

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

A G E N D A
CITY PLANNING COMMISSION
MAY 22, 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.

MINUTES: Approval of the March 27, 1984 City Planning
Commission minutes.

OLD BUSINESS:

1. RW-1-84 Request of SPANISH OAKS HOMEOWNERS ASSOCIATION
to install razor wire around the north portion
of the subdivision where the single family homes
abut this north portion on property generally
located north of Sahara Avenue between Richfield
Boulevard and Valley View Boulevard, R-PD6 Zone.
(Abeyance from
5/10/84)

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the south side of
Sahara Avenue, west of Tamrich Drive, R-1 Zone
(under Resolution of Intent to C-1).
SAHARA WEST
(COMMERCIAL
SUBDIVISION) Owner/Subdivider: Teddy Enterprises & Assoc.
No. of Acres: 3.82 No. of Lots: 1
2. FINAL MAP Property generally located on the south side of
Sahara Avenue, west of Tamrich Drive, R-1 Zone
(under Resolution of Intent to C-1).
SAHARA WEST
(COMMERCIAL
SUBDIVISION) Owner/Subdivider: Teddy Enterprises & Assoc.
No. of Acres: 3.82 No. of Lots: 1
3. REVERSIONARY MAP Property generally located adjacent to Burningwood
Lane, north of Vegas Drive, N-U Zone (under Resolution
of Intent to R-PD14).
SWEETWATER CANYON I Owner/Subdivider: Park Management & Development, Ltd.
No. of Acres: 1.09 No. of Lots: 1
4. TENTATIVE MAP Property generally located adjacent to Burningwood
Lane, north of Vegas Drive, N-U Zone (under Resolution
of Intent to R-PD14).
GLENVIEW MEADOWS
TOWNHOMES Owner: Suburban Development Corp.
Subdivider: Glenview Development Corp.
No. of Acres: 6.8 No. of Lots: 68

5. FINAL MAP
GLENVIEW MEADOWS
TOWNHOMES I

Property generally located adjacent to Burningwood Lane, west of Vegas Drive, N-U Zone (under Resolution of Intent to R-PD14).
Owner: Suburban Development Corp.
Subdivider: Glenview Development Corp.
No. of Acres: 2.3 No. of Lots: 23
6. TENTATIVE MAP
CAPISTRANO VILLAGE

Property generally located on the south side of Charleston Boulevard, west of Redwood Street, N-U Zone (under Resolution of Intent to R-PD21 and P-R).
Owner/Subdivider: James M. Tighi
No. of Acres: 4.78 No. Units: 78
7. TENTATIVE MAP
WILDWOOD TERRACE

Property generally located on the north side of Vegas Drive, east of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-CL).
Owner: Patrick Gaffey
Subdivider: Topper McKay, Wildwood Builders, Inc.
No. of Acres: 6.67 No. of Lots: 49
8. FINAL MAP
WILDWOOD TERRACE
UNIT NO. 1

Property generally located on the north side of Vegas Drive, east of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-CL).
Owner: Patrick Gaffey
Subdivider: Topper McKay, Wildwood Builders, Inc.
No. of Acres: 3.33 No. of Lots: 24
9. FINAL MAP
LEWIS HOMES
SAHARA NO. 12B

Property generally located on the south side of O'Bannon Drive, west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-1 and R-D).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 5.27 (R-1) No. of Lots: 25
No. of Acres: 1.81 (R-D) No. of Lots: 6
10. VAC-11-84

Petition of Vacation submitted by CHEYENNE PARTNERSHIP to vacate the south half of Atwood Avenue, between Jones Boulevard and Bronco Street.
11. A-12-84(A)

Petition of Annexation submitted by ERNEST A. BECKER, JR. to annex property generally located on the southeast corner of Lorenzi Boulevard and Lake Mead Boulevard, containing approximately 5.2 acres.

12. Z-30-B4 Application of JESSE R. MCKENZIE, JR., ET AL for
reclassification of property located at 700 S.
9th Street, from R-1 to P-R.
Proposed Use: Office
13. Z-31-B4 Application of CHEYENNE, A PARTNERSHIP for reclassi-
fication of property generally located on the east
side of Bronco Lane between Atwood Avenue and
Cheyenne Avenue, from N-U (under Resolution of
Intent to R-D) to C-1.
Proposed Use: Offices
14. Z-53-B0 Request of CHEYENNE, A PARTNERSHIP for an Extension
of Time on property generally located on the northwest
corner of Jones Boulevard and Cheyenne Avenue,
N-U Zone (under Resolution of Intent to R-D and C-1).
EXTENSION
OF TIME
15. Z-3B-B2 &
Z-53-B0 Request of CHEYENNE, A PARTNERSHIP for a Plot Plan
Review on property generally located on the north
side of Cheyenne Avenue between Bronco Road and
Jones Boulevard, N-U Zone (under Resolution of
Intent to P-R, R-D and C-1).
PLOT PLAN
REVIEW
16. Z-32-B4 Application of JACK TOBLER, TRUSTEE for reclassification
of property generally located on the north side
of Cheyenne Avenue between Rancho Drive and Decatur
Boulevard, from C-2 and R-E to C-2.
Proposed Use: Commercial Storage Units
17. Z-76-B1 Request of THE HOUSING AUTHORITY OF THE CITY OF
LAS VEGAS for an Extension of Time on property
generally located on the east side of 10th Street,
between Stewart Avenue and I-15, R-2 Zone
(under Resolution of Intent to R-3).
EXTENSION
OF TIME

SUPPLEMENTAL AGENDA
CITY PLANNING COMMISSION
MAY 22, 1984

1. AR-3-84
AESTHETIC
REVIEW
Request of SAHARA RV CENTER for an Aesthetic Review of a parcel of land to be developed for the display and sale of recreational vehicles on property generally located on the south side of Scotland Lane between Western Avenue and Highland Avenue, M Zone.
2. Z-62-75
EXTENSION
OF TIME
Request of RANDEL CORPORATION for an Extension of Time on property generally located on the north side of Washington Avenue between Rancho Drive and Robin Street, R-1 Zone (under Resolution of Intent to C-1).

NOTICE OF PUBLIC HEARING

MAY 22, 1984

Notice is hereby given that on May 22, 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-32-84 JACK TOBLER, TRUSTEE FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE NORTH SIDE
OF CHEYENNE AVENUE BETWEEN RANCHO ROAD AND
DECATUR BOULEVARD.

FROM: C-2 (GENERAL COMMERCIAL) AND
R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)
PROPOSED USE: COMMERCIAL STORAGE UNITS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 6 AND 7 IN BLOCK 7 OF ELSTNER ESTATES.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

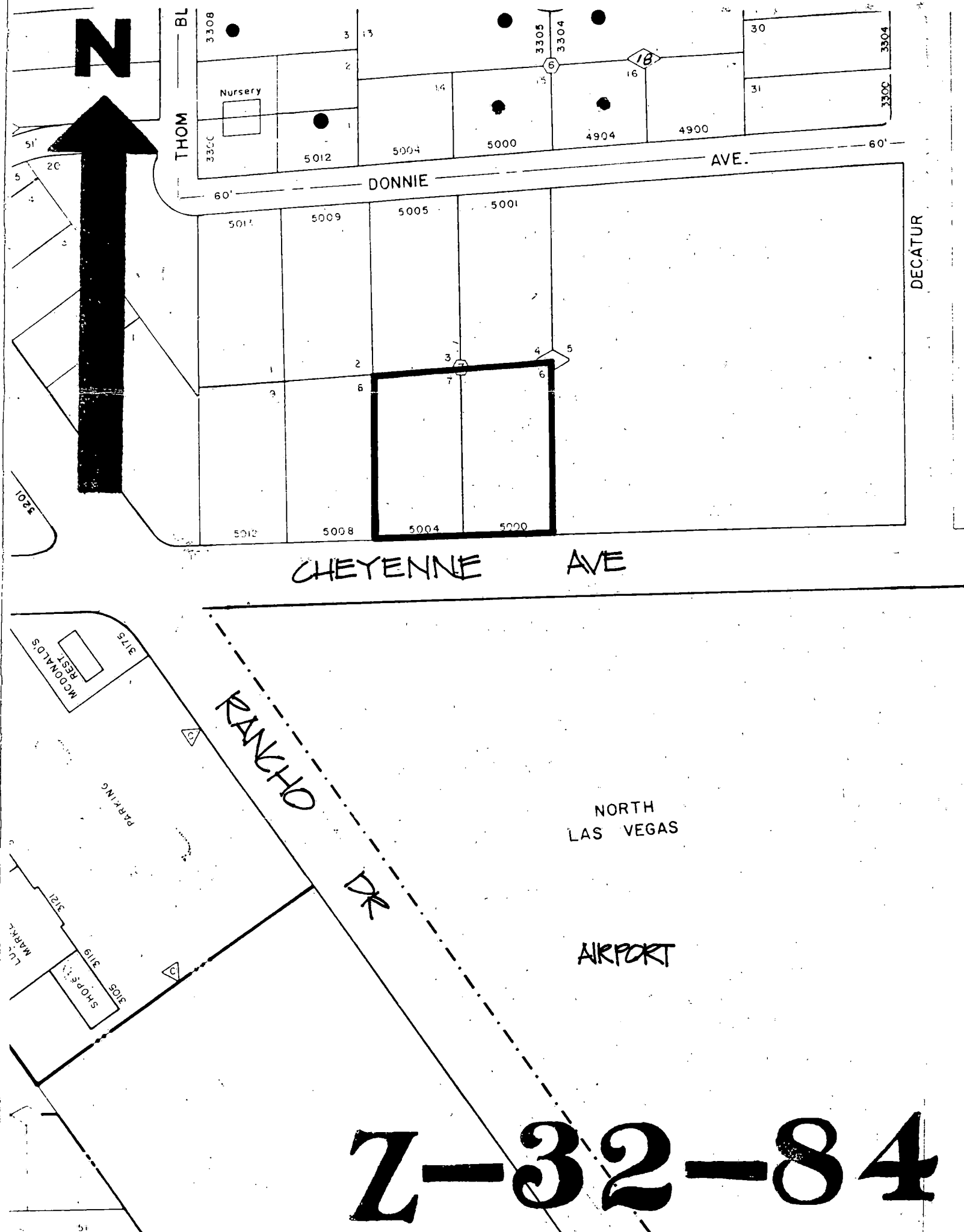


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



NOTICE OF PUBLIC HEARING

MAY 22, 1984

Notice is hereby given that on May 22, 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-31-84 CHEYENNE, A PARTNERSHIP FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE EAST
SIDE OF BRONCO LANE BETWEEN ATWOOD AVENUE
AND CHEYENNE AVENUE.
FROM: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 11,
TOWNSHIP 20 SOUTH, RANGE 60 EAST.

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

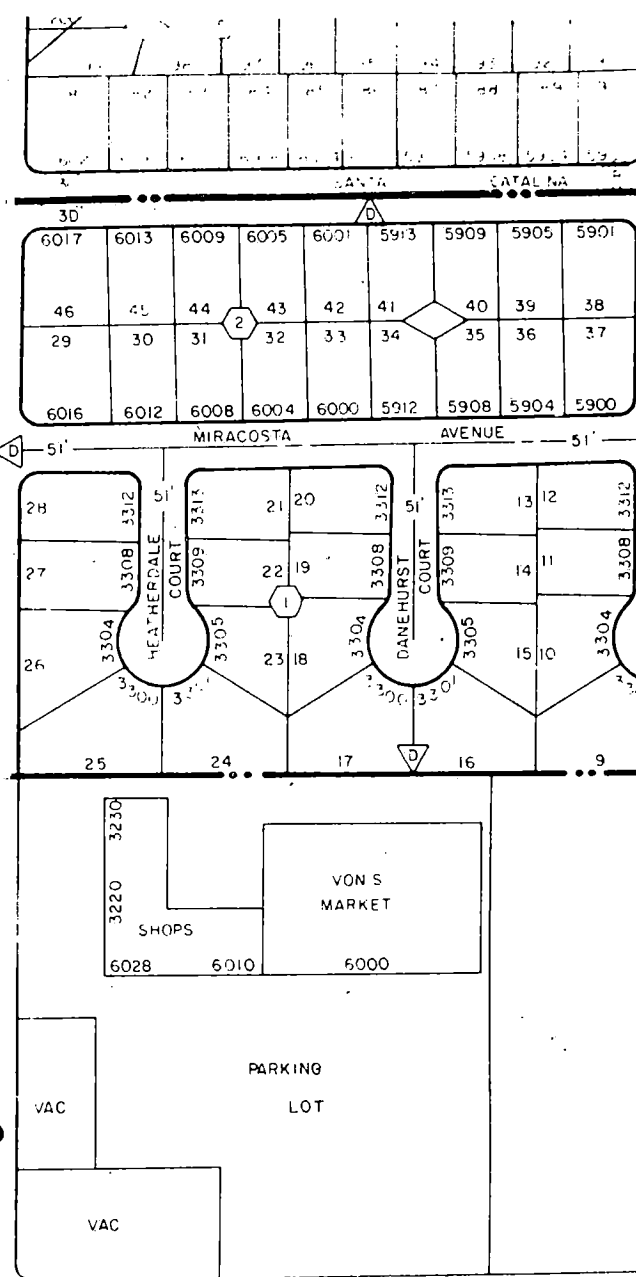
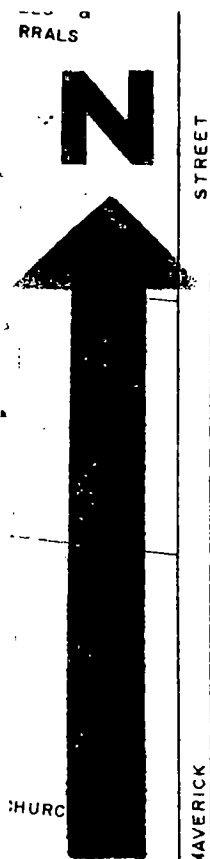


HAROLD P. FOSTER, DIRECTOR

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.



