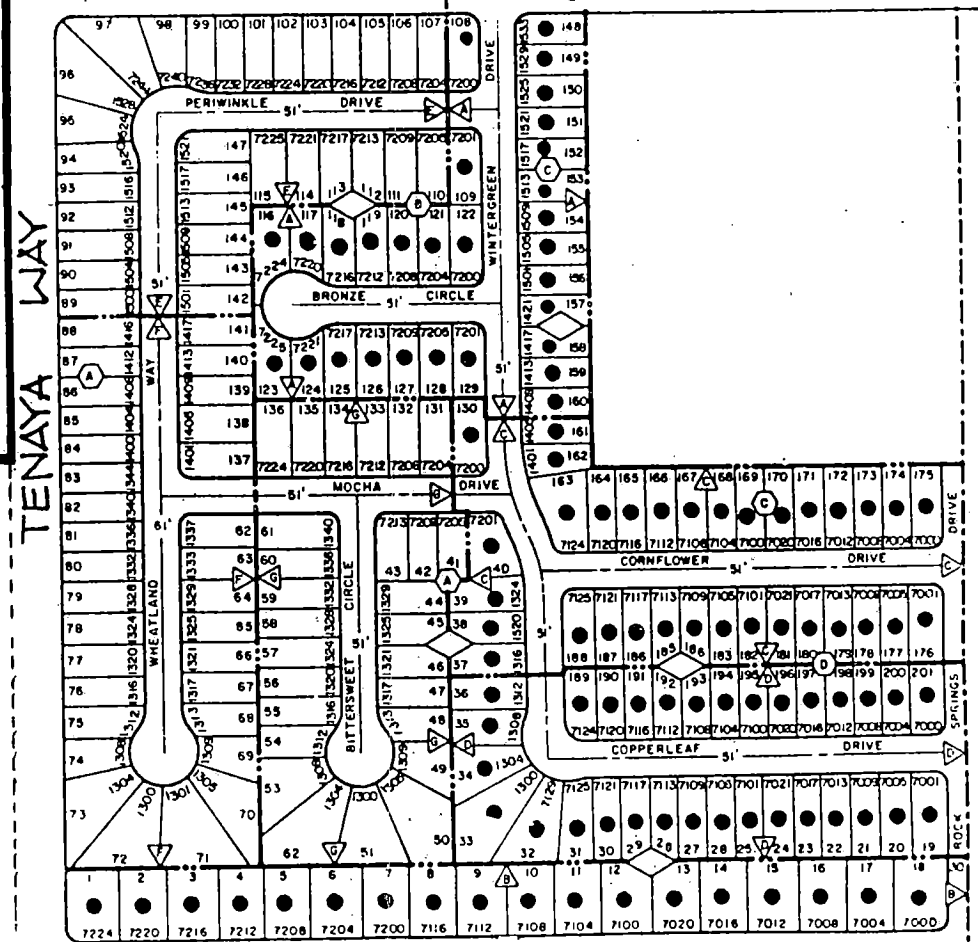
DRIVE

N

COUNTY

CARMEN

BLVD



Z-25-84

NOTICE OF PUBLIC HEARING

MAY 10, 1984

Notice is hereby given that on May 10, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-28-84      GEORGE AND ANNA ESSAYIAN FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE  
OF DECATUR BOULEVARD BETWEEN AUBORN AVENUE AND  
REITER AVENUE.  
FROM: N-U (NON-URBAN)  
TO: C-1 (LIMITED COMMERCIAL)  
PROPOSED USE: OFFICES AND RETAIL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOT TWENTY-TWO (22) IN BLOCK FIVE (5) OF  
CURTIS PARK MANOR, UNIT NO. 2.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



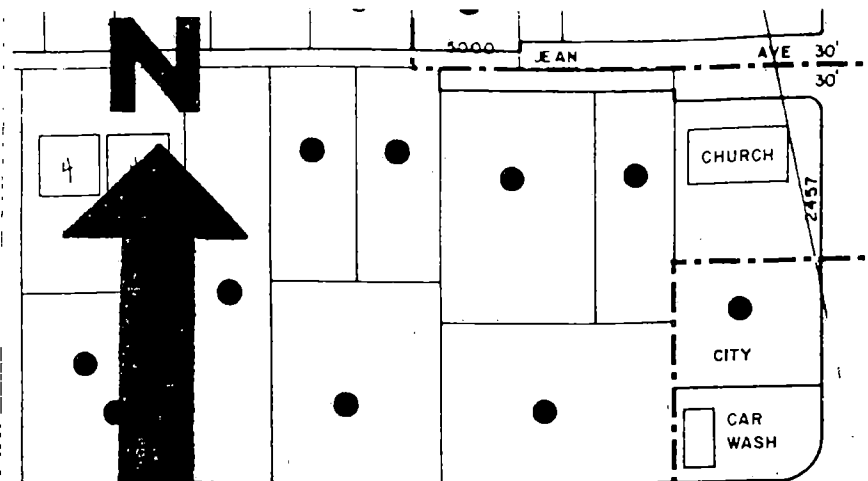
HAROLD P. FOSTER, DIRECTOR

HPF:cme

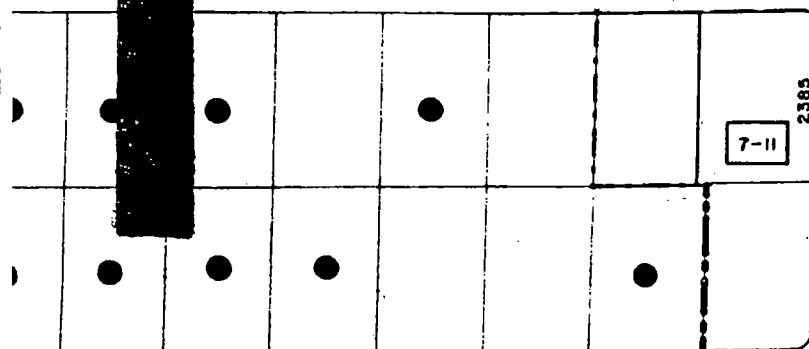
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SEE LOCATION MAP ON REVERSE SIDE.

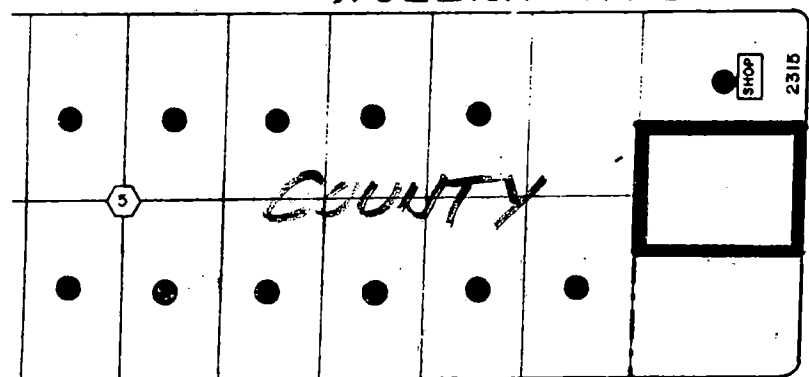




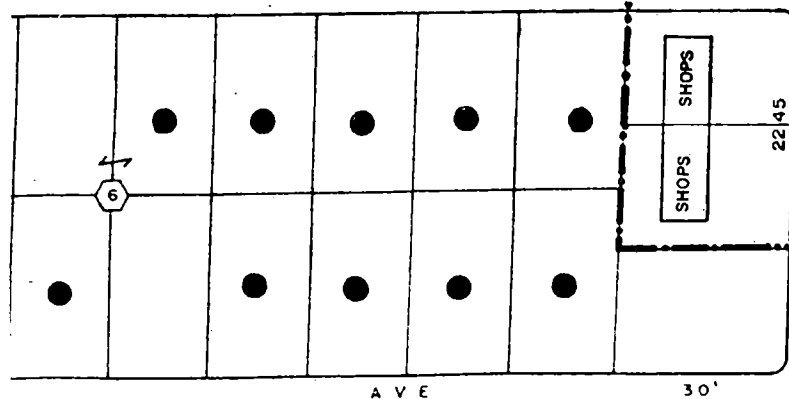
SMOKE RANCH RD



AUBORN AVE



REITER AVE



DECATUR BLVD

Z-28-84

NOTICE OF PUBLIC HEARING

MAY 10, 1984

Notice is hereby given that on May 10, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-29-84      U-HAUL COMPANY OF LAS VEGAS, INC. FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER  
OF DECATUR BOULEVARD AND EL PARQUE AVENUE.  
FROM: N-U (NON-URBAN)  
TO: C-2 (GENERAL COMMERCIAL)  
PROPOSED USE: DEALERSHIP FOR MOTORHOMES AND  
RECREATIONAL EQUIPMENT; AND  
RENTAL OF TRUCKS, TRAILERS AND  
MOTORHOMES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION  
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE SOUTHEAST  
QUARTER (SE $\frac{1}{4}$ ) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE  
60 EAST, M.D.B. & M.

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

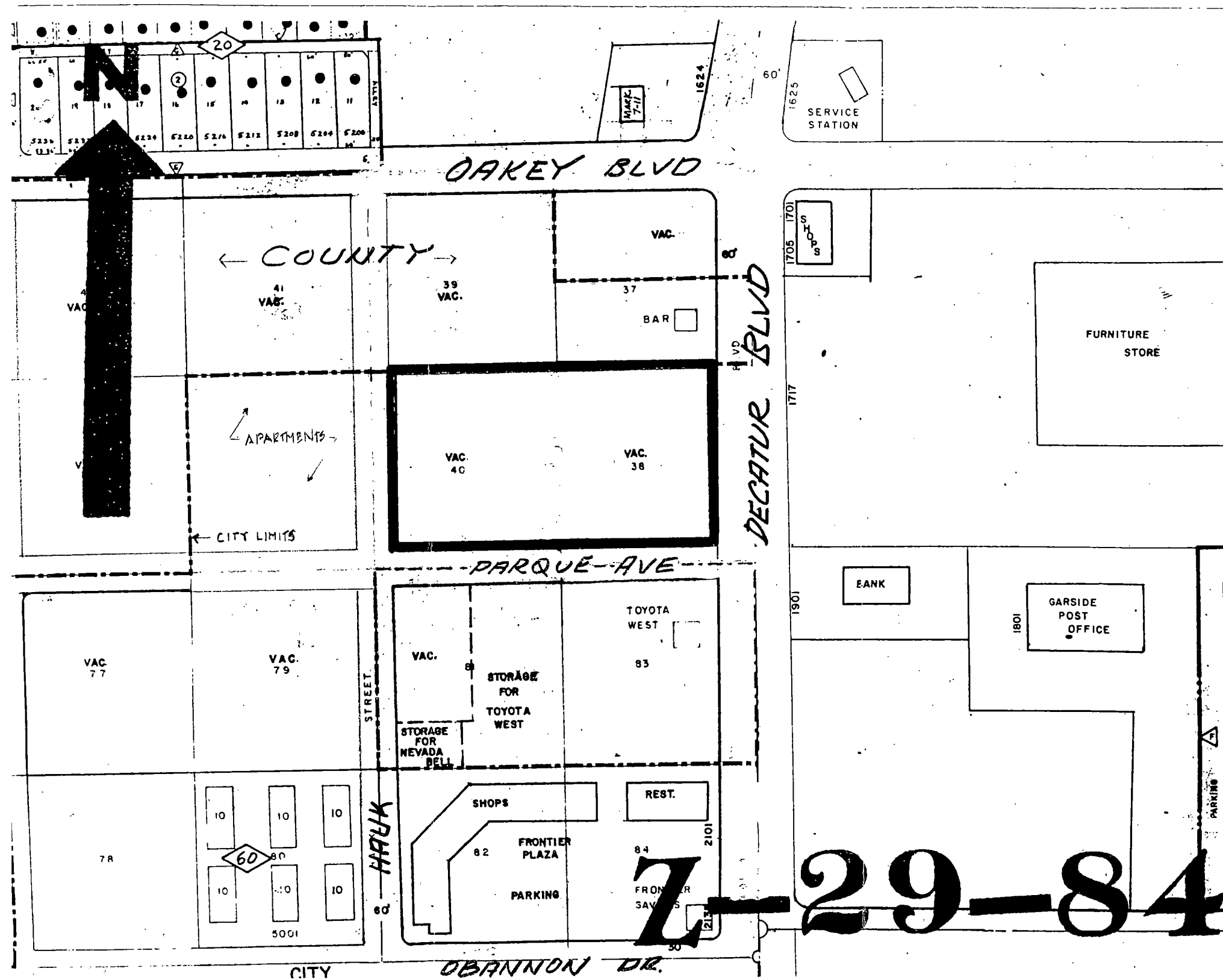
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



MINUTES

CITY PLANNING COMMISSION

MAY 10, 1984

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

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

EXCUSED: Mr. Johnston  
Mr. Kennedy

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.