7-31-84

NOTICE OF PUBLIC HEARING

MAY 22, 1984

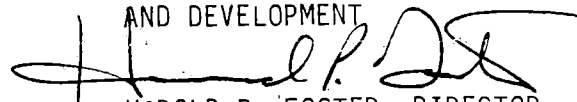
Notice is hereby given that on May 22, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-30-84 JESSE R. MCKENZIE, JR., ET AL FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 700 S. 9TH STREET.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING)
PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOTS 31 AND 32 IN BLOCK 14 OF WARDIE
ADDITION.

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

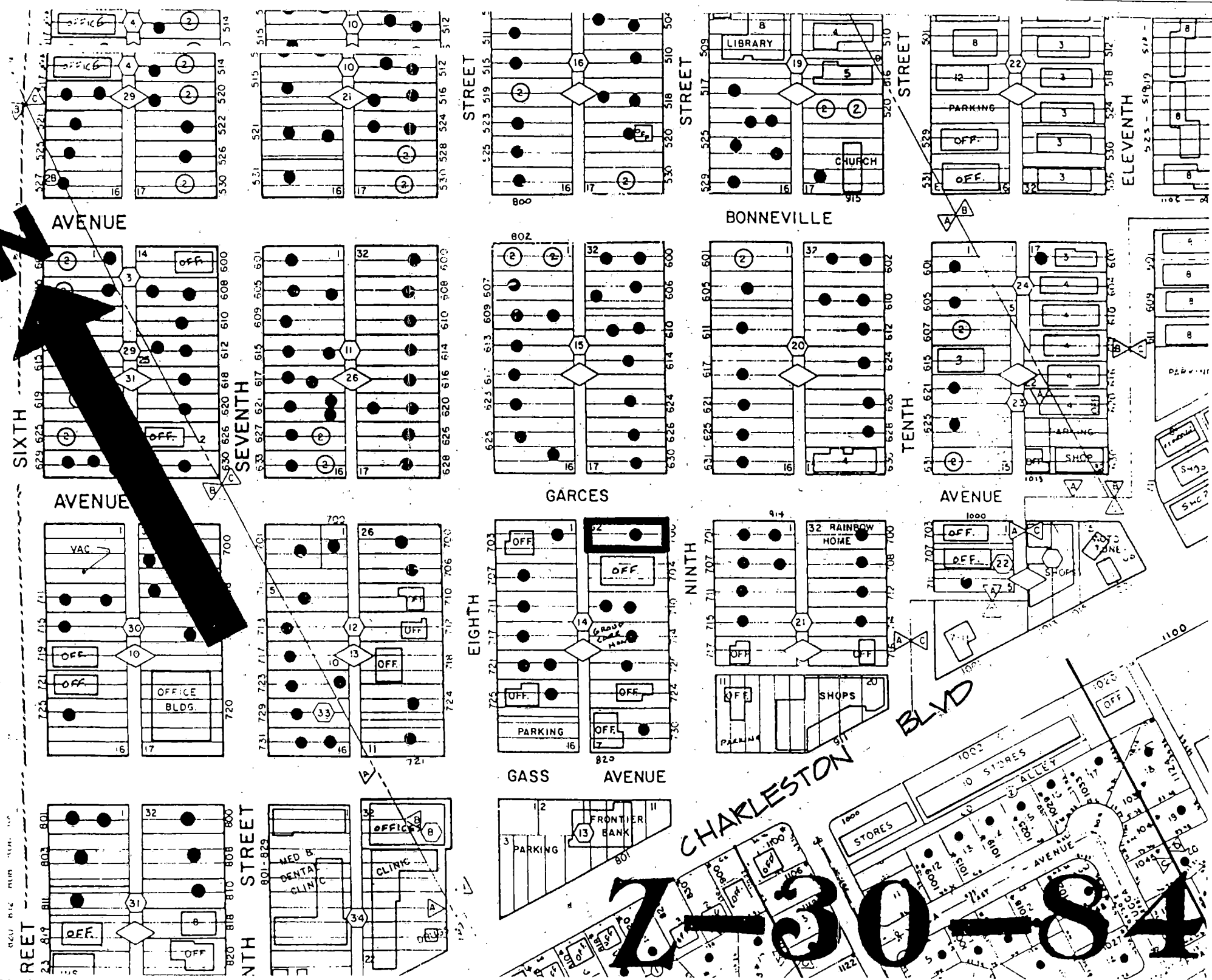
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.



MINUTES

CITY PLANNING COMMISSION

MAY 22, 1984

CALL TO ORDER:

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

PRESENT:

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

EXCUSED:

Mrs. Coleman

STAFF PRESENT:

Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Harry Von Busch, Planner
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

ANNOUNCEMENT:

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

REZONING CONDITIONS:

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

MINUTES:

MR. BUGBEE made a Motion for APPROVAL of the Minutes for the March 27, 1984 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. RW-1-84

RAZOR WIRE
REQUEST

(Abeyance from
5/10/84)

DENIED

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

MR. FOSTER stated this item was held in abeyance from the last meeting. The request for razor wire on the south portion of the Spanish Oaks subdivision was acted upon at the last meeting. The north portion was held in abeyance so the abutting property owners could be notified. The applicant is proposing a one-foot cor on the Spanish Oaks' side of the property. The areas where it was approved at the previous meeting were adjacent to the street, apartments and commercial. This particular request involves the back yards of the single-family residences along the north side of the Spanish Oaks development. Staff recommends tabling this item for a year to see if the approved razor wire at the south portion would curtail burglaries and the razor wire behind the single-family residences would not be needed. The portion of this request that was approved at the previous meeting has been appealed to the City Council. Staff has 40 protests on record.

Approximately 30 persons raised their hands in the audience in protest of this request.

(Continued)

RICHARD LEX, 2201 Spanish Oaks Drive, appeared and represented the Spanish Oaks Homeowners Association. Since the beginning of 1984 the homeowners have been the victim of three serious burglaries on the north side of the subdivision. The area that is of the most concern is at the north end of Padre and Dios where a wall borders the Spanish Oaks' property and there is also a wall built along private homes on the other side with about a three to four foot walkway between the two walls.

JOHN ALLEN appeared on behalf of the Spanish Oaks Homeowners Association. When the walls were constructed, metal ties were left and people now use them as a ladder.

MR. JOHNSTON suggested a crash gate could be installed between the two walls.

ATTY. DAVID JOHNSON, 1720 Serafina Avenue, appeared to represent his neighborhood in protest of this request. He presented letters and petitions in protest. He also presented pictures showing how unsightly the razor wire is that has already been installed at Spanish Oaks. Razor wire would be very dangerous for the children in the area. He questioned whether razor wire could be installed on a block wall. They are not in favor of tabling this request for a year, but feel it should be denied.

DR. MARVIN PERER, 3417 El Cortez Avenue, appeared in protest. Razor wire is a safety hazard to children and pets. When children climb up his swimming pool slide, they are very close to the block wall. Razor wire will harm the marketability of the homes. Spanish Oaks should improve the security system they already have. Spanish Oaks does not own all the walls around their subdivision.

BARBARA SORENSON, 3409 El Cortez Avenue, appeared in protest. The walls of the properties from 3403 to 3419 El Cortez Avenue are within their property line.

JOSEPH DUSHEK, 2905 Bernardo Lane, appeared in protest. Razor wire is unsightly. His neighborhood has prevented some burglaries by forming a Neighborhood Watch group.

DEPUTY CITY ATTORNEY VAL STEED stated that the ordinance may be interpreted where a fence can include a wall.

MICHELLE ROHLMAN, 3205 West Oakey Boulevard, appeared in protest. If razor wire is installed in her back yard, she will cut it off.

JUDY SMITH, 2901 West Bernardo Lane, appeared in protest. Her wall is approximately 12 feet high. Children climb over her wall and she is fearful they will get injured by the razor wire. Some of the residents in Spanish Oaks are not in favor of razor wire in their back yard.

ROBERT BROWN, 1708 Serafina Street, appeared in protest. Spanish Oaks' homeowners should maintain good relationships with their abutting property owners to help curtail any burglaries.

SAUDIE UKEILEY, 2900 West Bernardo Lane, appeared in protest. The razor wire that is already installed at Spanish Oaks is very unsightly.

DANNY HENDERSON, 3509 El Cortez Avenue, appeared in protest. The wall behind his home is too high to go over.

CHAIRMAN MACK felt the homeowners in Spanish Oaks who would be having razor wire in their back yard, if this is approved, should be notified. The razor wire that is currently installed

1. RW-1-84

(Continued)

would be replaced if this request is approved.

MR. KENNEDY made a Motion for DENIAL of RW-1-84, Razor Wire Request.

Voting was as follows:

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

Motion for DENIAL carried by a 4/2 vote.

MR. FOSTER announced this is final action unless it is appealed to the City Council within ten days.

NEW BUSINESS:

1. TENTATIVE MAP

SAHARA WEST
(COMMERCIAL
SUBDIVISION)

ABEYANCE

Property generally located on the south side of Sahara Avenue, west of Tamrich Drive, R-1 Zone (under Resolution of Intent to C-1).

Owner/Subdivider: Teddy Enterprises & Assoc.
No. of Acres: 3.82 No. of Lots: 1

MR. NULL stated this is a commercial subdivision. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-55-72, 2) Provide a hydrology study as required by the Department of Engineering Services, 3) Any proposed subdivision of land within this parcel shall first be approved by the Department of Community Planning and Development. With these conditions, and the normal conditions, staff would recommend approval.

No one appeared to represent the application.

MR. GUTHRIE made a Motion for ABEYANCE of the Tentative Map for Sahara West (Commercial Subdivision) because no one appeared to represent the application.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

2. FINAL MAP

SAHARA WEST
(COMMERCIAL
SUBDIVISION)

ABEYANCE

Property generally located on the south side of Sahara Avenue, west of Tamrich Drive, R-1 Zone (under Resolution of Intent to C-1).

Owner/Subdivider: Teddy Enterprises & Assoc.
No. of Acres: 3.82 No. of Lots: 1

MR. NULL stated this request is in connection with Item No. 1 above.

MRS. TRACY made a Motion for ABEYANCE of the Final Map for Sahara West (Commercial Subdivision) because no one appeared to represent the application.

Voting was as follows:

2. FINAL MAP
(Continued)

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

Motion for ABEYANCE carried unanimously.

3. REVERSIONARY MAP
SWEETWATER
CANYON I
APPROVED

Property generally located adjacent to Burningwood Lane,
north of Vegas Drive, N-U Zone (under Resolution of Intent
to R-PD14).
Owner/Subdivider: Park Management & Development, Ltd.
No. of Acres: 1.09 No. of Lots: 1

MR. NULL stated this item and the next two items are all
part of the same project. The area reverted to acreage
will be part of the Glenview Meadows subdivision. Staff
would recommend approval.

B. G. DICKSTEIN, 3863 Valley View, No. 5, appeared and
represented the developer, Glenview Development Corporation.
They are in accord with staff.

MR. JOHNSTON made a Motion for APPROVAL of the Reversionary
Map for Sweetwater Canyon I.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Bugbee

Motion for APPROVAL carried unanimously.

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

4. TENTATIVE MAP
GLENVIEW MEADOWS
TOWNHOMES
APPROVED

Property generally located adjacent to Burningwood Lane,
north of Vegas Drive, N-U Zone (under Resolution of Intent
to R-PD14).
Owner: Suburban Development Corp.
Subdivider: Glenview Development Corp.
No. of Acres: 6.8 No. of Lots: 68

MR. NULL stated Burningwood Lane is a public street, but
in order to get to this project, access would be through
Sweetwater Canyon project. There will have to be a close
working relationship between the two projects. Staff would
recommend the following conditions: 1) Conformance to the
conditions of approval for ZC-90-81, 2) Provide a crash gate
for emergency access to Relay Lane as required by the Depart-
ment of Fire Services, 3) Reversionary map is to be recorded prior
to recordation of the final map, 4) Proper access be provided to this
plat as required by the Department of Engineering Services,
5) If this project is developed in phases, residents in each
phase shall have access to the recreation facilities in the
Sweetwater Canyon project to the south, or the recreation
facilities proposed in this project are to be developed in
the first phase, 6) Building locations and separations are
to meet the requirements of the Department of Fire Services,
7) Provide a drainage study as required by the Depart-
ment of Engineering Services. With these conditions, and the
standard conditions, staff would recommend approval. Also to
be noted is the fact that approval of the tentative map would
constitute plot plan approval under ZC-90-81.

B. G. DICKSTEIN, 3863 Valley View, No. 5, appeared and
represented the developer, Glenview Development Corporation.
They are in accord with staff's recommendations. There will
be one association for Sweetwater Canyon I and Glenview Meadows
Townhomes.

4. TENTATIVE MAP
(Continued)

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Glenview Meadows Townhomes, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP
GLENVIEW MEADOWS
TOWNHOMES I
APPROVED

Property generally located adjacent to Burningwood Lane, west of Vegas Drive, N-U Zone (under Resolution of Intent to R-PD14).