NEW BUSINESS:

1. FINAL MAP

ALPINE COURT  
(COMMERCIAL  
CONDOMINIUM)

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

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

APPROVED

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

MICHAEL FORD, 5061 Rancho Court, appeared and represented the applicant. They are in agreement with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Alpine Court (Commercial Condominium), subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. FINAL MAP

DUNCAN COURT,  
A CONDOMINIUM  
CONVERSION

APPROVED

Property generally located on the northeast corner of Duncan Drive and Edward Avenue, C-2 and R-E Zones (under Resolution of Intent to R-3).

Owner/Subdivider: Alpha Investments, Et Al  
No. of Acres: 1.02 No. of Units: 24

MR. NULL stated this final map differs from the tentative map in that the parking spaces are aligned directly out onto Scuba Circle, which was not the case on the tentative map. The applicants have submitted a request for a variance to permit back-out parking. Otherwise, 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, and 3) Subject to approval of V-65-84 to permit back-out parking spaces onto Scuba Circle.

WALTER GRAHAM, 5820 LaJolla Way, appeared and represented the applicant. They agree with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Duncan Court, a Condominium Conversion, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. MEDIAN  
IMPROVEMENT  
WAIVER

LARCHWOOD  
SUBDIVISION

APPROVED

Request of VTN OF NEVADA for a waiver of the requirement to install median curb on Buffalo Drive, north of Alta Drive.

MR. NULL stated the request is to waive the curb along the edge of the median on Buffalo Drive. At one time there was a drainage channel in the median on Buffalo. The City has determined that no channel is needed because of the detention basin to be constructed to the west. Between Charleston and Westcliff to the north, there is no median curb and gutter on Buffalo. Also, on Alta there is an existing berm which channels the runoff water to the north to Westcliff. That berm should not be moved until it is decided how the drain will be handled. The storm water drain proposed for the median island has not been constructed and Engineering Services has indicated they feel the curb does not have to be constructed at this time. However, because the subdivision will be required to have full half-street improvements, the City is requiring the developer to provide the City with a cash contribution covering the required future construction to the Buffalo Drive centerline.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented Clark Homes. He felt Clark Homes should not be required to provide the City with a cash bond, since it is indefinite as to when, if ever, the median curb will be installed.

MR. FOSTER said the City is definitely planning on installing the median curb in the future.

DICK CLARK, Clark Homes, 4741 Avenida Del Diablo, appeared and represented the application.

MR. BUGBEE made a Motion for APPROVAL of the Median Improvement Waiver for Larchwood Subdivision with the City to receive a bond from the developer, in the amount specified by the Engineering Department, to expire in five years.

3. MEDIAN  
IMPROVEMENT  
WAIVER  
  
(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK indicated that this item would be heard by the City Council on June 6, 1984.

4. VAC-10-84  
  
APPROVED

Petition of Vacation submitted by BECKER AND SONS to vacate Mossman Avenue and Filly Lane located on the east side of Michael Way, south of Cheyenne Avenue.

MR. NULL stated recently there was a reversionary map on this property. The applicant has now come in to vacate the streets.

MR. NULL also stated there is a modification to Standard Condition No. 1 for vacations as follows: "Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom." Staff would recommend the Planning Commission adopt this new verbiage.

MRS. TRACY made a Motion for ADOPTION of the additional verbiage to the first standard vacation condition.

Voting was as follows:

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

Motion for ADOPTION carried unanimously.

MR. NULL then stated staff would recommend approval, subject to the following conditions: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted and the standard conditions.

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

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of VAC-10-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced a date will be set for a public hearing on this item at the May 16, 1984 City Council meeting.

5. Z-25-84

APPROVED

Application of FRONTIER SAVINGS ASSOCIATION for reclassification of property generally located on the southwest corner of Vegas Drive and Tenaya Way, from N-U (Non-Urban) to R-CL (Single-Family Compact Lot). Proposed Use: Medium Low Density Detached Single-Family Residences

MR. FOSTER stated this involves a 15-acre site that was annexed to the City recently. The lots range from 5,400 to 7,100 square feet in size. The homes are from 1,100 to 1,600 square feet in size. There is a bay window that makes the units not in conformance with the required setbacks on the lot widths. The applicant has agreed to make the adjustment so the units will fit the lots. Staff feels the request is compatible with the zoning in the area. There is R-CL immediately to the east. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Redesign the subdivision as required on the tentative map, 3) Modify the models to fit the proposed lots, 4) Provide a 6-foot block wall along the rear of the lots backing up to Vegas Drive and Tenaya Way, and 5) Standard conditions 5 through 8. Staff does not have any protests on record.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. They are in concurrence with staff's recommendations.

WILLIAM REDINGER, 1504 Wheatland Way, appeared in protest. He would like the desert environment preserved.

JOANNE PAUL, 1504 Wheatland Way, appeared in protest. One of the reasons she purchased her home in that area is because of the beautiful view of the mountains.

MRS. TRACY made a Motion for APPROVAL of Z-25-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 6, 1984.

6. TENTATIVE MAP

RAINBOW MEADOWS

APPROVED

Property generally located on the southwest corner of Vegas Drive and Tenaya Way, N-U Zone (proposed R-CL).

Owner: Frontier Savings Association

Subdivider: Steven S. Miller Construction

No. of Acres: 15.05

No. of Lots: 75

MR. NULL stated this is the tentative map for zoning case Z-25-84. There is a 20-acre park that is also a school site in this area. The City is currently leasing that site from BLM for future use. The City is proposing that Hallandale Drive be cul-de-sac'd the same as Lattimore Court to the north. It is felt the cul-de-sac will stop the traffic from the park running through a residential area. Pioneer Way is shown as a 25-foot street, which would be the main access to the park. For that reason and the fact that it is at a quarter-mile distance, it should be a 60-foot street. Staff would recommend the following conditions: 1) Approval of zoning request Z-25-84, 2) Conformance to the conditions of approval for Z-25-84, 3) No vehicular access to Vegas Drive and Tenaya Way from the abutting lots, 4) Wall statement, 5) Record an Order of



6. TENTATIVE MAP

(Continued)

Vacation for VAC-9-84, 6) Provide a minimum front yard setback of 18 feet, 7) Provide a half-street cul-de-sac at the west end of Hallandale and drainage and sewer easements at the west end of the cul-de-sacs on Lattimore Court and Hallandale as required by Engineering Services, 8) Provide a 30-foot half street on Pioneer Way, 9) Conformance to the Flood Hazard Reduction Ordinance, and 10) Provide a hydrology report as required by the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. He feels there might be a problem with drainage if Hallandale is made into a cul-de-sac. It has been determined that parks and schools have the most water running off them. They would be willing to put in the cul-de-sac, but want to be on record that there may be a drainage problem. He asked if the front setback could be 16 feet on the cul-de-sacs.

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Rainbow Meadows, subject to staff's recommendations and 16-foot front setback on the cul-de-sacs.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 6, 1984.

7. FINAL MAP

RAINBOW  
MEADOWS

APPROVED

Property generally located on the southwest corner of Vegas Drive and Tenaya Way, N-U Zone (proposed R-CL).

Owner: Frontier Savings Association

Subdivider: Steven S. Miller Construction

No. of Acres: 15.05 No. of Lots: 75

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

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. They concur with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Rainbow Meadows.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

8. VAC-9-84

APPROVED

Petition of Vacation submitted by FRONTIER SAVINGS ASSOCIATION to vacate Government Patent Reservations generally located south of Vegas Drive and west of Tenaya Way.

MR. NULL stated the government lots have a 50-foot patent along the alignment of Vegas Drive. This is a request to vacate 10 feet. They are proposing a five-foot vacation along Pioneer Way.



8. VAC-9-84

(Continued)

Pioneer Way would then be a twenty-five foot half street. Staff would recommend that thirty feet be retained and the following conditions: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, and 2) Pioneer Way to be retained as a 30-foot half street, and standard conditions.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of VAC-9-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced a date will be set for a public hearing on this item at the City Council meeting on May 16, 1984.

9. Z-28-84

APPROVED

Application of GEORGE AND ANNA ESSAYIAN for reclassification of property generally located on the west side of Decatur Boulevard between Auburn Avenue and Reiter Avenue, from N-U (Non-Urban) to C-1 (Limited Commercial).

Proposed Use: Offices and Retail

MR. FOSTER stated this application is along the west side of Decatur Boulevard in the Curtis Park subdivision. There is commercial to the north and south. There is R-3 zoning on the east. This request is for a new building with a storage yard to the rear. The building will be utilized for a contractor's office. Staff is concerned that the storage be limited to light vehicles. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Construct a 6-foot block wall along the rear property line and from the rear wall 40 feet easterly along the north and south property lines, and 3) No vehicles stored which are over 8,000 pounds and no storage other than vehicles shall be permitted, and standard conditions 1 through 8. Staff does not have any protests on record.

ROBERT HARPER, 5352 Rider, appeared and represented the applicants. They concur with staff's recommendations.

No one appeared in opposition.

MRS. TRACY made a Motion for APPROVAL of Z-28-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 6, 1984.

10. Z-29-84

APPROVED

Application of U-HAUL COMPANY OF LAS VEGAS, INC. for reclassification of property generally located on the northwest corner of Decatur Boulevard and El Parque Avenue, from N-U (Non-Urban) to C-2 (General Commercial).  
Proposed Use: Dealership for Motorhomes and Recreational Equipment; and Rental of Trucks, Trailers and Motorhomes

MR. FOSTER stated this is located north of the Toyota West dealership. There is commercial along the west side of Decatur Boulevard from this property south, multi-family and commercial along the east side. This is a 5-acre parcel. It backs up to developed apartments to the west. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, and 2) Install street improvements on Decatur Boulevard, Hawk Street, and El Parque Avenue as required by the Department of Engineering Services, and standard conditions 1 through 8. Staff does not have any protests on record.

WAYNE RIIS, President of U-Haul Company of Las Vegas, appeared and represented the application. They concur with staff's requirements.

DON HUFFMAN, 3800 South Decatur Boulevard, appeared in favor. He feels this will be an asset to the area. There will be landscaping on all sides of the property.

MR. BUGBEE made a Motion for APPROVAL of Z-29-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 6, 1984.

11. Z-58-78

PLOT PLAN  
REVIEW

APPROVED

Request of GEORGE F. KALB CONSTRUCTION COMPANY for a Plot Plan Review on property generally located northwesterly of Decatur Boulevard and Meadows Lane, R-1 Zone.

MR. FOSTER stated this is a change in the development plan. Some time ago there was a shopping center development proposed on this site. The Red Lobster Restaurant was constructed on the site and the remainder was to be utilized for retail and service shops as well as a supermarket. At that time there was some concern about the location of the buildings, where the deliveries would be, etc. This new development plan consists of a Montgomery Ward store which will occupy the predominant part of the development. There will be some stores that will be leased in the future. The setback is greater than what was approved on the previous plan with a 55 foot setback from the leased stores as opposed to 37 feet previously. Staff feels this application is more compatible to the surrounding area than the previous plan. Staff would recommend approval, subject to: 1) Conformance to the plot plan that has been submitted, 2) Conformance to all other original conditions of approval of Z-58-78, and 3) Conformance to the elevations which have been submitted.

11. Z-58-78  
(Continued)

GEORGE F. KALB, 3250 Spring Mountain Road, appeared and represented the application. He is in agreement with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of Z-58-78, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 6, 1984.

12. Z-22-82  
EXTENSION  
OF TIME  
APPROVED

Request of PAULINE KIM O'MALIA for an Extension of Time on property located at 1717 South Eastern Avenue, R-1 Zone (under Resolution of Intent to P-R).

MR. FOSTER stated this is the second request for an extension of time. The applicant is a new owner of the property. She needs additional time to convert the property. Staff would recommend approval, subject to:  
1) Extension of Time expiring on June 2, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

PAULINE KIM O'MALIA, 1405 Vegas Valley Drive, appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of Z-22-82, Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 6, 1984.

13. M-4-69  
AESTHETIC  
REVIEW  
APPROVED

Request of LAS VEGAS REVIEW-JOURNAL for an Aesthetic Review to construct an addition to the existing building on property located at 1111 West Bonanza Road, M Zone.

MR. FOSTER stated this involves a relatively major addition to the easterly part of the existing building. The addition will be aesthetically compatible with the existing structure. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

JOHN PELEGRIN, Denver, Colorado, architect for the Review-Journal appeared. They are in agreement with staff.

MR. BUGBEE made a Motion for APPROVAL of M-4-69, Aesthetic Review.

Voting was as follows:

13. M-4-69  
(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

14. Z-31-83  
EXTENSION  
OF TIME  
APPROVED

Request of LLOYD HARRIS, ET AL for an Extension of Time  
on property located at 1201 Arville Street, R-E Zone  
(under Resolution of Intent to P-R).

MR. FOSTER stated this is the first request for an extension  
of time. The applicants have indicated economic conditions  
have prevented the conversion of the property. Staff would  
recommend approval, subject to: 1) Extension of Time to  
expire May 18, 1985, and 2) Conformance to all ordinance  
amendments enacted subsequent to the original approval.

LLOYD HARRIS, 2808 Avalon, appeared and represented the  
application.

MR. BUGBEE made a Motion for APPROVAL of Z-31-83, Extension  
of Time, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the  
City Council on June 6, 1984 at 2:00 P.M.

15. Z-6-82  
REVIEW OF  
CONDITION  
APPROVED

Request of VEGAS VERDES COUNSELING, LTD. for a Review of  
Condition which limited the use to one business only on  
property located at 912 North Eastern Avenue, P-R Zone.

MR. FOSTER stated this is a request to add a second use  
to the existing office. They have 8 parking spaces which  
is ample to accommodate the two businesses. The second  
business is the DUI counseling office. No counseling will  
take place at this location. This office will be just for  
the staff. Staff would recommend approval, subject to: 1)  
Condition No. 2 of the original approval amended to allow  
two offices, but no medical offices allowed, and 2) The  
classes for the proposed counseling operation shall not  
be conducted at this location.

THOMAS BURNS, owner of building and existing business,  
appeared and represented the application.

MR. BUGBEE made a Motion for APPROVAL of Z-6-82, Review  
of Condition, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the  
City Council on June 6, 1984.

16. Z-30-74

PLOT PLAN  
REVIEW

APPROVED

Request of THE MEADOW SCHOOL for a Plot Plan Review to operate a private elementary school (grades K-8) for a period of two years and to waive the off-site requirements on property generally located on the southeast corner of Brush Street and Meadows Lane, C-2 Zone.

MR. FOSTER stated this is part of the Fletcher Jones property where there is a body shop and new car storage area. Meadows Lane runs along the north side of the property and presently terminates at the easterly part of this property. The off-sites on that portion of Meadows Lane were not required until this portion of the property was developed and it's only developed and paved up to the south line of the site. This unimproved site is a 105 foot wide strip. The applicant made an arrangement with the owner to utilize this site for a two-year period for this elementary school operation. Because it is temporary, the applicant is asking for a waiver of the off-sites on Meadows Lane because of the cost involved. Staff feels this request is reasonable. There is a situation where paved parking is needed for a faculty of thirteen teachers. They could either pave it on-site or use the paved spaces to the south and also that they pave from the existing end of the pavement onto this site on a temporary basis. Staff would recommend approval. subject to: 1) Conformance to the plot plan, 2) The use shall cease in two years, and 3) Conformance to the requirements of Fire Services.

RICK TRUEDELL, 3100 Ramrod, appeared and represented the application. They are in agreement with staff.

MRS. COLEMAN made a Motion for APPROVAL of Z-30-74, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. A-11-84(A)

APPROVED

Petition of Annexation submitted by BONANZA HOLDINGS, LTD. to annex property generally located on the south side of Del Rey Avenue, west of Redwood Street, containing approximately 5.1 acres.

MR. NULL stated this parcel is part of the City's project to straighten out the irregular boundaries. This parcel has R-E County zoning and N-U would be the City equivalent. Staff would recommend approval.

JEAN SCHMUTZER, 3030 Palomino Lane, appeared and represented Ken Templeton.

MR. BUGBEE made a Motion for APPROVAL of A-11-84(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. SP-1-84

SATELLITE  
PARKING

APPROVED

Request of ABLE LOCK AND KEY COMPANY for Satellite Parking on property located at 1911 East Charleston Boulevard, C-2 Zone.

MR. FOSTER stated this involves two properties on East Charleston Boulevard about a block east of Bruce Street. There is an existing building for the lock company on the south side of the alley. They are proposing a building that will require 21 parking spaces north of the alley. They only have 10 spaces on-site. There is excess parking on the existing site across the alley to the south. They need to utilize the 11 spaces on the existing site along with the 10 for the 21 required spaces. Staff feels this will be workable. Staff recommends approval, subject to:  
1) Conformance to the plot plan.

SCOT BUGBEE, 6233 Eugene, appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of SP-1-84, Satellite Parking, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

"ABSTAINED" Mr. Bugbee

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on May 16, 1984.

3. Z-100-64(134)

PLOT PLAN  
REVIEW

APPROVED

Request of GARY GUY WILSON for a Plot Plan Review to construct a condominium office building on property located at 422 S. Casino Center Boulevard, R-4 Zone.

MR. FOSTER stated this will be a three-story office building. The bottom floor will be used for off-street parking, which will be partially sub-grade. The two floors above will be for offices. Staff would recommend approval, subject to:  
1) Conformance to the plot plan and elevations.

RICHARD HERRMAN, Gary Guy Wilson Architectural, appeared and represented a client. They agree with staff.

MRS. TRACY made a Motion for APPROVAL of Z-100-64(134), Plot Plan Review, subject to staff's recommendation.

Voting was as follows:

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

Mrs. Coleman, Mr. Guthrie

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

4. Z-5-84

PLOT PLAN  
REVIEW

APPROVED

Request of VERNE JAY LEWTON for a Plot Plan Review to construct a two-story sixplex in lieu of the approved five single-story units on property located at 1722 West Bonanza Road, R-E Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this application was initially approved for a west fourplex and to add one unit to the

4. Z-5-84

(Continued)

triplex. Now they are proposing to keep the triplex as a three-unit building and construct a 2-story sixplex on the property. There is an existing residence on the front portion of the property. They are requesting ten units and fourteen units would be allowed on this site according to the square footage. There are two-story apartments to the north of this property. Staff would recommend approval, subject to:  
1) Conformance to the amended plot plan and elevations, and  
2) Conformance to all other original conditions of approval.

VERNE JAY LEWTON, 4347 Heleman Street, appeared and represented the application. This proposal will improve the landscaping.

MRS. COLEMAN made a Motion for APPROVAL of Z-5-84, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

5. Z-35-81

PLOT PLAN  
REVIEW

APPROVED

Request of ROBERT CHESS for a Plot Plan Review to allow a patio cover on property located at 3820 Marshall Circle, R-PD6 Zone.

MR. FOSTER stated this is essentially an R-CL development. They would like to construct a patio cover 5 feet from the property line. The side setbacks are a total of 10 feet. This would reduce it to a total of 3 feet because it is a zero lot line development. Staff feels the 10 foot side yard area should be adhered to and, therefore, recommended denial.

ROBERT CHESS, 3820 Marshall Circle, appeared and represented the application. His neighbor to the south does not object to this patio cover. The patio is already constructed as he did not realize he would need a permit. However, he had spoken to a gentleman in the Department of Community Planning and Development as to what would be required. The patio cover cost \$1,000.

MR. BUGBEE made a Motion for APPROVAL of Z-35-81, Plot Plan Review, subject to reducing the overhang to one foot.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 6, 1984.



6. RW-1-84

RAZOR WIRE  
REQUEST

APPROVED

Request of SPANISH OAKS HOMEOWNERS ASSOCIATION to install razor wire around the perimeter of the subdivision on property generally located north of Sahara Avenue between Richfield Boulevard and Valley View Boulevard, R-PD6 Zone.

MR. FOSTER stated the City recently adopted an ordinance amendment that provides for razor wire to be allowed in any residential zone provided it is approved by the Planning Commission with a right of appeal by the City Council. There is no public hearing process. It is at the discretion of the Planning Commission as to whether the surrounding property owners should be notified. The applicant is requesting razor wire around the entire site except for the entrance. There are single-family homes backing up to the north portion of the development. Staff is concerned about the appearance of the razor wire from the abutting homes and would suggest this item be held in abeyance and the property owners notified.

The Planning Commission decided to consider the request, except on the north portion which would be held to notify the adjacent property owners.

RICHARD LEX, Spanish Oaks Homeowners Association, appeared and represented the application. They would not object to the property owners being notified along the north.

OLGA SCHEEL, 3014 El Camino Avenue, Springhurst Subdivision, appeared in protest. Razor wire is ugly, demeaning and destroys the beauty of this city. She questioned how the razor wire would be fastened to the block wall.

MR. FOSTER replied that the razor wire cannot extend above the extension of the interior plane of the fence. The razor wire has to be from the interior side of the block wall onto the Spanish Oaks' side. It cannot project on top of the fence or over the fence. The following was read from the ordinance: "which shall not exceed more than 2 feet above the solid portion of the fence and that there is no extension toward the exterior side of the fence beyond the plane of the fence on the interior side thereof."

OLGA SCHEEL also questioned whether the razor wire that is already installed in Spanish Oaks will have to follow the requirements of the new ordinance.

MR. FOSTER said that the razor wire that is already installed in Spanish Oaks will have to conform to the new ordinance requirements.

RICHARD LEX said the coils that are currently in place are 18 inches in diameter. It is the intention of the Association to install a 12-inch coil around the perimeter of the subdivision.

OLGA SCHEEL said she measured the coil that is currently in place as 24 inches in diameter.

GENE ROBERT MAHOOD, 3058 El Camino Avenue, appeared in protest. His home is in Springhurst and this area is not a high-crime area. They do not plan to install the wire at the entrance.

RICHARD LEX said they have an armed security guard at the entrance so they felt they would not need any razor wire at that location.

GENE ROBERT MAHOOD said if a person goes over the wall and gets injured persons allowing this installation could be sued. This will set a precedent. He feels the wall around Spanish Oaks is high enough to curtail crime.

RICHARD LEX said that due to the expensive homes in Spanish Oaks, it is a target for burglars. Since they installed razor



6. RW-1-84  
(Continued)

wire around a portion of Spanish Oaks, they have not had any burglaries.

MR. BUGBEE made a Motion for APPROVAL of RW-1-84, Razor Wire Request, on the perimeter of the subdivision with the exception of the north property line which will be heard at a public hearing on May 22, 1984.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

MR. FOSTER announced the area that has been approved could be appealed within 10 days to the City Council.

7. Z-29-67 and  
Z-5-69  
  
PLOT PLAN  
REVIEW  
  
APPROVED

Request of FRED DORIOT, ARCHITECT ON BEHALF OF VALLEY BANK, for a Plot Plan Review to construct a new bank facility on property generally located on the southwest corner of Westcliff Drive and Rainbow Boulevard, C-1 Zone.

MR. FOSTER stated this new bank facility would be located in an existing shopping center. There will be a parking area to the west as well as a drive-in facility immediately to the south of the building. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

FRED DORIOT, 3390 Wynn Road, appeared and represented the application. They agree with staff.