Owner: Suburban Development Corp.
Subdivider: Glenview Development Corp.
No. of Acres: 2.3 No. of Lots: 23

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

B. G. DICKSTEIN, 3863 Valley View, No. 5, appeared and represented the developer, Glenview Development Corporation. They are in agreement with staff's recommendations.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Glenview Meadows Townhomes I, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced Items 4 and 5 would be heard by the City Council on June 6, 1984.

6. TENTATIVE MAP
CAPISTRANO
VILLAGE
APPROVED

Property generally located on the south side of Charleston Boulevard, west of Redwood Street, N-U Zone (under Resolution of Intent to R-PD21 and P-R).

Owner/Subdivider: James M. Tighi
No. of Acres: 4.78 No. of Units: 78

MR. NULL stated staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-13-84, 2) Record Order of Vacation for VAC-7-84 prior to recording the final map, 3) Wall statement, and 4) Provide a hydrology study as required by the Department of Engineering Services. With these conditions, and the normal conditions, staff would recommend approval.

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

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

Voting was as follows:

6. TENTATIVE MAP
(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the
City Council on June 20, 1984.

7. TENTATIVE MAP
WILDWOOD TERRACE
APPROVED

Property generally located on the north side of Vegas Drive,
east of Torrey Pines Drive, N-U Zone (under Resolution of
Intent to R-CL).
Owner: Patrick Gaffey
Subdivider: Topper McKay, Wildwood Builders, Inc.
No. of Acres: 6.67 No. of Lots: 49

MR. NULL stated staff would recommend the following condi-
tions: 1) Conformance to the conditions of approval for
Z-8-84, 2) No vehicular access to Vegas Drive from the
abutting lots, 3) Wall statement, and 4) Provide a
hydrology study as required by the Department of Engineering
Services. With these conditions, and the normal conditions,
staff would recommend approval.

TOPPER MCKAY, 607 South Decatur Boulevard, appeared and
represented the developer, Wildwood Builders. They will
not have any problem in meeting staff's conditions.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the
City Council on June 20, 1984.

8. FINAL MAP
WILDWOOD TERRACE
UNIT NO. 1
APPROVED

Property generally located on the north side of Vegas Drive,
east of Torrey Pines Drive, N-U Zone (under Resolution of
Intent to R-CL).
Owner: Patrick Gaffey
Subdivider: Topper McKay, Wildwood Builders, Inc.
No. of Acres: 3.33 No. of Lots: 24

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

TOPPER MCKAY, 607 South Decatur Boulevard, appeared and
represented Wildwood Builders, Inc. They will not have
any problems in complying with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for
Wildwood Terrace, Unit No. 1, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. FINAL MAP

LEWIS HOMES

SAHARA NO. 12B

APPROVED

Property generally located on the south side of O'Bannon Drive, west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-1 and R-D).

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 5.27 (R-1) No. of Lots: 25

No. of Acres: 1.81 (R-D) No. of Lots: 6

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

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

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Lewis Homes, Sahara No. 12B, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

10. VAC-11-84

APPROVED

Petition of Vacation submitted by CHEYENNE PARTNERSHIP to vacate the south half of Atwood Avenue, between Jones Boulevard and Bronco Street.

MR. NULL 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 2) Standard conditions.

JERRY BRUNER, 2411 West Charleston Boulevard, appeared and represented the applicant. They are in accord with staff's recommendation.

MR. JOHNSTON made a Motion for APPROVAL of VAC-11-84, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced the City Council would set a public hearing date for this item at their meeting of June 6, 1984.

11. A-12-84(A)

APPROVED

Petition of Annexation submitted by ERNEST A. BECKER, JR. to annex property generally located on the southeast corner of Lorenzi Boulevard and Lake Mead Boulevard, containing approximately 5.2 acres.

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

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

11. A-12-84(A)

(Continued)

MR. BUGBEE made a Motion for APPROVAL of A-12-84(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

12. Z-30-84

APPROVED

Application of JESSE R. MCKENZIE, JR., ET AL for reclassification of property located at 700 South 9th Street, from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Office

MR. FOSTER stated there is P-R zoning to the south and west of this parcel. The carport encroaches into the right-of-way along Garces Avenue. They intend to remove the carport, but landscaping and a fountain will be located in the right-of-way which would require an encroachment agreement. Staff does not object to an encroachment agreement. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of the encroachment agreement through the Department of Engineering Services, 3) Pave the alley as required by the Department of Engineering Services, and 4) Install street improvements on Garces Avenue and 9th Street as required by the Department of Engineering Services, and standard conditions 1 through 8.

SANDY FRENZE, 3111 Bel Air Drive, appeared as the prospective buyer of this property. She will be using this property as an office for her fee-based personal financial planning business. She works with attorneys and accountants.

JESSE R. MCKENZIE, JR., 700 South 9th Street, appeared as the seller of the property.

MR. BUGBEE made a Motion for APPROVAL of Z-30-84, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 20, 1984.

13. Z-31-84

APPROVED

Application of CHEYENNE, A PARTNERSHIP for reclassification of property generally located on the east side of Bronco Lane between Atwood Avenue and Cheyenne Avenue, from N-U (Non-Urban) (under Resolution of Intent to R-D) to C-1 (Limited Commercial).

Proposed Use: Offices

MR. FOSTER stated this item and Item Nos. 14 and 15 are related to the same parcel. The west portion of this parcel is under Resolution of Intent to R-D and the applicants are requesting that portion be approved for C-1 zoning as the remainder of the property to the east. There is a small parcel on the

13. Z-31-84

(Continued)

southwest corner that is presently zoned P-R that would remain. This is only a 69-foot wide parcel and they are asking for 10 feet to come off the strip of land to the west so they will have an adequate driveway between the proposed two-story building and the westerly boundary. They would like to incorporate this parcel with the C-1. Staff feels the buffer should be maintained between the shopping center and the R-E area to the west, but the 10-foot strip could be extended to the north along the east side of the parcel. Staff would not have any objection to approving C-1 on the 10-foot strip, which would reduce the depth of the R-D lots from 110 to 100 feet. It would affect the number of R-D lots that they would be able to get out of this parcel. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Expunge the Z-53-80 as it pertains to the 10-foot portion in the R-D area, 3) Install street improvements on Bronco and Atwood as required by Engineering Services, and standard conditions 1 through 8. Staff does not have any protests on record.

JEFF COMMONS, 2411 West Charleston Boulevard, appeared as one of the property owners. He submitted a letter in favor of this application from the property owner to the west. They feel it would not be appropriate to put R-D lots adjacent to commercial property. They would prefer to use landscaping as a buffer and the adjoining property owner would be agreeable. In the building they will be constructing there will be a beauty shop and optometrist. The beauty shop will be C-1 zoning. They have not submitted their final plan to the City on the remaining four acres. However, the 5,800 square feet they intend to build this year will include offices and commercial. They feel there is a need for a medical office facility, offices and home supply facility in the area.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-31-84, subject to staff's special conditions 1 and 3, standard conditions 1 through 8, and approval of the plot plan by the Planning Commission.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

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

14. Z-53-80

EXTENSION
OF TIME

APPROVED

Request of CHEYENNE, A PARTNERSHIP, for an Extension of Time on property generally located on the northwest corner of Jones Boulevard and Cheyenne Avenue, N-U Zone (under Resolution of Intent to R-D and C-1).

MR. FOSTER stated this is the third request for an extension of time. There has been some development on the southeast portion. Staff would recommend approval, subject to: 1) Extension of Time shall expire June 30, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

14. Z-53-80

(Continued)

JEFF COMMONS, 2411 West Charleston Boulevard, appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of Z-53-80, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

15. Z-38-82 and
Z-53-80

PLOT PLAN
REVIEW

APPROVED

Request of CHEYENNE, A PARTNERSHIP, for a Plot Plan Review on property generally located on the north side of Cheyenne Avenue between Bronco Road and Jones Boulevard, N-U Zone (under Resolution of Intent to P-R, R-D and C-1).

MR. FOSTER stated this is a two-story office building with parking between the buildings. This plot plan alters the overall plot plan that was submitted on the balance of the property to the north. This building encroaches into a much larger building. Staff would recommend approval, subject to: 1) Submitting a plot plan for the balance of the C-1 site prior to any further development, and 2) Approval of and conformance to the conditions of approval for Z-31-81.

JERRY BRUNER, 2411 West Charleston Boulevard, appeared and represented the application. They agree with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of Z-38-82 and Z-53-80, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Mack, Mrs. Tracy, Mr. Johnston,
Mr. Kennedy, Mr. Bugbee, 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-32-84

APPROVED

Application of JACK TOBLER, TRUSTEE, for reclassification of property generally located on the north side of Cheyenne Avenue between Rancho Drive and Decatur Boulevard, from C-2 (General Commercial) and R-E (Residence Estates) to C-2 (General Commercial).

Proposed Use: Commercial Storage Units

MR. FOSTER stated staff feels commercial storage units are a compatible use for this area. This property is in close proximity to the North Las Vegas airport. There is usually a low volume of people using storage units. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, and 2) Install street improvements on Cheyenne Avenue as required by the Department of Engineering Services, and standard conditions 1 through 8. Staff does not have any protests on record.

16. Z-32-84
(Continued)

THOMAS EDWARDS, Edwards Construction Company, 4909 Smoke Ranch Road, appeared as the developer of this property. They agree with staff's recommendations.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-32-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on June 20, 1984.

17. Z-76-81
EXTENSION
OF TIME

Request of THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for an Extension of Time on property generally located on the east side of 10th Street, between Stewart Avenue and I-15, R-2 Zone (under Resolution of Intent to R-3).

APPROVED

MR. FOSTER stated this is the second request for an Extension of Time. The Housing Authority indicates it will be starting its bidding process of the development of this site in approximately six months. Staff would recommend approval, subject to: 1) Extension of time shall expire on July 6, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

SUSAN CULBERT, 6220 Eldora, appeared and represented The Housing Authority of the City of Las Vegas. The plans and specs are being drawn at the present time. She was reasonably sure the project would be started within a year.

MR. BUGBEE made a Motion for APPROVAL of Z-76-81, Extension of Time, subject to Extension of Time expiring in 18 months and staff's condition 2.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. AR-3-84

AESTHETIC
REVIEW

APPROVED

Request of SAHARA RV CENTER for an Aesthetic Review of a parcel of land to be developed for the display and sale of recreational vehicles on property generally located on the south side of Scotland Lane between Western Avenue and Highland Avenue, M Zone.

MR. FOSTER stated this is a parcel of land that the applicant has obtained a lease from the State, which is excess right-of-way where the Sahara Avenue overpass goes over the rail-road tracks. The applicant would like to use this site for the display of recreational vehicles. One of the require-

1. AR-3-84

(Continued)

ments is for landscaping on the property. The applicant has indicated that because of the temporary use and the fact that there is no water on the site, they are asking to have this condition waived. Staff feels there could be a provision for artificial landscaping. Staff would recommend approval, subject to: 1) Installation of artificial landscaping along Scotland Lane, Highland, and Western as required by the Department of Community Planning and Development, and 2) Conformance to the plot plan that has been submitted.

LEONARD SCHWINGDORF, owner of Sahara RV Center, appeared and represented the application. The closest water would be across from the Sahara RV where they are located at the present time. This is a surplus piece of State property. He has a three-year lease with 4 three-year options. If he would let the lease go, he would have to bulldoze and clear the land. The State is requiring him to fence and blacktop the property at this time. Because of the fence setting back 4 feet off of Scotland Lane, he is planning to blacktop totally to the curb. That would eliminate the trash blowing through the area. The State is only requiring him to blacktop up to the fence. The blacktop could also serve as a sidewalk. The only way this property can be used is for the display of recreational vehicles. Customers would park across the street at the present Sahara RV Center.

MR. BUGBEE made a Motion for APPROVAL of AR-3-84, Aesthetic Review, subject to staff's condition 2 and no requirement for landscaping.

Voting was as follows:

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

"NOES" Mr. Guthrie

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN MACK announced this is final action.

2. Z-62-75

EXTENSION
OF TIME

APPROVED

Request of RANDEL CORPORATION for an Extension of Time on property generally located on the north side of Washington Avenue between Rancho Drive and Robin Street, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is the third request for an Extension of Time. One office building has been constructed on the south portion of the property. They are getting ready to proceed on a much larger development on the central portion of the property. Staff would recommend approval, subject to: 1) Extension of Time expiring June 16, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

DENNIS CURRAN, Randel Corporation, 5295 Cagney Court, appeared and represented the application. He showed a rendering of the proposed building. They should be in construction in August and be open the first of the year.

MR. JOHNSTON made a Motion for APPROVAL of Z-62-75, Extension of Time, subject to staff's conditions.

Voting was as follows:

2. Z-62-75
(Continued)

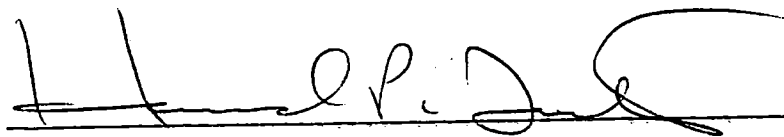
"AYES" Chairman Mack, Mrs. Tracy, Mr. Johnston,
Mr. Kennedy, Mr. Bugbee, Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 9:05 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Harold P. Foster", written over a horizontal line.

HAROLD P. FOSTER, DIRECTOR

-/10

ANNOTATED AGENDA
CITY PLANNING COMMISSION
MAY 22, 1984

MINUTES:

March 27, 1984

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

OLD BUSINESS:

1. RW-1-84

RAZOR WIRE
REQUEST

(Abeyance
from 5/10/84)

DENIED - KENNEDY/AYES: Tracy, Kennedy, Mack, Guthrie
NOES: Johnston, Bugbee

PROTESTS: 30 persons in audience
Approx. 30 signatures on petitions
Atty. David Johnson, 1720 Serafina Ave.
Dr. Marvin Perer, 3417 El Cortez Ave.
Barbara Sorenson, 3409 El Cortez Ave.
Joseph Dushek, 2905 Bernardo Lane
Michelle Rohlman, 3205 W. Oakey Blvd.
Judy Smith, 2901 W. Bernardo Lane
Robert Brown, 1708 Serafina Ave.
Savey Ukeiley, 2900 Bernardo Lane
Danny Henderson, 3509 El Cortez Ave.

NEW BUSINESS:

1. TENTATIVE MAP

SAHARA WEST
(COMMERCIAL
SUBDIVISION)

ABEYANCE - GUTHRIE/AYES: Tracy, Johnston, Kennedy,
Mack, Guthrie

NOES: None
EXCUSED: Bugbee

NOTE: Applicant was not represented.

2. FINAL MAP

SAHARA WEST
(COMMERCIAL
SUBDIVISION)

ABEYANCE - TRACY /AYES: Tracy, Johnston, Kennedy,
Mack, Bugbee, Guthrie
NOES: None

NOTE: Applicant was not represented.

3. REVERSIONARY MAP APPROVED - JOHNSTON/AYES: Tracy, Johnston, Kennedy,
Mack, Guthrie
SWEETWATER CANYON I NOES: None
EXCUSED: Bugbee

4. TENTATIVE MAP APPROVED - BUGBEE/AYES: Tracy, Johnston, Kennedy,
Mack, Bugbee, Guthrie
GLENVIEW MEADOWS NOES: None
TOWNHOMES

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for ZC-90-81.
 2. Provide a crash gate for emergency access to Relay Lane as required by the Dept. of Fire Services.
 3. Reversionary map to be recorded prior to the final map.
 4. Proper access be provided to this plat as required by the Dept. of Engineering Services.
 5. Provide a drainage study as required by the Dept. of Engineering Services.
 6. If this project is developed in phases, residents in each phase shall have access to the recreation facilities in the Sweetwater Canyon project to the south, or the recreation facilities proposed in this project are to be developed in the first phase.
 7. Building locations and separations to meet the requirements of the Dept. of Fire Services.

NOTE: Approval of the tentative map would constitute plot plan approval under ZC-90-81.

5. FINAL MAP APPROVED - TRACY/AYES: Tracy, Johnston, Kennedy,
Mack, Bugbee, Guthrie
GLENVIEW MEADOWS NOES: None
TOWNHOMES I

- 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.

6. TENTATIVE MAP APPROVED - BUGBEE/AYES: Tracy, Johnston, Kennedy,
 Mack, Bugbee, Guthrie
 NOES: None
 CAPISTRANO
 VILLAGE

- SPECIAL CONDITIONS: 1. Conformance to the conditions of approval for Z-13-84.
2. Record Order of Vacation for VAC-7-84 prior to the final map.
3. Wall statement.
4. Provide a hydrology study as required by the Dept. of Engineering Services.

7. TENTATIVE MAP APPROVED - BUGBEE/AYES: Tracy, Johnston, Kennedy,
 Mack, Bugbee, Guthrie
 NOES: None
 WILDWOOD TERRACE

- SPECIAL CONDITIONS: 1. Conformance to the conditions of approval for Z-8-84.
2. No vehicle access to Vegas Drive from the abutting lots.
3. Wall statement.
4. Provide a hydrology study as required by the Dept. of Engineering Services.

8. FINAL MAP APPROVED - KENNEDY/AYES: Tracy, Johnston, Kennedy,
 Mack, Bugbee, Guthrie
 NOES: None
 WILDWOOD TERRACE
 UNIT NO. 1

- 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.

9. FINAL MAP APPROVED - JOHNSTON/AYES: Tracy, Johnston, Kennedy,
 Mack, Bugbee, Guthrie
 NOES: None
 LEWIS HOMES
 SAHARA NO. 12B

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

10. VAC-11-84

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

SPECIAL CONDITIONS: 1. One year to record
statement.

PROTESTS: 0

11. A-12-84(A)

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

12. Z-30-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
 2. Approval of the encroachment agreement through the Dept. of Engineering Services.
 3. Pave the alley as required by the Dept. of Engineering Services.
 4. Install street lights on Garces Ave. and 9th Street as required by the Dept. of Engineering Services.

PROTESTS: 0

13. Z-31-84

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

- SPECIAL CONDITIONS: 1. Resolution of Intent with a twelve-month time limit.

2. Approval of the plot plan by the Planning Commission.

3. Install street improvements on Bronco Lane and Atwood Ave. as required by the Dept. of Engineering Services.

FAVOR: Mary Lamb

PROTESTS: 0

14. Z-53-80

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

NOES: None

EXTENSION
OF TIME

SPECIAL CONDITIONS: 1. Extension of Time
shall expire June 30, 1985.

2. Conformance to all ordinance amendments enacted subsequent to the original approval.

15. Z-38-82 and
Z-53-80

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

NOES: None

PLOT PLAN REVIEW

SPECIAL CONDITIONS: 1. Submit a plot plan for the balance of the C-1 site prior to any further development.

2. Approval of and conformance to the conditions of approval for Z-31-80.

16. Z-32-84

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

NOES: None

SPECIAL CONDITIONS: 1. Resolution of Intent with a twelve-month time limit.

2. Install street improvements on Cheyenne Ave. as required by the Dept. of Engineering Services.

PROTESTS: 0

17. Z-76-81

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

NOES: None

EXTENSION
OF TIME

SPECIAL CONDITIONS: 1. Extension of Time shall expire in 18 months.

2. Conformance to all ordinance amendments enacted subsequent to the original approval.

SUPPLEMENTAL AGENDA:

1. AR-3-84

AESTHETIC
REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the
plot plan.

2. Z-62-75

EXTENSION
OF TIME

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

SPECIAL CONDITIONS: 1. Extension of Time
shall expire June 16, 1985.
2. Conformance to all
ordinance amendments
enacted subsequent
to the original
approval.

May 14, 1984

Community Planning and Development
City Hall
Las Vegas, Nevada

To Whom It May Concern,

This will inform you that I support the rezoning of the land
on Bronco Street opposite my property on Cheyenne from
R-D to C-1.

I understand the R-D zoning was placed on the property to
create a buffer zone for my protection. I do not desire
such protection and would prefer to see a commercial or
professional use on that land.

Anything you can do to assist the rezoning would be greatly
appreciated.

Thank You,

Mary Lamb
Mary Lamb

PETITION

We, the undersigned, being owners or occupants of single-family homes located either directly adjacent or in close proximity to the border of Spanish Oaks upon which the Spanish Oaks Home-owners Association seeks to install a razor wire protective fence, hereby state our strong and concerned opposition to such application, on the grounds that the installation of such a razor wire fence would pose an unreasonable and dangerous hazard to the safety of persons living in the adjoining area, and also would result in an unwarranted damage to the value of our property and the quality and enjoyment of our lifestyle.

	<u>Date</u>	<u>Name</u>	<u>Address</u>
1.	5-21-84	Susan Doag	1721 VALMORA
2.	5-21-84	Dr. & Mrs Robert Wiley	2900 Bernardo
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			

3417 El Cortez Avenue
Las Vegas, Nevada 89102
May 16, 1984

Mr. Harold P. Foster, Director
Department of Community Planning & Development
City Hall
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Foster:

My wife and I strongly object to the request of the Spanish Oaks Homeowners Association to allow razor wire around the north portion of their area.

It is a safety hazard to both children and pets. We have a swimming pool slide parallel to the wall and when our 9 and 7 year old children climb up to the slide they are quite close to the wall. The potential for harm to our children and their friends is great.

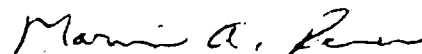
It is also unsightly. It will surely reduce our property value and the marketability of our property. How appealing would it be for anyone to sit in their backyard and look at razor wire?

Presumably the Spanish Oaks Homeowners Association is concerned about security. I have not been aware of anyone going into Spanish Oaks from the houses on El Cortez Avenue. What documentation is there of this occurrence? Certainly the Spanish Oaks people would do better by improving their gate security which is notoriously lax.

Additionally, there is a very strong legal question as to who owns the back wall surrounding the single homes. We know for a fact in regard to our home that the wall was built by the previous owner from his own funds and is within our property line. With some of the adjoining homes we do know that the wall was built with funds contributed both by the El Cortez homeowners and the people from Spanish Oaks whose homes abutted onto the El Cortez homes.

My wife and I intend to be at the City Planning Commission meeting on May 22, 1984 and we hereby request an opportunity to give oral testimony against the request of the Spanish Oaks Homeowners Association.

Sincerely yours,



MAP/ISP:bb

Marvin A. Perer and Irene S. Perer,
Trustees for the MAP Family Trust

PETITION

We, the undersigned, being owners or occupants of single-family homes located either directly adjacent or in close proximity to the border of Spanish Oaks upon which the Spanish Oaks Home-owners Association seeks to install a razor wire protective fence, hereby state our strong and concerned opposition to such application, on the grounds that the installation of such a razor wire fence would pose an unreasonable and dangerous hazard to the safety of persons living in the adjoining area, and also would result in an unwarranted damage to the value of our property and the quality and enjoyment of our lifestyle.

<u>Date</u>	<u>Name</u>	<u>Address</u>
1. 5/22/84	John Roberts	2800 Gilman Ave
2.	Las Vegas, Nevada	89102
3. 5/22/84	Julie Roberts	2800 Gilman 89102
4. 5/22/84	Paul Roberts	2800 Gilman 89102
5.		
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14.		

PETITION

We, the undersigned, being owners or occupants of single-family homes located either directly adjacent or in close proximity to the border of Spanish Oaks upon which the Spanish Oaks Home-owners Association seeks to install a razor wire protective fence, hereby state our strong and concerned opposition to such application, on the grounds that the installation of such a razor wire fence would pose an unreasonable and dangerous hazard to the safety of persons living in the adjoining area, and also would result in an unwarranted damage to the value of our property and the quality and enjoyment of our lifestyle.

<u>Date</u>	<u>Name</u>	<u>Address</u>
1. <u>5-21-84</u>	<u>Don Hanner</u>	<u>3512 EC Carter Ave</u>
2. <u>5/21/84</u>	<u>Peter V. DeMaggio</u>	<u>1704 Bernard St.</u>
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____

May _____, 1984

Las Vegas Planning Commission, and
City of Las Vegas,
Department of Community Planning
and Development
400 East Stewart
Las Vegas, Nevada 89101

Re: Application of Spanish Oaks Home-
owners Association to Install
"Razor Wire" Abutting Single Family
Homes.

Gentlemen:

I am the owner of a single family home which shares a common wall with or is directly adjacent to the Spanish Oaks development of homes. I am informed that the Spanish Oaks Homeowners Association has made a request that the Commission allow it to install a "razor wire" protective fence along the perimeter of Spanish Oaks. Once in place, this dangerous and unsightly fencing would directly affect my property.

I am writing you this letter to voice my vigorous opposition to this application.

The installation of "razor wire" would not only pose an eyesore which would be damaging to the value of my home, but also would constitute a grossly unreasonable and unwarranted hazard to the safety of my family and my neighbors.

I strongly request and encourage the Planning Commission to deny this application.

Very truly yours,

Peter V. DeMazze

1704 Barnum Dr.

	<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>
15.	4/21/84	J Jackson	1708 Valmar
16.	5/21/84	W Becker	1709 Valmar
17.	5/21	John Harrison	1712 Valmar
18.	5/21	Robert Muly	2900 Bernardo
19.	5/21	Marlene Todd	2904 Bernardo
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PETITION

We, the undersigned, being owners or occupants of single-family homes located either directly adjacent or in close proximity to the border of Spanish Oaks upon which the Spanish Oaks Home-owners Association seeks to install a razor wire protective fence, hereby state our strong and concerned opposition to such application, on the grounds that the installation of such a razor wire fence would pose an unreasonable and dangerous hazard to the safety of persons living in the adjoining area, and also would result in an unwarranted damage to the value of our property and the quality and enjoyment of our lifestyle.

<u>Date</u>	<u>Name</u>	<u>Address</u>
1. <u>5/20/84</u>	Mr. & Mrs. Rhonda McDonough	3109 W. Oakley Blvd.
2. <u>5/20/84</u>	William M. McDonough	3109 W. Oakley Blvd.
3. <u>5/20/84</u>	Marvin B. Barker	3117 W. Oakley Blvd.
4. <u>5/20/84</u>	Linda C. Barker	3117 W. Oakley Blvd.
5. <u>5/20/84</u>	Michelle Kohlman	3205 W. Oakley Blvd.
6. <u>5/20/84</u>	Bob Kohlman	3205 W. Oakley Blvd.
7. <u>5/20/84</u>	Kerry Thompson	3209 W. Oakley
8. <u>5/20/84</u>	Naighs J. Ellison	3213 Oakley
9. <u>5/20/84</u>	Betty E. Ellison	3213 Oakley
10. <u>5/20/84</u>	Edna & Brown	3217 W. Oakley
11. <u>5-20-84</u>	Jeanette Brown	3217 W. Oakley
12. <u>5-20-84</u>	Rich M. Smith	2901 W. Bernardo St.
13. <u>5-21-84</u>	Theresa & Ken Nielson	1704 Valmore St.
14. <u>5-21-84</u>	Marvin B. Jackson	1708 Valmore

PETITION

We, the undersigned, being owners or occupants of single-family homes located either directly adjacent or in close proximity to the border of Spanish Oaks upon which the Spanish Oaks Home-owners Association seeks to install a razor wire protective fence, hereby state our strong and concerned opposition to such application, on the grounds that the installation of such a razor wire fence would pose an unreasonable and dangerous hazard to the safety of persons living in the adjoining area, and also would result in an unwarranted damage to the value of our property and the quality and enjoyment of our lifestyle.