MR. BUGBEE made a Motion for APPROVAL of Z-29-67 and Z-5-69, Plot Plan Review, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

8. Z-98-72  
  
PLOT PLAN  
REVIEW  
  
APPROVED

Request of FRED DORIOT, ARCHITECT ON BEHALF OF VALLEY BANK, for a Plot Plan Review to construct a new bank facility on property located at 2333 East Sahara Avenue, C-1 Zone.

MR. FOSTER stated this bank facility would be in front of the Italian American Club. The parking will be on the north portion of the property within the C-1 area. There will be a drive-in facility. Staff feels there should be an arrangement worked out with the Italian American Club to use the parking area. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Provide a copy of the lease arrangements which reflect that the four parking spaces immediately north of this site in the C-1 zone are available for required off-street parking. This application will have to be heard before the City Council because of the parking arrangement.

FRED DORIOT, 3390 Wynn Road, appeared and represented the

8. Z-98-72

application. They agree with staff's recommendations.

(Continued)

MRS. TRACY made a Motion for APPROVAL of Z-98-72, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

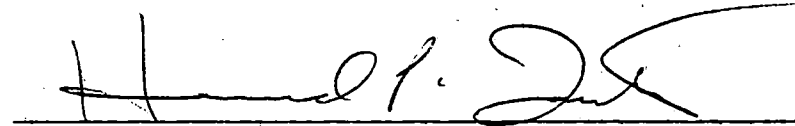
Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 6, 1984.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
MAY 10, 1984

NEW BUSINESS:

1. FINAL MAP

ALPINE COURT  
(COMMERCIAL  
CONDOMINIUM)

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

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

2. FINAL MAP

DUNCAN COURT  
  
A CONDOMINIUM  
CONVERSION

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

- SPECIAL CONDITIONS:
1. Conformance with the tentative map.
  2. Subject to approval of V-65-84 to permit back-out parking spaces onto Scuba Circle.
  3. Conformance to the conditions of approval for the tentative map.

3. MEDIAN  
IMPROVEMENT  
WAIVER

LARCHWOOD  
SUBDIVISION

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

- SPECIAL CONDITION:
1. Developer provide the City with a bond in the amount specified by the Engineering Department to expire in 5 years for required future construction to the Buffalo Drive centerline.

4. VAC-10-84

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

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

PROTESTS: 0

(NOTE: Tracy made a Motion to APPROVE the new verbiage for Vacation Condition 1 as follows: "Reservation of easements for the facilities of various utility companies together with reasonable ingress thereto and egress therefrom." Motion carried unanimously.)

5. Z-25-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
  2. Redesign the subdivision as required on the tentative map.
  3. Modify models to fit the proposed lots.
  4. Provide a 6' block wall along the rear of the lots backing up to Vegas Drive and Tenaya Way.
  5. Standard conditions 5 - 8.

PROTESTS: William Redinger, 1504 Wheatland Way  
Joanne Paul, 1504 Wheatland Way

6. TENTATIVE MAP

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

RAINBOW MEADOWS

- SPECIAL CONDITIONS:
1. Approval of zoning request Z-25-84.
  2. Conformance to the conditions of approval for Z-25-84.
  3. No vehicular access to Vegas Drive and Tenaya Way from the abutting lots.
  4. Wall statement.
  5. Record an Order of Vacation for VAC-9-84.
  6. Provide a minimum front yard setback of 18' & 16' on cul-de-sac.
  7. Provide a half-street cul-de-sac at the west end of Hallandale and drainage and sewer easements at the west end of the cul-de-sacs on Lattimore Court and Hallandale as required by Engineering Services.
  8. Conformance to the Flood Hazard Reduction Ordinance.
  9. Provide a hydrology report as required by the Department of Engineering Services.
  10. Provide a 30' half street on Pioneer Way.

7. FINAL MAP                      APPROVED - GUTHRIE/AYES: Tracy, Mack, Bugbee, Coleman, Guthrie  
RAINBOW MEADOWS                      NOES: None

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

8. VAC-9-84                      APPROVED - BUGBEE/AYES: Tracy, Mack, Bugbee, Coleman, Guthrie  
NOES: None

- SPECIAL CONDITIONS: 1. One year to record statement.  
2. Pioneer Way to be retained as a 30' half-street.

PROTESTS: 0

9. Z-28-84                      APPROVED - TRACY/AYES: Tracy, Mack, Bugbee, Coleman, Guthrie  
NOES: None

- SPECIAL CONDITIONS: 1. Resolution of Intent with a twelve-month time limit.  
2. Construct a 6' block wall along the rear property line and from the rear wall 40' easterly along the north and south property lines.  
3. No vehicles shall be stored which are over 8,000 pounds and no storage other than vehicles shall be permitted.

PROTESTS: 0

10. Z-29-84                      APPROVED - BUGBEE/AYES: Tracy, Mack, Bugbee, Coleman, Guthrie  
NOES: None

- SPECIAL CONDITIONS: 1. Resolution of Intent with a twelve-month time limit.  
2. Install street improvements on Decatur Blvd., Hawk St. and El Parque Ave. as required by the Dept. of Engineering Services.

FAVOR: Don Hoffman, 3800 S. Decatur  
PROTESTS: 0

11. Z-58-78

PLOT PLAN  
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
  2. Conformance to all other original conditions of approval of Z-58-78.
  3. Conformance to the elevations which have been submitted.

12. Z-22-82

EXTENSION  
OF TIME

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

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

13. M-4-69

AESTHETIC  
REVIEW

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

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

14. Z-31-83

EXTENSION  
OF TIME

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

- SPECIAL CONDITIONS:
1. Extension of Time shall expire May 18, 1985.
  2. Conformance to all ordinance amendments enacted subsequent to the original approval.

15. Z-6-82

REVIEW OF  
CONDITION

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

- SPECIAL CONDITIONS:
1. Condition #2 of the original approval is hereby amended to allow two offices (non-medical).
  2. The classes for the proposed counseling operation shall not be conducted at this location.

16. Z-30-74 APPROVED - COLEMAN/AYES: Tracy, Mack, Bugbee, Coleman, Guthrie  
NOES: None  
PLOT PLAN  
REVIEW

SPECIAL CONDITIONS: 1. Conformance to the plot plan.  
2. The use shall cease in two years.  
3. Conformance to the requirements of the Dept. of Fire Services.

SUPPLEMENTAL AGENDA:

1. A-11-84(A) APPROVED - BUGBEE/AYES: Tracy, Mack, Bugbee, Coleman, Guthrie  
NOES: None

2. SP-1-84 APPROVED - GUTHRIE/AYES: Tracy, Mack, Coleman, Guthrie  
NOES: None  
ABSTAINED: Bugbee  
SATELLITE  
PARKING

SPECIAL CONDITION: 1. Conformance to the plot plan.

3. Z-100-64(134) APPROVED - TRACY/AYES: Tracy, Mack, Bugbee, Coleman, Guthrie  
NOES: None  
PLOT PLAN  
REVIEW

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

4. Z-5-84 APPROVED - COLEMAN/AYES: Tracy, Mack, Bugbee, Coleman, Guthrie  
NOES: None  
PLOT PLAN  
REVIEW

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



5. Z-55-81

PLOT PLAN  
REVIEW

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

SPECIAL CONDITION: 1. Trim overhang back so it  
hangs 1 foot over the  
header beam.

6. RW-1-84

RAZOR WIRE  
REQUEST

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

(5/22/84  
P.C.Meeting)

SPECIAL CONDITIONS: 1. Conformance to the site plan.

2. Approved on perimeter of Spanish  
Oaks Subdivision with the  
exception of north line. Property  
owners to be notified of hearing  
on north line at 5/22/84 P.C.Mtg

PROTESTS: Olga Scheel, 3014 El Camino Ave.  
Gene Mahood, 3058 El Camino Ave.

7. Z-29-67 and  
Z-5-69

PLOT PLAN  
REVIEW

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

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

8. Z-98-72

PLOT PLAN  
REVIEW

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

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

2. Provide a copy of the  
lease arrangements which  
reflect that the four  
parking spaces immediately  
north of this site in the  
C-1 zone are available for  
required off-street  
parking.



NAME

ADDRESS

Charley Johnson  
 G.C. Wallace  
 J.W. Shultz  
 R. Herndon  
 U. Leuter  
 FREDERIC DORIN

2800 Paseo del Prado  
 1100 E Sahara Ave.  
 3030 Palomero Ln  
 3355 Sp. Mt. Pk.  
 4347 Helaman L.V.  
 3390 WYNN L.V.

NAME

ADDRESS

Pauline Kim O'Halia

OLGA SCHEEL

1405 Vegas Valley DR #260. LV.

3014 EL CAMINO AVE

## INTER-OFFICE MEMORANDUM

May 10, 1984

## TO:

FOSTER

## FROM:

NULL

## SUBJECT:

CITY PLANNING COMMISSION MEETING  
MAY 10, 1984  
AGENDA ITEM CONDITIONS

## COPIES TO:

VAL STEED  
~~LEANDA OWENS~~  
CINDY EADE

NEW BUSINESS:1. Final Map - Alpine Court (Commercial Condominium)

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

2. Final Map - Duncan Court, A Condominium Conversion)

- Conformance with the tentative map.
- Subject to approval of V-65-84 to permit back-out parking spaces onto Scuba Circle.
- Conformance to the conditions of approval for the tentative map.

3. Median Improvement Waiver - Larchwood Subdivision

This is a request to waive the median island curb in Buffalo Drive because the storm water drain proposed at that location has not been constructed. Engineering Services has indicated that the curb need not be constructed at this time but that full half-street improvements are required by the Subdivision Ordinance, Section 18.28. Staff agrees, and would approve this request with a condition that the developer provide the City with a cash contribution covering required future construction to the Buffalo Drive centerline.

4. VAC-10-84

Staff recommends approval of this vacation subject to the following conditions:

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

FOSTER  
AGENDA ITEM CONDITIONS  
MAY 10, 1984 PC

6. Tentative Map - Rainbow Meadows

- Approval of zoning request Z-25-84.
- Conformance to the conditions of approval for Z-25-84.
- No vehicular access to Vegas Drive and Tenaya Way from the abutting lots.
- Wall statement.
- Record an Order of Vacation for VAC-9-84.
- Provide a minimum front yard setback of 18'.
- Provide a half-street cul-de-sac at the west end of Hallandale and drainage and sewer easements at the west end of the cul-de-sacs on Lattimore Court and Hallandale as required by Engineering Services.
- Conformance to the Flood Hazard Reduction Ordinance.
- Provide a hydrology report as required by the Department of Engineering Services.
- Standard conditions 1-3.

7. Final Map - Rainbow Meadows

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

8. VAC-9-84

- One year to record statement.
- Pioneer Way to be retained as a 30' half-street.
- Standard conditions 1-3.

Staff recommends approval.

SUPPLEMENTAL:

L. A-11-84(A)

5.16 acres; R-E City; N-U County equivalent  
Staff recommends approval

HAN:cme

## INTER-OFFICE MEMORANDUM

May 9, 1984

## TO:

FOSTER

## FROM:

CLEMMER

## SUBJECT:

AGENDA ITEM CONDITIONS  
PLANNING COMMISSION MEETING  
MAY 10, 1984

## COPIES TO:

VAL STEED  
~~XXXXXXXXXX~~  
RICK WILLIAMS  
~~GINDY FADE~~

NEW BUSINESS:

5. Z-25-84

The property is 15 acres and there are 75 lots proposed which is 5 units/acre. This is the yield we often get with R-1. The lots range in size from 5,400 to 7,100 square feet and average a little over 6,000 square feet each. The least width is 53' and they range in depth to 133'. The current G.P. reflects suburban densities and the proposed G.P. profile reflects M/L so R-CL is clearly appropriate. Staff feels that the backup lots to Tenaya and Vegas Drive should have a 6' block wall. The models range in size from 1,100 to 1,600 square feet and are one and two story and contain 2 bedrooms, 2 baths to 4 bedrooms, 2-1/2 baths all with 2 car garages. The buildings are very attractive. There is one major problem and that is the models range from a width of 42' to 45½' to 46½' wide so many will not fit the lots. Charlie Johnson has indicated the models will be modified to 42' maximum width.