	<u>Date</u>	<u>Name</u>	<u>Address</u>
1.	_____	<i>Don Zimmer</i>	<i>1701 Serapina St.</i>
2.	_____	<i>Ann Glick</i>	<i>1705 Serapina St.</i>
3.	_____	<i>Cindy Klara</i>	<i>1709 Serapina St.</i>
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____
13.	_____	_____	_____
14.	_____	_____	_____

PETITION

We, the undersigned, being owners or occupants of single-family homes located either directly adjacent or in close proximity to the border of Spanish Oaks upon which the Spanish Oaks Home-owners Association seeks to install a razor wire protective fence, hereby state our strong and concerned opposition to such application, on the grounds that the installation of such a razor wire fence would pose an unreasonable and dangerous hazard to the safety of persons living in the adjoining area, and also would result in an unwarranted damage to the value of our property and the quality and enjoyment of our lifestyle.

	<u>Date</u>	<u>Name</u>	<u>Address</u>
1.	5/21/84	Cynthia Perry	1705 Valmore St. LV. 8902
2.	5-21-84	Jesse Perry	1705 Valmore St 89102
3.	5-21-84	Allen C. Retner	1725 Valmore St 89102
4.	5/21/84	Michael Retner	1725 Valmore St. 89102
5.	5/21/84	Col-a Ry	1721 VALMORE 89102
6.			
7.			
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14.			

May 21, 1984

Las Vegas Planning Commission, and
City of Las Vegas,
Department of Community Planning
and Development
400 East Stewart
Las Vegas, Nevada 89101

Re: Application of Spanish Oaks Home-
owners Association to Install
"Razor Wire" Abutting Single Family
Homes.

Gentlemen:

I am the owner of a single family home which shares a common wall with or is directly adjacent to the Spanish Oaks development of homes. I am informed that the Spanish Oaks Homeowners Association has made a request that the Commission allow it to install a "razor wire" protective fence along the perimeter of Spanish Oaks. Once in place, this dangerous and unsightly fencing would directly affect my property.

I am writing you this letter to voice my vigorous opposition to this application.

The installation of "razor wire" would not only pose an eyesore which would be damaging to the value of my home, but also would constitute a grossly unreasonable and unwarranted hazard to the safety of my family and my neighbors.

I strongly request and encourage the Planning Commission to deny this application.

Very truly yours,

[Signature]
3521 EL WIRE AVE
Las Vegas, NV 89102

PETITION

We, the undersigned, being owners or occupants of single-family homes located either directly adjacent or in close proximity to the border of Spanish Oaks upon which the Spanish Oaks Home-owners Association seeks to install a razor wire protective fence, hereby state our strong and concerned opposition to such application, on the grounds that the installation of such a razor wire fence would pose an unreasonable and dangerous hazard to the safety of persons living in the adjoining area, and also would result in an unwarranted damage to the value of our property and the quality and enjoyment of our lifestyle.

	<u>Date</u>	<u>Name</u>	<u>Address</u>
1.	5/21/84	Jyll Becken	3521 EL CORTAZ AVE.
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			

NAME

ADDRESS

G.P. Wallace

1100 E. Sahara Ave.

Verny Brinner

2411 W. Chester St.

Tom Edwards

4809 Smoke House Rd

Dennis Amos

5295 Cagney Court

INTER-OFFICE MEMORANDUM

May 22, 1984

TO:

FOSTER

FROM:

NULL

SUBJECT:

CITY PLANNING COMMISSION MEETING
MAY 22, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
~~CLARENCE~~
CINDY EADE

NEW BUSINESS:1. Tentative Map - Sahara West (Commercial Subdivision)

- Conformance to the conditions of approval for Z-55-72.
- Provide a hydrology study as required by the Department of Engineering Services.
- Any proposed division of land within this parcel shall first be approved by the Department of Community Planning and Development.

Standard conditions 1-3

2. Final Map - Sahara West (Commercial Subdivision)

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

3. Reversionary Map - Sweetwater Canyon I

The area reverted to acreage will be a part of the Glenview Meadows Townhomes. Staff recommends approval.

4. Tentative Map - Glenview Meadows Townhomes

- Conformance to the conditions of approval for ZC-90-81.
- Provide a crash gate for emergency access to Relay Lane as required by the Department of Fire Services.
- Reversionary map to be recorded prior to the final map.
- Proper access be provided to this plat as required by the Department of Engineering Services.
- Provide a drainage study as required by the Department of Engineering Services.
- If this project is developed in phases, residents in each phase shall have access to the recreation facilities in the Sweetwater Canyon project to the south, or the recreation facilities proposed in this project are to be developed in the first phase.
- Building locations and separations to meet the requirements of the Department of Fire Services.

Standard conditions 1-3

*Note: Approval of the tentative map constitutes plot plan approval under ZC-90-81.

FOSTER
May 22, 1984
Page 2
Re: Agenda Item Conditions

5. Final Map - Glenview Meadows Townhomes

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

6. Tentative Map - Capistrano Village

- Conformance to the conditions of approval for Z-13-84.
- Record Order of Vacation for VAC-7-84 prior to the final map.
- Wall statement.
- Provide a hydrology study as required by the Department of Engineering Services.
- Standard conditions 1-3

7. Tentative Map - Wildwood Terrace

- Conformance to the conditions of approval for Z-8-84.
- No vehicle access to Vegas Drive from the abutting lots.
- Wall statement.
- Provide a hydrology study as required by the Department of Engineering Services.
- Standard conditions 1-3

8. Final Map - Wildwood Terrace Unit No. 1

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

9. Final Map - Lewis Homes Sahara No. 12B

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

10. VAC-11-84

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

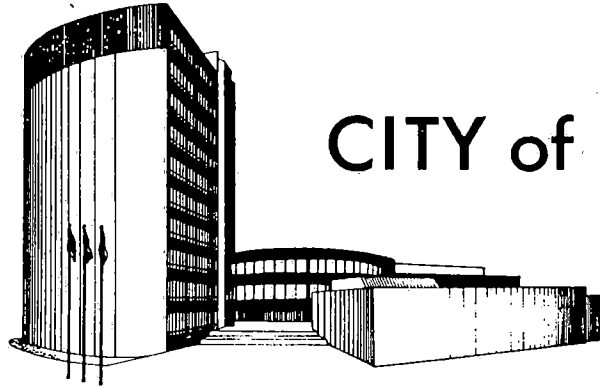
- One year to record statement.
- Standard conditions 1-3

11. A-12-84(A)

5.223 acres; R-E County zoning; N-U City equivalent. Staff recommends approval.

HAN: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 29, 1984

Dennis Curran
Randel Corporation
Washington Park One Office Condominium
2500 W. Washington Avenue
Las Vegas, Nevada 89106

RE: Z-62-75

Gentlemen:

Your request for an Extension of Time on property generally located on the north side of Washington Avenue between Rancho Drive and Robin Street, R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on May 22, 1984.

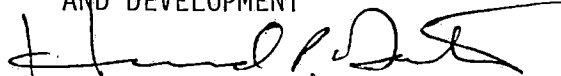
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Extension of Time shall expire June 16, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on June 20, 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

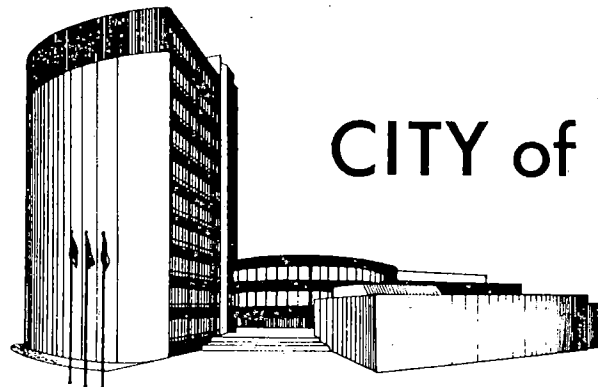


MAYOR BILL BRIARE

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 29, 1984

Housing Authority of the
City of Las Vegas
c/o Arthur D. Sartini
P.O. Box 1897
Las Vegas, Nevada 89125

RE: Z-76-81

Gentlemen:

Your request for an Extension of Time on property generally located on the east side of 10th Street, between Stewart Avenue and I-15, R-2 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on May 22, 1984.

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

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

This item will be considered by the City Council on June 20, 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,

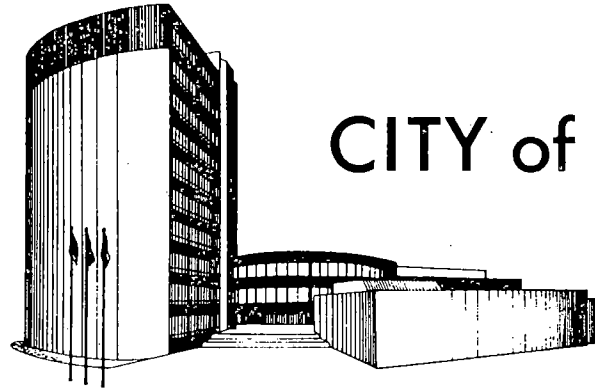
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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 29, 1984

Jack Tobler, Trustee
325 S. 3rd Street
Las Vegas, Nevada 89101

RE: Z-32-84

Dear Mr. Tobler:

Your request for reclassification of property generally located on the north side of Cheyenne Avenue between Rancho Drive and Decatur Boulevard, from C-2 and R-E to C-2, was considered by the City Planning Commission on May 22, 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 Cheyenne 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.



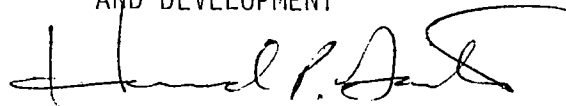
Jack Tobler, Trustee
May 29, 1984
Page 2
RE: Z-32-84

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

This item will be considered by the City Council on June 20, 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

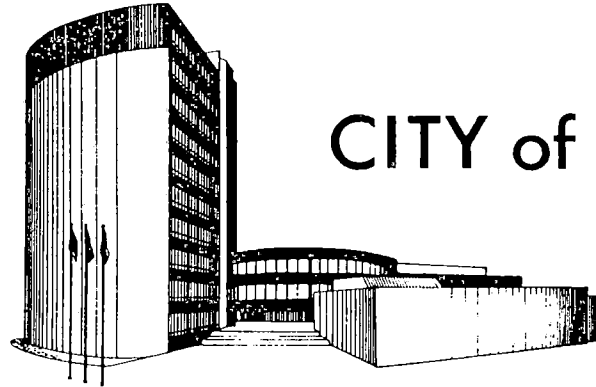
HPF:cme
cc: City Clerk

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 29, 1984

Jessie R. McKenzie, Jr.
700 S. 9th Street
Las Vegas, Nevada 89101

RE: Z-30-84

Dear Mr. McKenzie:

Your request for reclassification of property located at 700 S. 9th Street, from R-1 to P-R, was considered by the City Planning Commission on May 22, 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. Approval of the encroachment agreement through the Department of Engineering Services.
3. Pave the alley as required by the Department of Engineering Services.
4. Install street lights on Garces Avenue and 9th Street as required by the Department of Engineering Services.
5. Conformance to the plot plan and elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.



Jessie R. McKenzie, Jr.

May 29, 1984

Page 2

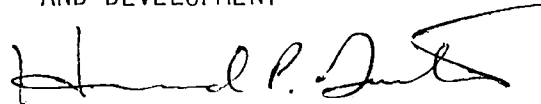
RE: Z-30-84

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

This item will be considered by the City Council on June 20, 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

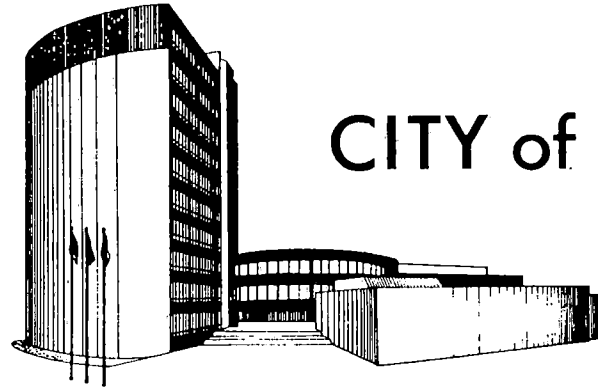
cc: City Clerk

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 29, 1984

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

RE: RW-1-84

Gentlemen:

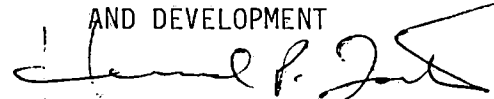
Your request to install razor wire on the north portion of the Spanish Oaks Subdivision on property generally located north of Sahara Avenue between Richfield Boulevard and Valley View Boulevard, R-PD6 Zone, was considered by the City Planning Commission on May 22, 1984.

The Commission voted to DENY this request because it was felt the razor wire on this north portion was not needed for security reasons.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

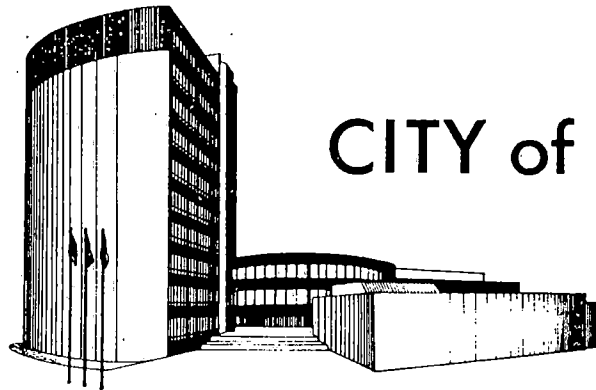


HAROLD P. FOSTER, DIRECTOR

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 29, 1984

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

RE: Tentative Map - Capistrano Village

Dear Mr. Tighi:

The Tentative Map for Capistrano Village on property generally located on the south side of Charleston Boulevard, west of Redwood Street, N-U Zone (under Resolution of Intent to R-PD21 and P-R), was considered by the City Planning Commission on May 22, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-13-84.
3. Record the Order of Vacation for VAC-7-84 prior to recording the final map.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Provide a hydrology report as required by the Department of Engineering Services.



James M. Tighi
May 29, 1984
Page 2
RE: Tentative Map - Capistrano Village

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

This item will be considered by the City Council on June 20, 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

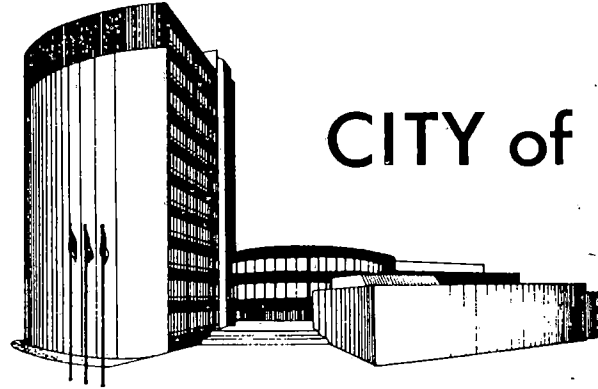
HPF:HAN:cme
cc: City Clerk

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 29, 1984

Cheyenne, A Partnership
2411 E. Charleston Boulevard
Las Vegas, Nevada 89102

RE: VAC-11-84

Gentlemen:

Your petition to vacate the south half of Atwood Avenue, between Jones Boulevard and Bronco Street was considered by the City Planning Commission on May 22, 1984.

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

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

At the June 6, 1984 City Council meeting, the Council will set the date for the public hearing for this item.

Sincerely,

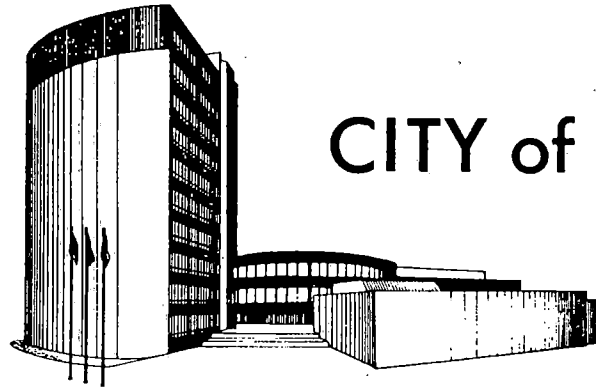
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning



HPF:HAN:cme
cc: City Clerk

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



CITY of LAS VEGAS

May 29, 1984

Teddy Enterprises & Assoc.
c/o Karsten Bronken
1818 Industrial Road
Las Vegas, Nevada 89102

RE: Final Map - Sahara West (Commercial Subdivision)

Gentlemen:

The Final Map for Sahara West (Commercial Subdivision) on property generally located on the south side of Sahara Avenue, west of Tamrich Drive, R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on May 22, 1984.

The Commission voted to hold this item in ABEYANCE because the applicant nor a representative was present.

This item will again be considered by the City Planning Commission on June 14, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

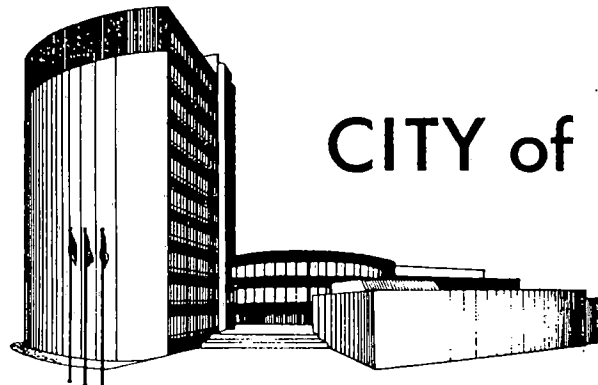
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

May 29, 1984

Teddy Enterprises & Assoc.
c/o Karsten Bronken
1818 Industrial Road
Las Vegas, Nevada 89102

Re: Tentative Map - Sahara West (Commercial Subdivision)

Gentlemen:

The Tentative Map for Sahara West (Commercial Subdivision) on property generally located on the south side of Sahara Avenue, west of Tamrich Drive, R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on May 22, 1984.

The Commission voted to hold this item in ABEYANCE because the applicant nor a representative was present.

This item will again be considered by the City Planning Commission on June 14, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

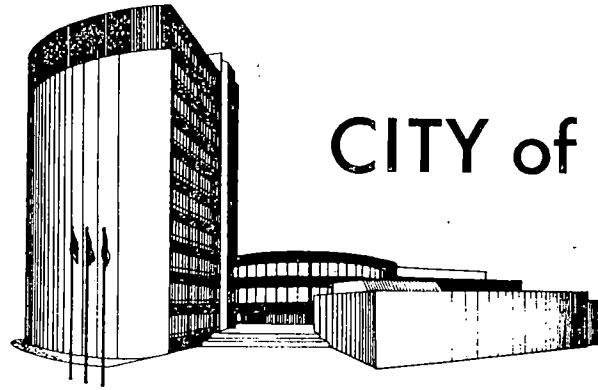
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
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 29, 1984

Lewis Homes of Nevada
P.O. Box 19297
Las Vegas, Nevada 89132

RE: Final Map - Lewis Homes Sahara No. 12B

Gentlemen:

The Final Map for Lewis Homes Sahara No. 12B on property generally located on the south side of O'Bannon Drive, west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-1 and R-D), was considered by the City Planning Commission on May 22, 1984.

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

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

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

Sincerely,

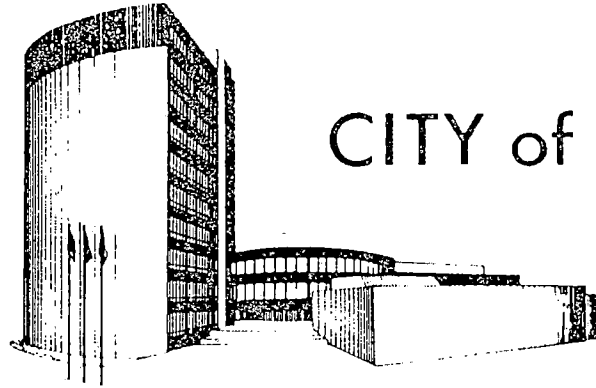
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

May 23, 1984

Ron Vitto
9112 El Campo Grande
Las Vegas, Nevada 89129

RE: Z-53-80

Dear Mr. Vitto:

The request of Cheyenne, A Partnership for an Extension of Time on property generally located on the northwest corner of Jones Boulevard and Cheyenne Avenue, N-U Zone (under Resolution of Intent to R-D and C-1), was considered by the City Planning Commission on May 22, 1984.

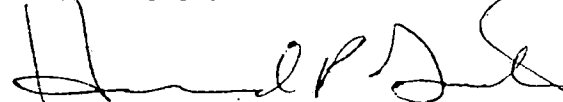
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Extension of Time shall expire June 30, 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

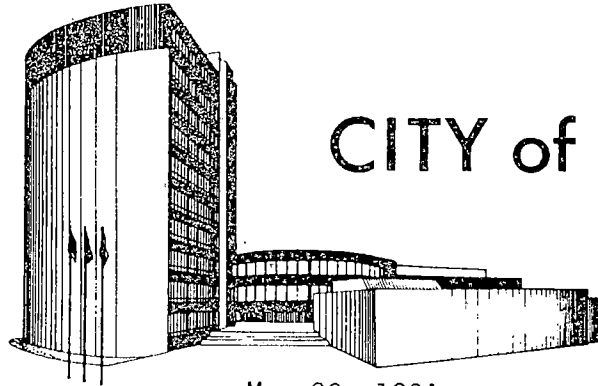


MAYOR BILL BRIARE

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 23, 1984

Ron Vitto
9112 El Campo Grande
Las Vegas, Nevada 89129

RE: Z-38-82 and Z-53-80

Dear Mr. Vitto:

The request of Cheyenne, A Partnership for a Plot Plan Review on property generally located on the north side of Cheyenne Avenue between Bronco Road and Jones Boulevard, N-U Zone (under Resolution of intent to P-R, R-D and C-1), was considered by the City Planning Commission on May 22, 1984.

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

1. Submit a plot plan for the balance of the C-1 site prior to any further development.
2. Approval of and conformance to the conditions of approval of Z-31-84.

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,

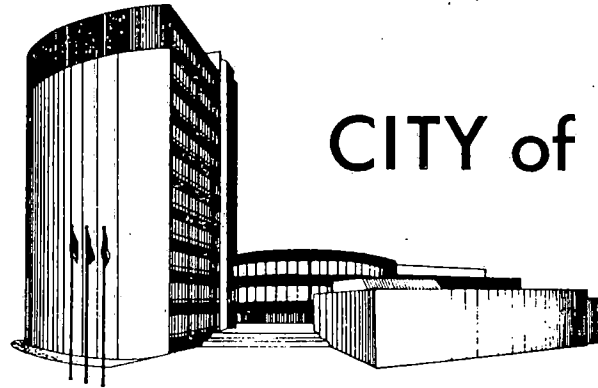
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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 29, 1984

Ernest A. Becker, Jr.
50 S. Jones Boulevard
Suite 100
Las Vegas, Nevada 89107

RE: A-12-84(A)

Dear Mr. Becker:

Your petition to annex property generally located on the southeast corner of Lorenzi Boulevard and Lake Mead Boulevard, containing approximately 5.2 acres, was considered by the City Planning Commission on May 22, 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,

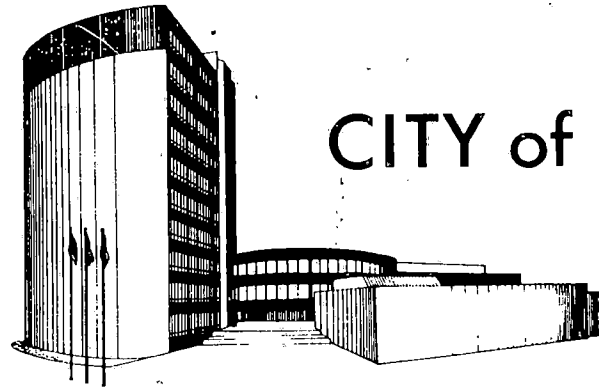
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN;cme
cc: City Clerk



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



CITY of LAS VEGAS

June 6, 1984

CORRECTED LETTER

Housing Authority of the
City of Las Vegas
c/o Arthur D. Sartin
P.O. Box 1897
Las Vegas, Nevada 89125

Re: Z-76-81

Gentlemen:

Your request for an Extension of Time on property generally located on the east side of 10th Street, between Stewart Avenue and I-15, R-2 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on May 22, 1984.

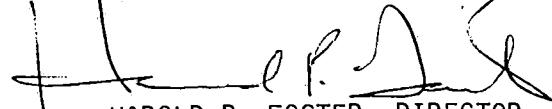
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Extension of Time shall expire January 6, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on June 20, 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

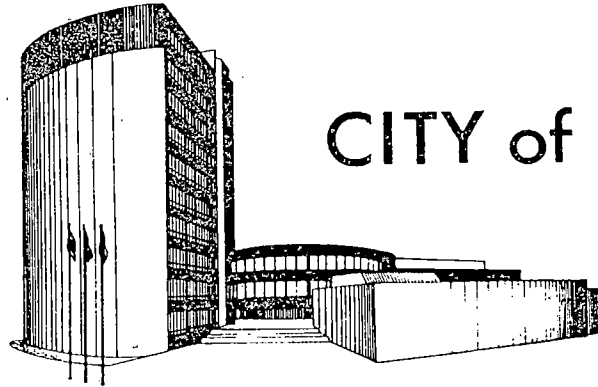


MAYOR BILL BRIARE

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 23, 1984

Ron Vitto
9112 El Campo Grande
Las Vegas, Nevada 89129

RE: Z-31-84

Dear Mr. Vitto:

The application of Cheyenne, A Partnership for reclassification of property generally located on the east side of Bronco Lane, between Atwood Avenue and Cheyenne Avenue, from N-U (under Resolution of Intent to R-D) to C-1 was considered by the City Planning Commission on May 22, 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. Development plan approval prior to construction by the Planning Commission.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.



Ron Vitto
May 23, 1984
Page 2
RE: Z-31-84

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

INTER-OFFICE MEMORANDUM

May 22, 1984

TO:

FOSTER

FROM:

CLEMMER

SUBJECT:

CITY PLANNING COMMISSION MEETING
MAY 22, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
~~FRANK OWENS~~
CINDY EADE
RICK WILLIAMS

OLD BUSINESS:

1. RW-1-84

This was approved in part except the north portion was held for notification. There is a very strong protest factor and it seems that if the security breaches which is the reason the Code was amended to allow razor wire, has occurred at other locations, possibly this could be held for a year to see if the problems have been resolved with the development of the other three sides and this would be unnecessary.