Staff recommends approval, subject to:

1. ROI with a twelve month time limit.
2. Conformance to the plot plan and elevations.
3. Modify models to fit the proposed lots.
4. Record a subdivision map.
5. Provide a 6' block wall along the rear of the lots backing up to Vegas Drive and Tenaya Way.

Standard conditions 5-8

PROTESTS: 0  
PUBLIC HEARING ITEM

CC: 6/6/84

FOSTER  
May 9, 1984  
Agenda Item Conditions - May 10, 1984 PC  
Page 2

9. Z-28-84

The County has allowed commercial on this side of Decatur. There is a shop to the north, a small shopping center two lots south and R-E development to the west. This is a proposed contractors office with equipment storage to the west adjacent to the R-E. Exterior storage is permitted in a C-1 zone but should be screened from view. Equipment size should be limited. The building is 5,000 square feet and they are providing ample parking (30 spaces). The building is very attractive. If they want larger vehicles, the walls should be raised to 8' minimum.

Staff recommends approval, subject to:

1. ROI with a twelve month time limit.
2. Construct a 6' block wall along the rear property line and from the rear wall 40' easterly along the north and south property lines.
3. No vehicles shall be stored which are over 8,000 pounds and no storage other than vehicles shall be permitted.

Standard conditions 1-8.

PROTESTS: 0  
PUBLIC HEARING ITEM

CC: 6/6/84

10. Z-29-84

This is a proposal that requires a use permit which is waived due to the notice. The west storage building is 24' high and set back 5' from Hawk Street for landscaping. It has a panelled textured stucco finish which will be attractive to the apartment area to the west. They discussed this proposal with staff and have designed it in an aesthetically attractive manner.

Staff recommends approval, subject to:

1. ROI with a twelve month time limit.
2. Install street improvements on Decatur Boulevard, Hawk Street and El Parque Avenue as required by the Department of Engineering Services.

Standard conditions 1-8

PROTESTS: 0  
PUBLIC HEARING ITEM

CC: 6/6/84

11. Z-58-78

This review is required due to the modifications from the original shopping center plan by the Red Lobster development under Z-24-79. The changes are all positive such as a 55' setback from the north property line where the original plan had 37' and they are providing more off-street parking - 725 spaces where 278 are required. They understand the original conditions of 6-7' block wall and 15 gallon Arizona Cypress along the north property line and no restaurants in those future lease shops.

Staff does not feel that notification is necessary.

Staff recommends approval, subject to:

1. Conformance to the plot plan.
2. Conformance to all other original conditions of approval of Z-58-78.

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM

CC: 6/6/84

12. Z-22-82

This is the second request for an extension. This applicant recently purchased the property.

Staff recommends approval, subject to:

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

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM

CC: 6/6/84

13. M-4-69

This 30,000 square foot easterly expansion of the Review Journal building is visible from Bonanza and the Expressway. They will use the same materials as on the original building. Their parking increase is satisfactory.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM

PC FINAL

FOSTER  
May 9, 1984  
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Page 4

14. Z-31-83

This is the first request for an extension of time.  
They cite a slow business situation.

Staff recommends approval, subject to:

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

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM                      CC: 6/6/84

15. Z-6-82

The final approved design provides 8 parking spaces where originally there were 5 which is the reason staff recommended the limited number of offices. DUI counseling with classes at the Silver Nugget.

Staff recommends approval, subject to:

1. Condition #2 of the original approval is hereby amended to allow two offices (non-medical).
2. The classes for the proposed counseling operation shall not be conducted at this location.

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM                      CC: 6/6/84

16. Z-30-74

The property to the west is vacant for 1/4 mile, to the north the Kalb Shopping Center on this agenda, to the south and east is the Fletcher Jones Automotive Operation. It appears that they will temporarily pave an extension of Meadows. Maximum of 10-13 faculty anticipated. Eng. Services is against allowing without off-site improvements. The Fire Department indicates a hydrant may be required or building sprinklers. I have advised that the parking pavement which is sufficient for 26 faculty members cannot be waived without a variance unless they can get Fletcher Jones to authorize their use of excess paved parking on his site. The plan shows he will allow access through his parking area and City Council must authorize that.

Staff recommends approval, subject to:

1. Conformance to the plot plan.
2. The use shall cease in two years.
3. Conformance to the requirements of the Dept. of Fire Services.



FOSTER  
May 9, 1984  
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Page 5

16. Z-30-74 Continued:

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM CC: 5/16/84

SUPPLEMENTAL AGENDA:

2. SP-1-84 The request by Able Lock and Key Company is to allow 11 required parking spaces to be located on their adjoining property to the south of the alley. Their existing operation is at 1911 E. Charleston Boulevard and has 18 parking spaces where only seven are required. They are now proposing to construct an annex for storage and additional office area across the alley to the north. That site has 10 spaces and a total of 21 are required for the new facility. The close proximity of the satellite parking should make it a workable situation.

Staff recommends approval, subject to:

1. Conformance to the plot plan.

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM CC: 5/16/84

3. Z-100-64(134) The proposal is to allow a three story building, first floor parking and the second and third floors will be offices. 18 spaces provided where 0 are required. The aesthetics are fine.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.

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

4. Z-5-84 This proposal is to amend the plan to drop one proposed unit from the rear building and go from 4 to 6 units on the center building in a two-story structure. This adds one unit for a total of 10 units where 14 are permitted.

Staff recommends approval, subject to:

1. Conformance to the amended plot plan and elevations.

FOSTER  
May 9, 1984  
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Page 6

4. Z-5-84

Continued:

2. Conformance to all other original conditions of approval.

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

8. Z-35-81

This proposal is to allow a patio cover to within 5' of the property line where the home is on the other property line. It is a 40' lot. The plan is misleading on property line location. Staff feels that this is an R-CL type development and should maintain 10' of side yards.

Staff recommends denial. If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: N/A  
NOT A PUBLIC HEARING ITEM                      CC: 6/6/84

6. RW-1-84

This is a proposal to have razor wire around the Spanish Oaks Condominium area. Portions might currently exist. Possibly Cindy notified Springhurst as they were involved in the last case. The ordinance provides for this subject to PC approval and appeal to City Council if made within 10 days which is slightly different from our other appeal periods.

Staff recommends approval, subject to:

1. Conformance to the site plan.

\*MODIFIED PUBLIC HEARING - Notified Springhurst Homeowners Association by letter                      PC FINAL

FOSTER  
May 9, 1984  
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Page 7

7. Z-29-67 &  
Z-5-69
- This is an approved pad location from the original plan and the building is smaller than anticipated which is fine. However, the parcel created extends further east than the plan and if a sale is anticipated on additional land, division would be required. The only major difference is that this building will be 5' from Westcliff where the original setback was approximately 20' and they are proposing an additional access to Westcliff. Elevations of one story building are attractive.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.

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

8. Z-98-72
- This proposal is to allow a 1,280 square foot Valley Bank building plus a drive-in facility. The site shown 50'x 90' is on the southeast of a 110'x 158' parcel zoned C-1 where a small office existed for years. That is a lease line and the architect indicated that 4 spaces or more will be available to the north with a reciprocal agreement on parking and access. We should have a copy of that in order to eliminate the possibility of satellite parking which requires City Council approval.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.
2. Provide a copy of the lease agreements which reflect that the four parking spaces immediately north of this site in the C-1 zone are available for required off-street parking.

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

RCC:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 14, 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 May 10, 1984:

1. Final Map - Alpine Court (Commercial Condominium)

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 - Duncan Court, A Condominium Conversion

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

3. Final Map - Rainbow Meadows

The tentative map for Rainbow Meadows is scheduled for the June 6, 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.

Copies of the action letters are attached.

HAN:cme  
Attachments

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 14, 1984

TO:

CAROL ANN HAWLEY  
CITY CLERK

FROM:

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

SUBJECT:

SET DATE FOR PUBLIC HEARING  
MAY 16, 1984 CITY COUNCIL MEETING

COPIES TO:

At the May 16, 1984 City Council meeting, please set date for public hearing for the following items:

1. VAC-9-84

Petition of Vacation submitted by FRONTIER SAVINGS ASSOCIATION to vacate Government Patent Reservations generally located south of Vegas Drive and West of Tenaya Way.

Planning Commission unanimously recommends 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. Pioneer Way to be retained as a 30' half street.

Staff Recommendation: APPROVAL

PROTESTS: 0

2. VAC-10-84

Petition of Vacation submitted by BECKER AND SONS to vacate Mossman Avenue and Filly Lane located on the east side of Michael Way, south of Cheyenne Avenue.

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

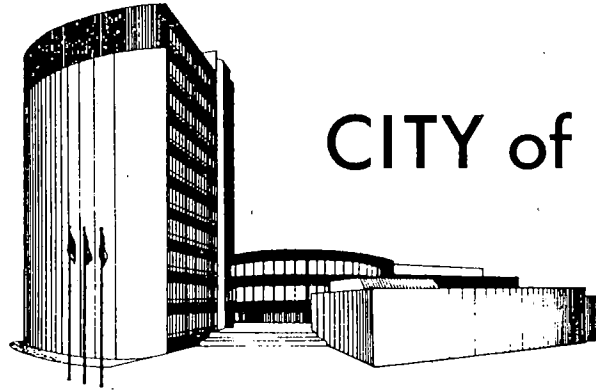
1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Staff Recommendation: APPROVAL

PROTESTS: 0

HAN:cme  
Attachments

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



# CITY of LAS VEGAS

May 14, 1984

Frontier Savings Association  
1860 E. Sahara Avenue  
Las Vegas, Nevada 89104

RE: Tentative Map - Rainbow Meadows

Gentlemen:

The Tentative Map for Rainbow Meadows on property generally located on the southwest corner of Vegas Drive and Tenaya Way, N-U Zone (proposed R-CL), was considered by the City Planning Commission on May 10, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Approval of zoning application Z-25-84.
3. Conformance to the conditions of approval for Z-25-84..
4. No vehicular access to Vegas Drive and Tenaya Way from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. Record an Order of Vacation for VAC-9-84.
7. Provide a minimum front yard setback of 18' except on cul-de-sacs a minimum setback of 16' shall be permitted.



Frontier Savings Association

May 14, 1984

Page 2

RE: Tentative Map - Rainbow Meadows

8. Provide a half-street cul-de-sac at the west end of Hallandale and drainage and sewer easements at the west end of the cul-de-sacs on Lattimore Court and Hallandale as required by the Department of Engineering Services.
9. Provide a 30' half-street on Pioneer Way.
10. Conformance to the Flood Hazard Reduction Ordinance.
11. Provide a hydrology report as required by the Department of Engineering Services.
12. Street names to be provided in accord with the City's Street Name Policy.
13. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on June 6, 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

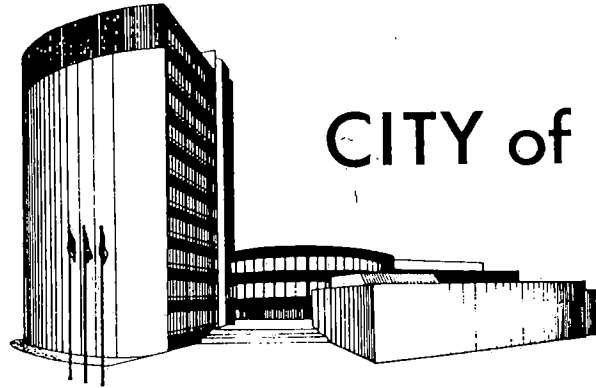
cc: City Council  
Steven S. Miller Construction  
3333 W. Desert Inn Road #D  
Las Vegas NV 89102

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Frontier Savings Association  
1860 E. Sahara Avenue  
Las Vegas, Nevada 89104

Re: Final Map - Rainbow Meadows

Gentlemen:

The Final Map for Rainbow Meadows on property generally located on the southwest corner of Vegas Drive and Tenaya Way, N-U Zone (proposed R-CL), was considered by the City Planning Commission on May 10, 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  
Steven S. Miller Construction  
3333 W. Desert Inn Road #D  
Las Vegas NV 89102



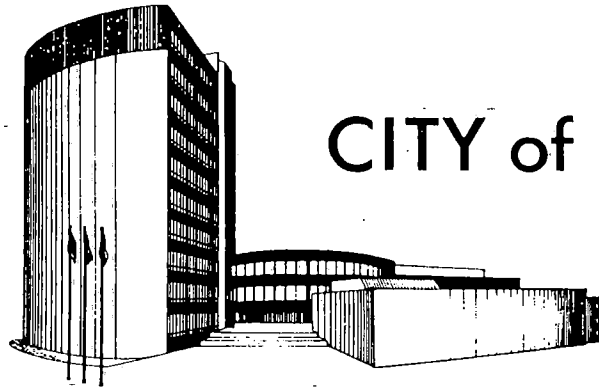


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Frontier Savings Association  
1860 E. Sahara Avenue  
Las Vegas, Nevada 89104

RE: VAC-9-84

Gentlemen:

Your petition to vacate Government Patent Reservations generally located south of Vegas Drive and west of Tenaya Way, was considered by the City Planning Commission on May 10, 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. Pioneer Way to be retained as a 30' half street.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

At the May 16, 1984 City Council meeting, the Council will set the date for the public hearing on this item.

Sincerely,

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

HOWARD A. NULL  
Chief of Planning



HPF:HAN:cme

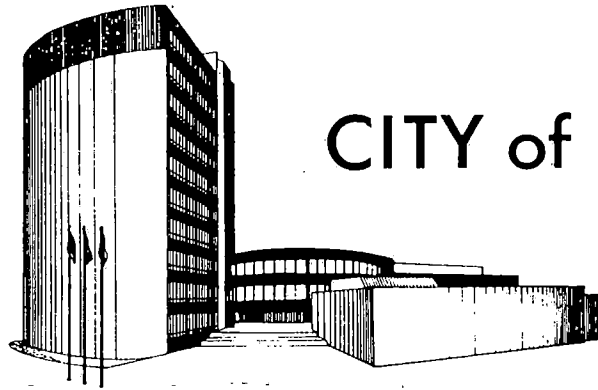
CC: City Clerk

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

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

RE: VAC-10-84

Gentlemen:

Your petition to vacate Mossman Avenue and Filly Lane located on the east side of Michael Way, south of Cheyenne Avenue, was considered by the City Planning Commission on May 10, 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 or 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 May 16, 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

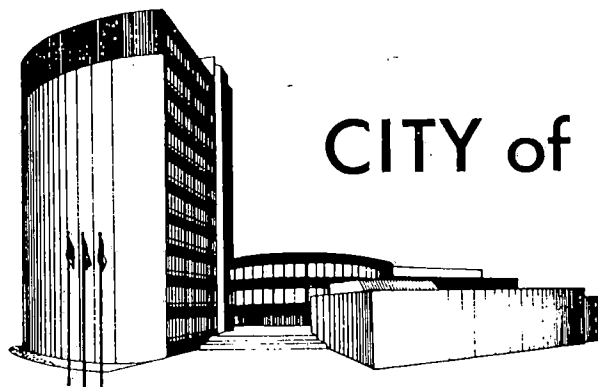


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Bonanza Holdings, Ltd.  
c/o Ken Templeton  
2601 W. Charleston Boulevard  
Las Vegas, Nevada 89102

RE: A-11-84(A)

Gentlemen:

Your petition to annex property generally located on the south side of Del Rey Avenue, west of Redwood Street, containing approximately 5.1 acres, was considered by the City Planning Commission on May 10, 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,

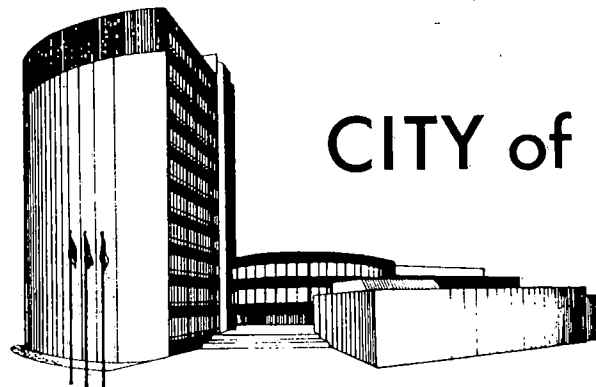
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

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  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Charley R. Johnson, P.E.  
Vice President  
VTN Nevada  
2300 Paseo Del Prado  
Building A, Suite 100  
Las Vegas, Nevada 89102

RE: Median Improvement Waiver - Larchwood Subdivision

Dear Mr. Johnson:

Your request for a waiver of the requirement to install median curb on Buffalo Drive, north of Alta Drive, was considered by the City Planning Commission on May 10, 1984.

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

1. Posting a bond for a five-year period for the construction of the median island as required by the Department of Engineering Services.

This item will be considered by the City Council on June 6, 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,

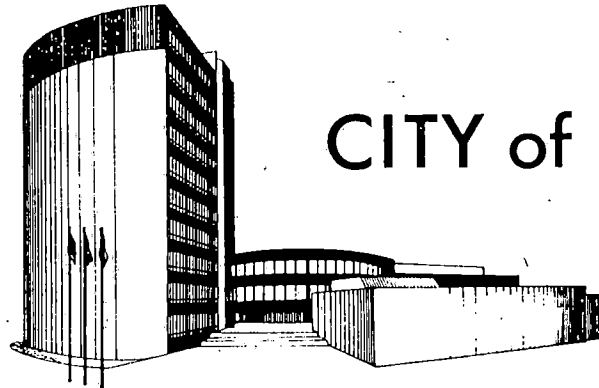
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

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  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

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

RE: Final Map - Duncan Court A Condominium Conversion

Gentlemen:

The Final Map for Duncan Court A Condominium Conversion on property generally located on the northeast corner of Duncan Drive and Edward Avenue, C-2 and R-E Zones (under Resolution of Intent to R-3), was considered by the City Planning Commission on May 10, 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. Approval of V-65-84 to permit back-out parking spaces onto Scuba Circle.
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,

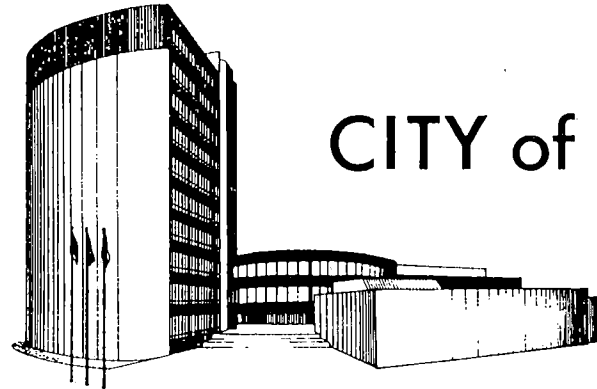
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL  
Chief of Planning

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



MAYOR BILL BRIARE  
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CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

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

RE: Final Map - Alpine Court

Dear Mr. and Mrs. Nel:

The Final Map for Alpine Court on property generally located on the north side of Alpine Place, west of Decatur Boulevard, R-1 and P-R Zones (under Resolution of Intent to P-R), was considered by the City Planning Commission on May 10, 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

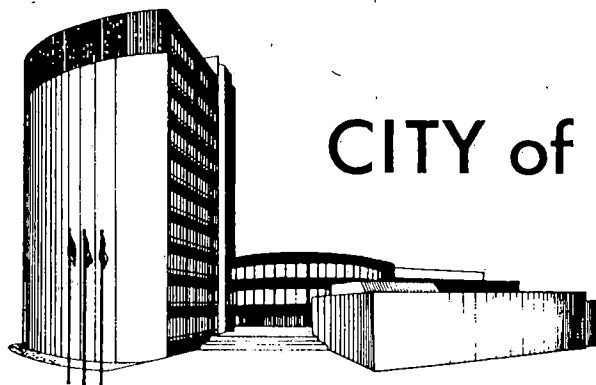


MAYOR BILL BRIARE

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AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Spanish Oaks Homeowners Association  
c/o Richard K. Lex  
2201 Spanish Oaks Drive  
Las Vegas, Nevada 89102

RE: RW-1-84

Gentlemen:

Your request to install razor wire around the perimeter of the subdivision on property generally located north of Sahara Avenue between Richfield Boulevard and Valley View Boulevard, R-PD6 Zone, was considered by the City Planning Commission on May 10, 1984.

The Commission voted to APPROVE this request except for the north portion where single family lots abut the Spanish Oaks development, subject to the following condition:

1. Conformance to the plot plan.

This action by the Planning Commission is final unless appealed to the City Council within ten (10) days from the date of this action.

Your request for razor wire on the north portion was held in ABEYANCE to notify the adjacent property owners. This request will be considered by the Planning Commission on May 22, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

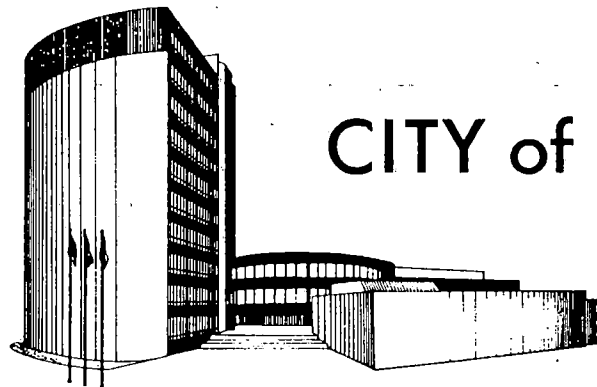


MAYOR BILL BRIARE

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AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Frontier Savings Association  
c/o Frank Mummy  
1860 E. Sahara Avenue  
Las Vegas, Nevada 89104

RE: Z-25-84

Gentlemen:

Your request for reclassification of property generally located on the southwest corner of Vegas Drive and Tenaya Way, from N-U to R-CL, was considered by the City Planning Commission on May 10, 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. Redesign the subdivision on the tentative map as required by the Department of Community Planning and Development.
3. Modify the models to conform to the required setbacks on the proposed lots.
4. Provide a 6' block wall along the rear of the lots backing up to Vegas Drive and Tenaya Way.
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.





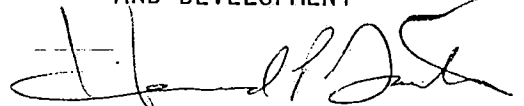
Frontier Savings Association  
May 14, 1984  
Page 2  
RE: Z-25-84

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 June 6, 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,

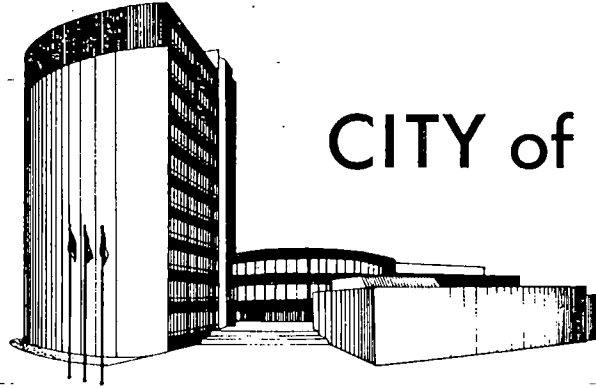
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

MAYOR BILL BRIARE  
COUNCILMEN  
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BOB NOLEN  
CITY ATTORNEY  
GEORGE F. OGILVIE  
CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

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

RE: Z-28-84

Dear Mr. and Mrs. Essayian:

Your request for reclassification of property generally located on the west side of Decatur Boulevard between Auburn Avenue and Reiter Avenue, from N-U to C-1, was considered by the City Planning Commission on May 10, 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. Construct a 6' block wall along the rear property line and from the rear wall 40' easterly along the north and south property lines.
3. No vehicles over 8,000 pounds and no storage other than vehicles shall be permitted on this property.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.