Staff recommends this be tabled for a year.
If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 40
PUBLIC HEARING ITEM

PC FINAL (unless appealed
(within 10 days of the
date of this action)

NEW BUSINESS:

12. Z-30-84

This is in the block between Garces and Gass in which several properties have been granted P-R zoning, so this proposal is in keeping with the established zoning pattern for the area. The existing carport and landscaping is encroaching City right-of-way and they have requested approval even though the carport will be removed, landscaping and a fountain will be employed in the area for aesthetic purposes. Parking is more than adequate as they have proposed 12 spaces where 6 are required.

Staff recommends approval subject to:

1. ROI with a twelve month time limit.
2. Approval of the encroachment agreement through the Department of Engineering Services.

12. Z-30-84

3. Pave the alley as required by the Department of Engineering Services.
4. Install street lights on Garces Avenue and 9th Street as required by the Department of Engineering Services.

Standard conditions 1-8

PROTESTS: 0
PUBLIC HEARING ITEM

CC: 6/20/84

13. Z-31-84

The plan in the file utilizes the east 10' of the approved R-D lots which front Bronco and the balance is shown as future offices with no development plans. Mary Lamb owned the property on the west side of Bronco and has a guest house or rental as well as corrals along Bronco and according to the applicant in the original case, she was not opposed to commercial as she might want to change to commercial in the future. The houses to the west are probably in the \$300,000 to \$500,000 price range so our original concept of R-D along Bronco seems appropriate. Bronco is a minor street and P-R is not even justifiable. By rezoning this rear 10' they will lose an R-D lot, ie - they will have four 125'x 100' deep lots rather than five 100'x 110' deep which meets R-D 11,000 square foot area requirements. Staff would rather support a variance for the 10,000 square foot R-D lots than see the Bronco frontage go P-R.

Staff recommends approval only of the easterly 10' of the R-D parcel, subject to:

1. ROI with a twelve month time limit.
 2. Expunge Z-53-80 as it pertains to this 10' portion of the R-D.
 3. The application shall be amended to include the easterly 10' only.
 4. Install street improvements on Bronco Lane and Atwood Avenue as required by the Department of Engineering Services.
- *(include #4 only if the total parcel is approved)

Standard conditions 1-8

PROTESTS: 0
PUBLIC HEARING ITEM

CC: 6/6/84

14. Z-53-80

This is the third request for an extension of time and there has been some development on the site.

Staff recommends approval subject to:

1. Extension of Time shall expire June 30, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 6/6/84

15. Z-38-82 &
Z-53-80

The plot plan is a minor part of the original plan which was modified for a bank facility. This amendment will radically alter the originally approved site plan and they have not submitted any alternatives. The proposal is a two-story office building with parking in the front and under the center portion of the building. The building contains 7,400 square feet of floor area which requires 19 spaces and they have provided 20 spaces. The building is aesthetically okay.

Staff recommends approval, subject to:

1. Submit a plot plan for the balance of the C-1 site prior to any further development.
2. Approval of and conformance to the conditions of approval of Z-31-81.

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 6/6/84

16. Z-32-84

This proposed change is for 9,000 square feet of land that was left R-E by the County application of Strip commercial not following the property line. The two lots contain 90,000 square feet so the area involved is 10% of that. The proposal is for commercial storage facilities which is in keeping with our proposal for the area just north of the North Las Vegas Airport and is reflected as G-C in the new G.P. profile. This is probably the best land use for the area. Wrought iron fence and landscaping is well done.

Staff recommends approval subject to:

1. ROI with a twelve month time limit.

Page 4

16. Z-32-84

2. Install street improvements on Cheyenne Avenue
as required by the Department of Engineering Services.

Standard conditions 1-8

PROTESTS: 0
PUBLIC HEARING ITEM

CC: 6/20/84

17. Z-76-81

This is the second request for an extension of time.
They anticipate bidding to start within six months.

Staff recommends approval subject to:

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

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 6/20/84

SUPPLEMENTAL:

1. AR-3-84

This is an industrial zone adjacent to Sahara which
requires PC approval of uses. They will provide a chain
link fence around the site. They maintain that there
is no water available and that landscaping is impossible.
Staff feels that other developers in the area have
provided landscaping and although Sahara is 20' high
and landscaping would serve no purpose - Scotland,
Highland and Western could have artificial landscaping.

Staff recommends approval subject to:

1. Conformance to the plot plan.
2. Provide artificial landscaping along Scotland Lane,
Highland Avenue and Western Avenue as required
by the Department of Community Planning and Development.

PROTESTS: N/A
NOT A PUBLIC HEARING

PC FINAL

2. Z-62-75

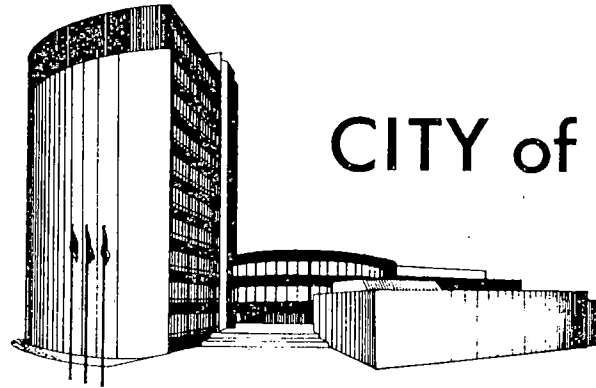
This is the third request for an extension of time.
Some development has occurred on this site.
Staff recommends approval subject to:

1. Extension of Time shall expire June 16, 1985.
2. Conformance to all ordinance amendments enacted
subsequent to the original approval.

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 6/20/84

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 29, 1984

Patrick Gaffey
6346 Vegas Drive
Las Vegas, Nevada 89106

RE: Final Map - Wildwood Terrace Unit No. 1

Dear Mr. Gaffey:

The Final Map for Wildwood Terrace Unit No. 1 on property generally located on the north side of Vegas Drive, east of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on May 22, 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
Topper McKay

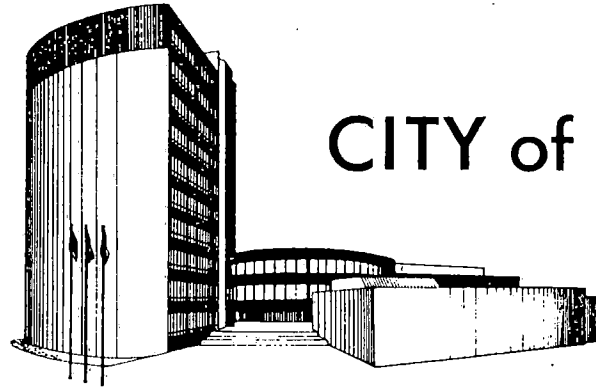


MAYOR BILL BRIARE

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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 29, 1984

Patrick Gaffey
6346 Vegas Drive
Las Vegas, Nevada 89106

RE: Tentative Map - Wildwood Terrace

Dear Mr. Gaffey:

The Tentative Map for Wildwood Terrace on property generally located on the north side of Vegas Drive, east of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on May 22, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-8-84.
3. No vehicle access to Vegas Drive from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Provide a hydrology report as required by the Department of Engineering Services.



Patrick Gaffey
May 29, 1984
Page 2
RE: Tentative Map - Wildwood Terrace

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

This item will be considered by the City Council on June 20, 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
Topper McKay
607 S. Decatur Blvd., Las Vegas NV 89107

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

May 23, 1984

TO:

CAROL ANN HAWLEY
CITY CLERK

FROM:

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

SUBJECT:

SET DATE FOR PUBLIC HEARING
JUNE 6, 1984 CITY COUNCIL MEETING

COPIES TO:

CITY ATTORNEY'S OFFICE

At the June 6, 1984 City Council meeting, please set date for public hearing for the following item:

1. VAC-11-84

Petition of Vacation submitted by CHEYENNE PARTNERSHIP to vacate the south half of Atwood Avenue, between Jones Boulevard and Bronco Street.

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

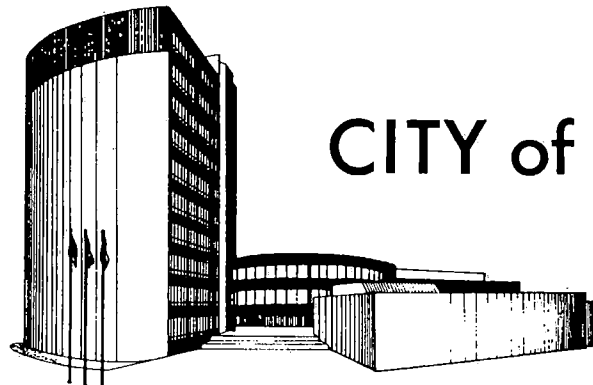
HAN:cme

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 29, 1984

Sahara RV Center
c/o Leonard Schwingdorf
1518 Scotland Lane
Las Vegas, Nevada 89102

RE: AR-3-84

Gentlemen:

Your request for an Aesthetic Review of a parcel of land to be developed for the display and sale of recreational vehicles on property generally located on the south side of Scotland Lane between Western Avenue and Highland Avenue, M Zone.

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

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



EXCERPT - CITY PLANNING COMMISSION MEETING - MAY 22, 1984 - PAGE 1
OLD BUSINESS: ITEM NO. 1, RW-1-84, RAZOR WIRE REQUEST. REQUEST OF SPANISH
OAKS HOMEOWNERS ASSOCIATION TO INSTALL RAZOR WIRE AROUND THE NORTH PORTION
OF THE SUBDIVISION WHERE THE SINGLE-FAMILY HOMES ABUT THIS NORTH PORTION ON
PROPERTY GENERALLY LOCATED NORTH OF SAHARA AVENUE BETWEEN RICHFIELD AND
VALLEY VIEW BOULEVARDS, R-PD6 ZONE.

CHAIRMAN MACK:

Under Old Business, Item No. 1, RW-1-84, Razor Wire Request.
Request of Spanish Oaks Homeowners Association to install
razor wire around the north portion of the subdivision where
the single-family homes abut this north portion on property
generally located north of Sahara Avenue between Richfield
Boulevard and Valley View Boulevard, R-PD6 Zone. This is
an abeyance item from May 10, 1984.

HAROLD FOSTER:

This item is an abeyance in part. You'll remember you acted
on the south portion of the request for razor wire on the
Spanish Oaks development and held in abeyance the north portion
where the request abutted single-family properties. It is
essentially from Valley View east to the apartments that exist
on the east portion--you can see on the right. There is also
a layout in front of you on this map. The request is essentially
for razor wire that will be placed on the fence in accordance
with the newly-adopted ordinance. They propose a one-foot high
coil. From what I understand, it will be placed entirely on
the Spanish Oaks' side of the properties. Staff, in evaluating
the request, recommended at your last meeting that we had no
particular objections to the portion that was recommended for
approval along the west and east sides and south; basically,
those areas were adjacent to the street, apartments, commercial,
and so forth. This particular request involving what is
essentially amounting to the back yards of the single-family
residences along the north side of the development. We
question at this point if there is a need for the razor wire
at that location. We think that possibly the crime situation,
the burglaries and so forth, is a result of access being obtained
into the Spanish Oaks development other than from the rear of
these single-family properties. We essentially have no basis
for this assumption; it is purely an assumption on our part.
We are concerned about it and respect when it does affect
the property owners that abut it when they go out into their
back yards and it's exposed to them. We think, in this parti-
cular case, we would recommend tabling this portion of the
request for possibly a year to see what the situation is in
terms of crime and if this essentially solves the problem and
there isn't really a need for this along the north side, then
we don't feel that it should be installed, but as I pointed
out, we have no objection to the remainder of the area. I
might point out to the Planning Commission that the portion
that you did recommend was appealed to the City Council. They
are holding up action on that until there is an action on the
north portion. The hearing on this will probably be set for
the June 20 City Council meeting at 2 P.M. We do have 40
protests on record.

EXCERPT - CITY PLANNING COMMISSION MEETING - MAY 22, 1984 - PAGE 2
OLD BUSINESS: ITEM NO. 1, RW-1-84, RAZOR WIRE REQUEST. REQUEST OF SPANISH
OAKS HOMEOWNERS ASSOCIATION TO INSTALL RAZOR WIRE AROUND THE NORTH PORTION
OF THE SUBDIVISION WHERE THE SINGLE-FAMILY HOMES ABUT THIS NORTH PORTION ON
PROPERTY GENERALLY LOCATED NORTH OF SAHARA AVENUE BETWEEN RICHFIELD AND
VALLEY VIEW BOULEVARDS, R-PD6 ZONE.

CHAIRMAN MACK: Thank you. How many people are here for the razor wire issue?
Can we get a count? Hold your hands up a minute, please
(39 persons raised their hands).

HAROLD FOSTER: Also, I have a brochure here that shows various types of razor
wire. Possibly the applicant on that can describe which one it
will be. It is probably the one that's on the slumpstone wall.

COMMISSIONER KENNEDY: Harold, you made mention that the homeowners would have it on
their side of the property?

HAROLD FOSTER: No, it would be on the Spanish Oaks' side.

COMMISSIONER KENNEDY: That's what I mean. How is it going to be on the Spanish Oaks'
side of the property if it's on top of the fence?

HAROLD FOSTER: It will be visible to obviously both sides. It would be probably
from the top of the fence upwards the foot, so it would be
exposed. However, the location of the razor wire cannot extend
into the plane of the projected interior side, which will be the
Spanish Oaks' side of the wall, so it has to be affixed in some
manner so it can't go on top of the wall.

CHAIRMAN MACK: He has to be on which side of the wall?