George and Anna Essayian  
May 14, 1984  
Page 2  
RE: Z-28-84

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

This item will be considered by the City Council on June 6, 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



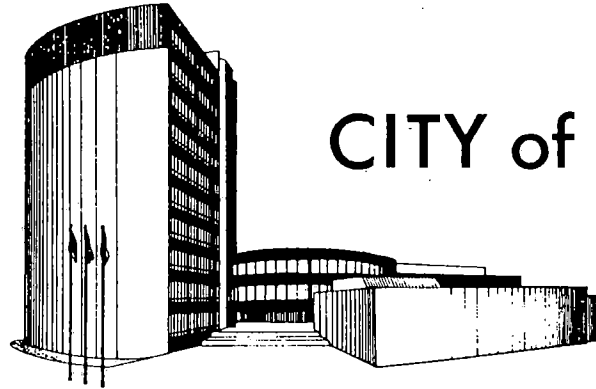
HAROLD P. FOSTER, DIRECTOR

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  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

U-Haul Company of Las Vegas, Inc.  
c/o Wayne W. Riis  
2030 E. Fremont Street  
Las Vegas, Nevada 89101

RE: Z-29-84

Gentlemen:

Your request for reclassification of property generally located on the northwest corner of Decatur Boulevard and El Parque Avenue, from N-U to C-2, was considered by the City Planning Commission on May 10, 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. Install street improvements on Decatur Boulevard, Hawk Street and El Parque Avenue as required by the Department of Engineering Services.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.



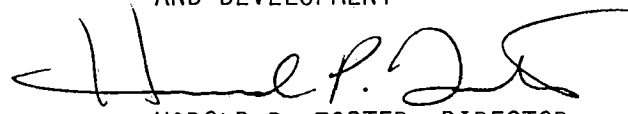
U-Haul Company of Las Vegas, Inc.  
May 14, 1984  
Page 2  
Re: Z-29-84

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 June 6, 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

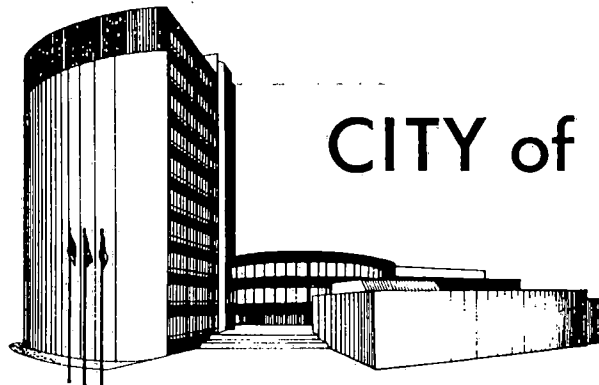
HPF:cme  
cc: City Clerk

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

George F. Kalb Construction Co.  
3250 Spring Mountain Road  
Las Vegas, Nevada 89102

RE: Z-58-78

Gentlemen:

Your request for a Plot Plan Review on property generally located northwesterly of Decatur Boulevard and Meadows Lane, R-1 Zone, was considered by the City Planning Commission on May 10, 1984.

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

1. Conformance to the plot plan.
2. The elevation shall conform to the requirements of the Department of Community Planning and Development.
3. Conformance to all other original conditions of approval of Z-58-78.

This item will be considered by the City Council on June 6, 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

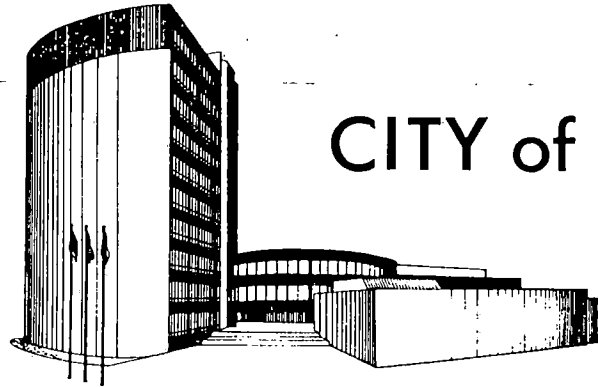
HPF:cme  
cc: City Clerk



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

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Pauline Kim O'Malia  
1405 Vegas Valley Drive #260  
Las Vegas, Nevada 89109

RE: Z-22-82

Dear Ms. O'Malia:

Your request for an Extension of Time on property located at 1717 S. Eastern Avenue, R-1 Zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on May 10, 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 2, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on June 6, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

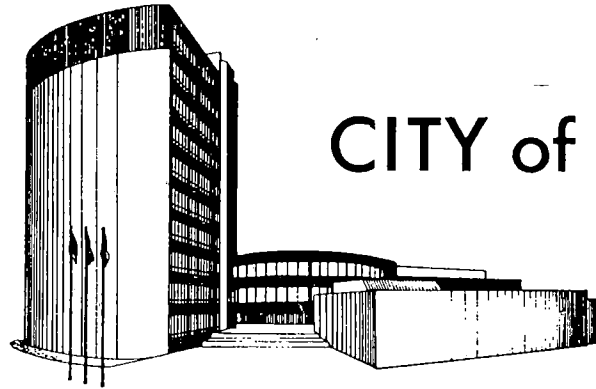


MAYOR BILL BRIARE

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PAUL J. CHRISTENSEN  
AL LEVY  
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GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Review Journal  
c/o John Pellegren  
The Pellegren Corp.  
5 Denver Technological Center  
5555 DTC Parkway  
Englewood, Colorado 80111

RE: M-4-69

Gentlemen:

The request of Las Vegas Review Journal for an Aesthetic Review to construct an addition to the existing building on property located at 1111 W. Bonanza Road, M Zone, was considered by the City Planning Commission on May 10, 1984.

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

1. Conformance to the plot plan and elevations.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

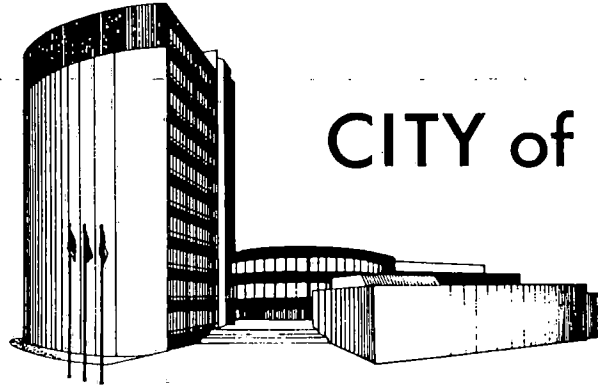
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cc: Dennis Schieck, Review Journal





MAYOR BILL BRIARE  
COUNCILMEN  
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AL LEVY  
BOB NOLEN  
CITY ATTORNEY  
GEORGE F. OGILVIE  
CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Lloyd Harris, Et Al  
2808 Avalon  
Las Vegas, Nevada 89107

RE: Z-31-83

Dear Mr. Harris:

Your request for an Extension of Time on property located at 1201 Arville Street, R-E Zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on May 10, 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 18, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on June 6, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

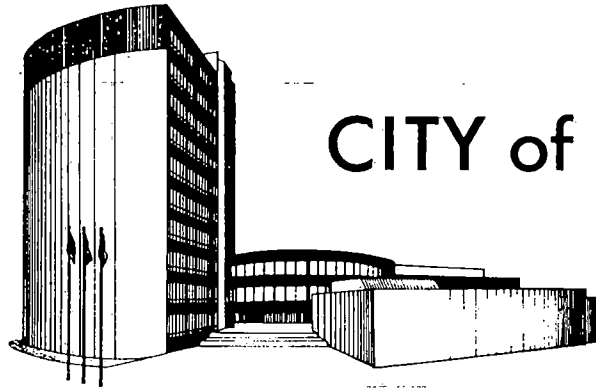


MAYOR BILL BRIARE

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CITY MANAGER  
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# CITY of LAS VEGAS

May 14, 1984

Vegas Verdes Counseling, Ltd.  
c/o Thomas M. Burns  
912 N. Eastern Avenue  
Las Vegas, Nevada 89101

RE: Z-6-82

Gentlemen:

Your request for a Review of Condition which limited the use to one business only on property located at 912 N. Eastern Avenue, P-R Zone, was considered by the City Planning Commission on May 10, 1984.

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

1. Condition #2 of the original approval is hereby expunged to allow two offices. No medical office use shall be allowed.
2. The classes for the proposed counseling operation shall not be conducted at this location.

This item will be considered by the City Council on June 6, 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

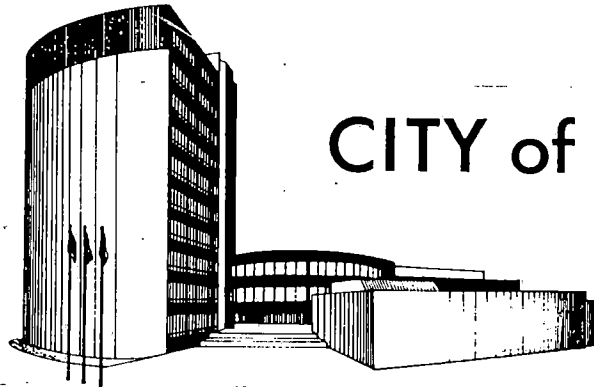
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cc: City Clerk



MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
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AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Robert Chess  
3820 Marshall Circle  
Las Vegas, Nevada

RE: Z-35-81

Dear Mr. Chess:

Your request for a Plot Plan Review to allow a patio cover on property located at 3820 Marshall Circle, R-PD6 Zone, was considered by the City Planning Commission on May 10, 1984.

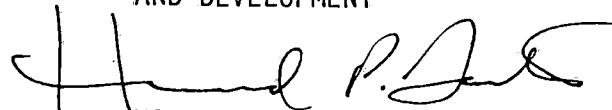
The Commission voted to refer this item with a recommendation of APPROVAL subject to the following condition:

1. Conformance to the plot plan amended to allow a 1' roof overhang.

This item will be considered by the City Council on June 6, 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

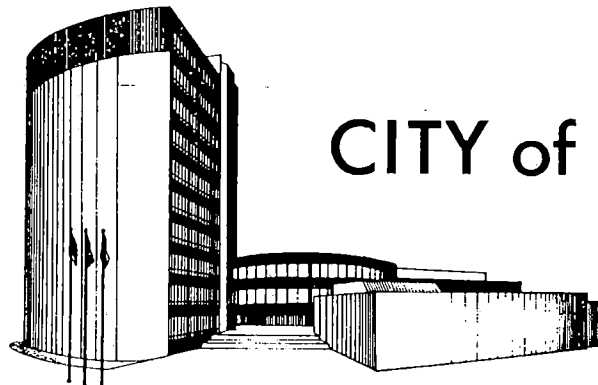
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cc: City Clerk



MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
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AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Fred Doriot, Architect  
c/o Richard Harris  
3390 Wynn  
Las Vegas, Nevada 89102

RE: Z-98-72

Dear Mr. Harris:

Your request on behalf of Valley Bank for a Plot Plan Review to construct a new bank facility on property located at 2333 E. Sahara Avenue, C-1 Zone, was considered by the City Planning Commission on May 10, 1984.

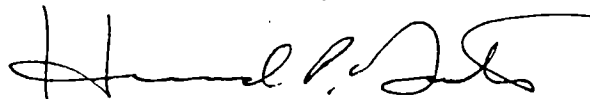
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions;

1. Conformance to the plot plan and elevations.
2. Provide a copy of the lease agreements which reflect that the four (4) parking spaces immediately north of this site in the C-1 zone are available for required off-street parking.

This item will be considered by the City Council on June 6, 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

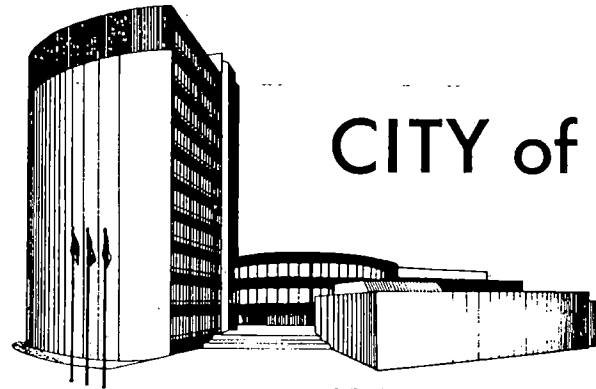
HPF:cme  
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MAYOR BILL BRIARE  
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GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Fred Doriot, Architect  
c/o Richard Harris  
3390 Wynn  
Las Vegas, Nevada 89102

RE: Z-29-67 and Z-5-69

Dear Mr. Harris:

Your request on behalf of Valley Bank for a Plot Plan Review to construct a new bank facility on property generally located on the southwest corner of Westcliff Drive and Rainbow Boulevard, C-1 Zone, was considered by the City Planning Commission on May 10, 1984.

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

1. Conformance to the plot plan and elevations.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

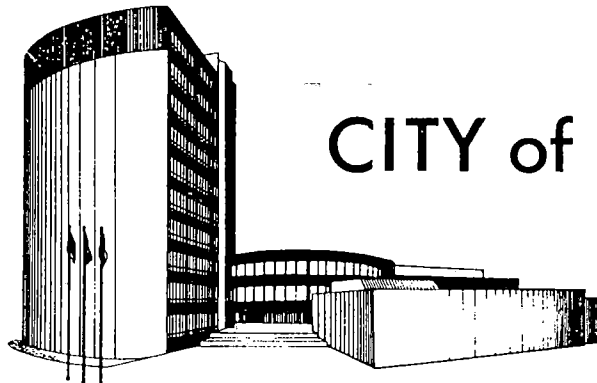


MAYOR BILL BRIARE

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GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

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

RE: Z-100-64(134)

Dear Mr. Wilson:

Your request for a Plot Plan Review to construct a condominium office building on property located at 422 S. Casino Center Boulevard, R-4 Zone, was considered by the City Planning Commission on May 10, 1984.

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

1. Conformance to the plot plan and elevations.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

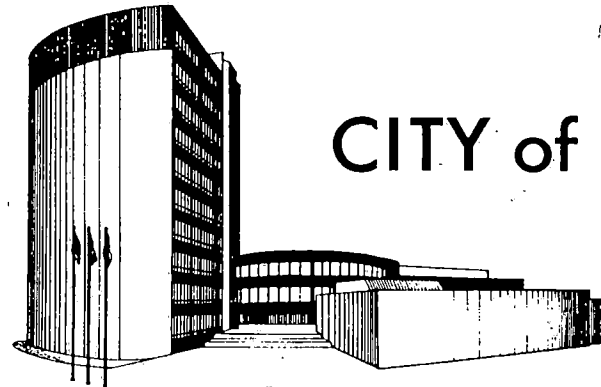
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MAYOR BILL BRIARE  
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PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 14, 1984

Verne Jay Lewton  
4347 Halaman  
Las Vegas, Nevada 89120

RE: Z-5-84

Dear Mr. Lewton:

Your request for a Plot Plan Review to construct a two-story six plex in lieu of the approved five single-story units on property located at 1722 W. Bonanza Road, R-E Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on May 10, 1984.

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

1. Conformance to the amended plot plan and elevations.
2. Conformance to all other original conditions of approval of Z-5-84.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

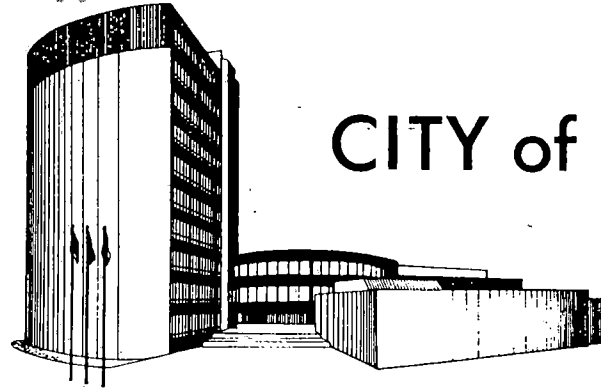


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 11, 1984

Able Lock & Key Company  
c/o Scot G. Bugbee  
R.W. Bugbee & Associates  
4271 Thiriot Street  
Las Vegas, Nevada 89103

RE: SP-1-84

Gentlemen:

Your request for Satellite Parking on property located at 1911 E. Charleston Boulevard, C-2 Zone, was considered by the City Planning Commission on May 10, 1984.

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

1. Conformance to the plot plan.

This item will be considered by the City Council on May 16, 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



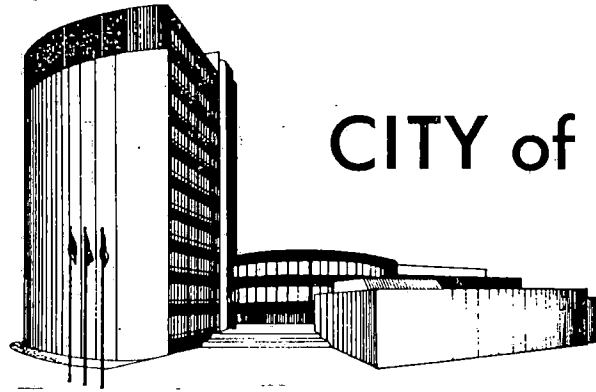


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

May 11, 1984

The Meadow School  
c/o Richard Truesdell  
P.O. Box 80925  
Las Vegas, Nevada 89180

Re: Z-30-74

Gentlemen:

Your request for a Plot Plan Review to operate a private elementary school (grades K-8) for a period of two years and to waive the off-site requirements on property generally located on the southeast corner of Brush Street and Meadows Lane, C-2 Zone, was considered by the City Planning Commission on May 10, 1984.

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

1. Conformance to the plot plan.
2. The use shall cease in two years.
3. Conformance to the requirements of the Department of Fire Services.

This item will be considered by the City Council on May 16, 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



CHAIRMAN MICHAEL MACK: Z-25-84. Application of Frontier Savings Association for reclassification of property generally located on the southwest corner of Vegas Drive and Tenaya Way from N-U to R-CL. Proposed Use: Medium Low Density Detached Single-Family Residences.

HAROLD FOSTER; CLV: This involves a 15 acre site that was annexed into the city recently. It's Tenaya along the east side and Vegas Drive along the north side of the property. It's county around it. This is the proposed subdivision that's the next item on your agenda showing the layout. There are some modifications in the design that staff will present under that item. The applicant is asking for R-CL. The lot sizes range from about 5,400 to 7,100 square feet in size. That averages out to about 5 units per gross acre. The size of the homes are roughly 1,100 to 1,600 square feet in size. The models -- I believe there's a bay window that makes the unit a little bit wider than the -- to accommodate the required setbacks for the lot widths. They are aware of that and they are going to make that adjustment so they will fit the lots. Staff feels the request is compatible with the zoning in the area. There's R-CL immediately to the east. Staff would recommend approval of the application, subject to it being by Resolution of Intent with a twelve month time limit. No. 2, Redesign the subdivision as required on the tentative map. 3. Modify the models to fit the proposed lots. 4. Provide a 6 foot block wall along the rear of the lots backing up to Vegas Drive and Tenaya Way. And then standard conditions 5 through 8. We have no protests on record.

CHARLEY JOHNSON: Charley Johnson, 2300 Paseo Del Prado. We are in concurrence with the staff's recommendations.

CHAIRMAN MICHAEL MACK: Okay. This is a public hearing. If there's anybody that would like to speak on it can do so at this time.

WILLIAM REDINGER: Mr. Chairman, William Redinger, 1504 Wheatland Way, Rainbow Park Subdivision, Lewis Homes. We are opposed to this reclassification. I believe that earlier within approximately a six month period a commission recommended to the council that no further growth be made out into the desert area. This is a fragile desert area. We support that sort of recommendation. We would instead recommend that the City approve building or reclassification into areas

WILLIAM REDINGER: of the city that are still unimproved, rather than infringing upon the fragile desert terrain, so with that in mind, we would recommend the council disapprove the reclassification.

CHAIRMAN MICHAEL MACK: Where do you live in regard to this property?

WILLIAM REDINGER: I live immediately east of it.

CHAIRMAN MICHAEL MACK: Do you live in an R-CL area?

WILLIAM REDINGER: Yes, I do.

CHAIRMAN MICHAEL MACK: Okay, so basically you're concerned about the growth in that area going east and west.

WILLIAM REDINGER: Yes, we are.

COMMISSIONER BOB BUGBEE: You're talking about the environmental protection of the desert, is what you're talking about.

WILLIAM REDINGER: Yes, we are. We see in so many areas of our town where the desert has been disturbed. The wind comes up. The amount of dust.-- we would recommend that we not disturb the desert any more than it has already been disturbed.

COMMISSIONER BOB BUGBEE: Unfortunately, a lot of those parcels of ground that are being disturbed at this time are owned by the government and people out there trying to fatten up mining claims; that's where all the dirt comes from. We have no control over it.

JOANNE PAUL: My name is Joanne Paul and I live at 1504 Wheatland Way and I have a more personal concern. I have a wonderful view of the mountains at this present time and I bought the home -- that was an important part of my decision and it's been my experience that a view, at least in other cities, increases the property value and I don't quite understand why this Frontier Savings development has priority over me. I've already been there for a while and I don't quite understand why they can't be relocated to be beside the Rainbow Park.

COMMISSIONER BOB BUGBEE: It would kill somebody else's view.

JOANNE PAUL: No, they wouldn't. As a matter of fact, --

COMMISSIONER BOB BUGBEE: This is what happens when we move a tract from one to another. It's private property.

CHAIRMAN MICHAEL MACK: I think it's kind of difficult to tell someone that they can't develop their property.

JOANNE PAUL: Yes, I understand. I didn't realize that that view -- this was just sort of a rubber stamp.

CHAIRMAN MICHAEL MACK: It's not a rubber stamp. This is not a rubber stamp. However, it's very --

JOANNE PAUL: A lot of expense has gone, obviously, Frontier Savings to develop this project.

COMMISSIONER BOB BUGBEE: There are a lot of demands required by us before they can even submit it.

JOANNE PAUL: Yes. Well, it was just -- when we received this letter that this was going to happen just a very short time ago so a lot has gone on before that we weren't aware of, sorry.

CHAIRMAN MICHAEL MACK: I think the valley some day will be -- it will be solid growth from mountain to mountain and I don't think there's any way to prevent it.

JOANNE PAUL: Is the property -- you said this property was recently annexed by the City. Is the property located north of Vegas Drive and east of Tenaya Way also annexed?

CHAIRMAN MICHAEL MACK: No.

WILLIAM REDINGER: Why is it then that we're seemingly so intent on blocking our view when there's other land and on the other side of Rainbow or the expressway that is undeveloped? It would block no one else's view.

COMMISSIONER SHERRI TRACY: I would imagine that, in the first place, the other land is in the county and not annexed into the city and it's probably owned by somebody else. I'm sure Frontier Savings doesn't own all of the desert land that is available in that area. This is the piece they own here and I don't know if they own anything else over in the county or not. I understand what you're saying about the environment and I agree with you as far as dust and all is concerned. I'd probably agree with you more if you lived in an area that wasn't already zoned R-CL, but you're already in R-CL homes and to deprive a developer of building like things across the way from you, I just don't think that's reasonable. I would understand if there

COMMISSIONER SHERRI TRACY: were high density apartments, that I would understand more of your concern.--

JOANNE PAUL: I don't want to delay the proceedings.

COMMISSIONER SHERRI TRACY: -- but this is not -- I want you to understand this is certainly not a rubber stamp, but there are already homes just like what the developer is proposing to do and it's been my experience that people are more happy with property like this being settled so it cuts the bikers, it cuts the dust down, it, you know, it develops the property and you don't have all of the loose dirt coming from the wind; true while they're building you do, but once the yards and landscaping is in then you don't have that. So if there aren't any other protestors, I'M GOING TO MAKE A MOTION TO APPROVE THIS.

WILLIAM REDINGER: Excuse me, ma'am.

JOANNE PAUL: No, wait a minute, Bill. I just want to know -- ask one question. When the City annexed the land was it at a meeting like this where somebody could have not public knowledge of it?

CHAIRMAN MICHAEL MACK: Yes, it was.

JOANNE PAUL: Okay.

CHAIRMAN MICHAEL MACK: I'm going to close the public hearing and ask for a motion.

COMMISSIONER SHERRI TRACY: I'LL MAKE THE MOTION THAT THIS IS APPROVED, SUBJECT TO STAFF'S RECOMMENDATIONS.

CHAIRMAN MICHAEL MACK: Okay, that item has been APPROVED and will be heard by the City Council on June 6.

(Motion carried unanimously with Commissioners Johnston and Kennedy excused.)

END OF DISCUSSION