HAROLD FOSTER: The Spanish Oaks' side, the requesters' side.

CHAIRMAN MACK: It has to be on the Spanish Oaks' side.

COMMISSIONER KENNEDY: I'd like to see them be able to put it all on one side of whoever
wants it and put it on their side of the property down below the
top of the fence myself. (Clapping and shouting)

CHAIRMAN MACK: This is going to be a public hearing and you'll have a chance
to speak, if we so decide to have a public hearing on this.
We may table it, but right now I'd rather you didn't speak
from your seats. First of all, I'd like to have the people
from Spanish Oaks, are they here? Since so many people came
out tonight, I'd like to think it's only fair that we hear
what you have to say about the razor wire, so first, I'd like
to have the Spanish Oaks' people to speak and then we'll allow
the people that are here who want to speak against this item.

RICHARD LEX: My name is Richard Lex. I represent Spanish Oaks Homeowners
Association, 2201 Spanish Oaks Drive. Since the beginning
of the year, 1984, the homeowners have been the victim of
three very serious burglaries in the areas where the discussion
is being held on tonight. The area that is of the most important
concern to the Association is at the north end of Padre and

EXCERPT - CITY PLANNING COMMISSION MEETING - MAY 22, 1984 - PAGE 3
OLD BUSINESS: ITEM NO. 1, RW-1-84, RAZOR WIRE REQUEST. REQUEST OF SPANISH
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RICHARD LEX: Dios where a wall borders Spanish Oaks' property and there is a wall built along private homes on the other side with about a three to four foot walkway between the two walls. Metro and our own security forces found this is an excellent place for burglars to enter the property and to exit the property, and that's really the biggest concern of the Association.

COMMISSIONER BUGBEE: Would you point that area out on the map, please?

RICHARD LEX: Right along in this area here. You have the Spanish Oaks' wall and then you have a wall of these homeowners and a three foot walkway between these two walls.

COMMISSIONER JOHNSTON: Is that an easement or what? The three foot walkway, is that an easement? Do you know, Harold?

HAROLD FOSTER: It might be a utility easement, but it's probably one or the other's property. They probably set their fence in.

RICHARD LEX: The breakins that we are discussing have occurred in these homes in here where perpetrators can walk on Valley View right along this walkway below the Spanish Oaks' wall, come over the wall. Two of the homes are located here that have been burglarized.

COMMISSIONER GUTHRIE: Why don't you eliminate that walkway?

COMMISSIONER BUGBEE: How do you do that when you don't own it?

COMMISSIONER GUTHRIE: How do you know it's not your property?

JOHN ALLEN: We don't know. Collins built the retaining wall there two, three feet out from the original wall leaving an easement.

COMMISSIONER GUTHRIE: I would think that would be as great a hazard to the people living north of that wall as the people living south.
(Clapping)

RICHARD LEX: The question is, if they haven't been burglarized, why have we been burglarized? It's like we discussed at the last meeting, it's the high concentration of likely targets.

COMMISSIONER JOHNSTON: There is no gate there?

RICHARD LEX: No, sir.

CHAIRMAN MACK: Do you have a picture of it?

RICHARD LEX: No, sir.

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COMMISSIONER TRACY: Does the three-foot walkway just go up to the end there or all the way? Show me where it goes?

JOHN ALLEN: It starts at Valley View and it extends roughly to Ortiz, to this point here.

RICHARD LEX: Our wall is a ten-foot wall. The homeowners wall is a six-foot wall. They are able to walk right along here and be covered by our wall, come over the wall.

JOHN ALLEN: This is where we've had quite a bit of trouble with burglaries. Unfortunately, this easement is also helped by the fact that when they poured the walls they left the metal ties in that the people use as a ladder.

CHAIRMAN MACK: Harold, I noticed you were pointing to something up there on the map.

HAROLD FOSTER: They indicated from Valley View east to Ortiz, which is a short street in here about two hundred feet to the east. It's in that segment apparently they are getting in between the walls and going over the fence.

CHAIRMAN MACK: Then that's the part that you need.

RICHARD LEX: That's our biggest concern, yes, sir.

CHAIRMAN MACK: Then basically you could live without it on a one-year plan to give it a try from that point up all the way to the west edge of Spanish Oaks and up to Oakey, down the east side to where you were approved at the last hearing.

RICHARD LEX: I think the Association could live with a situation like that as long as we are able to protect ourselves in that very vulnerable area.

CHAIRMAN MACK: Give it a try.

COMMISSIONER JOHNSTON: I don't understand why there isn't a gate there, a crash gate or something to keep people out of there.

RICHARD LEX: At the end of the property?

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COMMISSIONER JOHNSTON: If it's an easement and it's there for a purpose for utilities
and a crash gate would keep everybody out of there -- a ten-
foot gate with maybe wire on top of the gate.

RICHARD LEX: That's a reasonable suggestion.

COMMISSIONER BUGBEE: Does it just dead end at the east end?

RICHARD LEX: Yes, it just dead ends.

CHAIRMAN MACK: Okay, thank you. How many people are preparing to speak on
this item? How many people? Would you raise your hands.
Are any of you representing any groups in particular or just
speaking individually?

ATTY. DAVID JOHNSON: Commissioner, I'm a property owner and I'm also an attorney
and I'm appearing for some of the people who couldn't be here
this evening so I guess I could be considered a representative.

CHAIRMAN MACK: As you come up to speak, please state your name, your address,
and sign the form in front of the microphone, please.

ATTY. DAVID JOHNSON: Good evening. My name is David Johnson. My home address is
1720 Serafina Avenue. I'm also an attorney and the address
of my office is 1009 Valley Bank Plaza in Las Vegas. I have
a few things I'd like to make a part of the record, if I may.
One thing I'd like to present to Miss Clerk for distribution
to the Commission are several additional letters and petitions.
This brings, I believe, the total number of people who have
voiced objection to this in the neighborhood of eighty to
ninety homeowners. Many of these people have written
individual letters, many people have signed petitions, but
all have voiced their strenuous objection to this. Also, I'd
like to make a part of the record and submit to the Commission
for its review, if I may, photographs which have been taken
showing some of the backyard areas of existing residences and
also depicting the very unsightly nature of the razor wire as
it has been presently installed. I think, if I may present
these to the Clerk for distribution to the Commission, these
photos really bear, I think, taking a moment or two to review
(Letters, petitions and photographs reviewed by Commission).

COMMISSIONER BUGBEE: What's the street directly to the north and the street directly
to the east, Mr. Foster?

HAROLD FOSTER: El Cortez is this alignment.

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ATTY. DAVID JOHNSON:

Commissioners, I think as you have an opportunity to review these photos you'll see that razor wire installation is indeed unsightly. It's an eyesore. It's just plain ugly to look at. I recognize that the people inside Spanish Oaks feel that they have been victimized and feel that they have to take whatever steps are available to them to protect themselves, but the fact is, we all live in a community. We all share the same problems with crime and with fear for our property and our persons and I think that's what makes a community a good place to live and when one group of neighbors takes it upon itself to inflict an ultra-dangerous, ultra-hazardous element into the neighborhood setting on their fellow neighbors, it's something that a Commission such as this one must seriously consider. I'm not as concerned about the looks of this razor wire, to be honest with you, as I am about the health hazard. As the petition states, we are owners of single-family residences and I'd like to emphasize FAMILY RESIDENCES. There are children that play in the area surrounding the walls that Spanish Oaks seeks to install this razor wire on. Commissioners, as long as kids are kids, they're going to hop over fences to chase baseballs and frisbies. They are going to dare each other to walk on a balance beam down the block wall. They are going to take a dare or they are going to take a shortcut to go to the park. Every weekend, every Saturday morning there's a pilgrimage of children coming out of Spanish Oaks who balance walk down my block wall to make it over to Baskin Park. Now, I know there is a chance that they could fall down off of some of these walls, which get as high as maybe eighteen feet, and you suggest to these children that they don't do this, but kids just don't listen. I submit to this Commission that they're not going to stop doing these things just because there's razor wire there. They'll figure out a way to try to get over it. If one child slips off of a fence or some other way becomes entangled in this vicious unreasonably dangerous security fencing and goes through life without a finger or without an eye or severely scarred, then I think that all the concerns that Spanish Oaks' residents have about their security become not only irrelevant, but just simply criminally negligent. (Clapping) I would also submit to the Commission, and I have reviewed the ordinance, 3106, that has been passed and I take it was adopted on April 18 of this year and I sincerely submit to the Commission that this body is without jurisdiction to even allow the installation of razor wire fencing. The City has apparently adopted the Uniform Building Code and I have a copy of the ordinance in front of me. I certainly don't want to bore the Commission, but I think it's important to note that the recently-adopted ordinance specifically defines fences, walls and retaining walls. The ordinance prohibits the introduction of any fence containing,

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ATTY. DAVID JOHNSON:

and I'm quoting from Section 71.06 of the ordinance, Sub-section E, it prohibits any fence containing steel bands or steel ribbons having a sharp edge, and so on and so forth. "Such bands and ribbons are commonly known as razor wire." Then it provides an exception. It says that "razor wire or similar material may be installed as the top portion of a security fence, with the approval of the Planning Commission as to each installation, provided, however, that the lowest portion is 6 feet or more above the grade or adjacent ground level, measured on the exterior side of the fence, that the material must be of galvanized metal installed in uniform coils which do not extend 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 or the interior side thereof." I think it's clear that the exception that has been drafted into the ordinance specifically contemplates installation of razor wire fencing on fences with the blessing of this Commission. Now the ordinance is unambiguous in defining what a fence is. It says "fence, a structure of temporary or semi-permanent material such as wire, wood, screen or plastic, erected for the purpose of enclosing a parcel of land or to divide a parcel of land." Now it defines what a fence is. It goes on to define a wall. It says "a wall is a structure erected of stone, brick, masonry, concrete or other permanent material raised to some height intended for the purposes of enclosure." The ordinance, in every instance, when it discusses the usage of a fence provides, and it speaks not of an exclusion, it says "no fence, wall or retaining wall shall be placed, block walls or retaining walls, fences, walls and retaining walls." It defines these things. It utilizes these terms that it defines. It says on the exception that you may only allow the installation of this fencing or this razor wire on fencing. What we are talking about, Commissioners, is not fencing. We are talking about block walls that divide property lines. In many instances, we are talking about retaining walls that are designed to hold back overflow and so forth. I submit to you tonight that you are without jurisdiction to grant this application as it is placed before you this evening. I don't think it's appropriate to table this measure. I think that you can see by the number of people that are here tonight that the interests of these homeowners, these parents, and these grandparents, in maintaining a safe and unrestricted area for their children to play and themselves to live in has been demonstrated to you. I don't think a tabling is wanted. I think it should be denied. If they want to refile, let

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ATTY. DAVID JOHNSON: them refile. Let them go through the whole process again, but I don't think that any purpose would be furthered by simply tabling it and then seeing how things go. I think this application should be denied. (Clapping)

DR. MARVIN PERER: I'm Marvin Perer and my wife and I live at 3417 El Cortez. I should mention because I'll come back to it later, that's at the eastern portion of El Cortez. I want to give to the Commissioners through the Clerk a copy of the letter which I wrote to Mr. Foster and some copies of some pictures of my seven year old son on our swimming pool slide. I would like to second Mr. Johnson. I'm sure all the homeowners of the private homes -- this razor wire is a great safety hazard to both children and pets. We don't have a pet -- I assume nothing pertaining to cats generally, but we certainly have children. When our children climb up our slide, they are quite near to the wall. The potential for harm to children, our children and their friends and other children, is obviously great. Now also, the razor wire is very unsightly. It's not very appealing to sit in your backyard and look at the razor wire and also one of these days most of us will probably be selling our homes for whatever reason. I don't think that the marketability of our homes will be improved by the razor wire. I can understand the concern of the Spanish Oaks' homeowners about security. Certainly neither myself or any of our neighbors are aware of anybody going through our backyards into Spanish Oaks, and most of our yards have pools and locked gates. I really can't speak about this area which was mentioned, but certainly I'd like to see police reports as to what instances there were and where they believe they occurred. I will mention that the gate security at Spanish Oaks is exceedingly poor. Anybody can go into there by going up to the gatehouse and saying you're here to visit somebody. I do this all the time to pick up my babysitter. Certainly I think if Spanish Oaks is concerned about their security, one of the simplest things they could do would be to improve the security they already have. One other point I wish to bring up which pertains to the eastern part of El Cortez Avenue, the back wall of my home was constructed by the previous property owner by his own sons and entirely within our property line. At one time in the past the Spanish Oaks Homeowners Association wished to do something with the wall and the former owner, through his attorney, was able to convince them that they did not own the wall. Now I don't know to how many other walls this pertains to, but I'm sure the Spanish Oaks Homeowners Association has this on file. They cannot put it through my wall because it is not in their land. I don't

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DR. MARVIN PERER:

think the law gives them that opportunity. Now a number of my other neighbors on the eastern side of El Cortez Avenue, their back wall was put up through the combined financial joining both of them and their neighbors in Spanish Oaks. I don't know exactly where the wall lies, whether what part is in Spanish Oaks and what part is in their yard, but certainly both neighbors contributed to it. I don't think one can arbitrarily decide to put wire. Now this circumstance may not apply to the other neighbors, but I certainly think that Spanish Oaks Homeowners Association is negligent by just willy nilly assuming they're going to put wire around everything when they really don't themselves or should know that they don't own all those back walls. Now I agree with Attorney Johnson. I think there should be not a decision to table this, but a decision to defeat it. I hope that the Commissioners will put aside any personal regards about this matter. We are aware that two of the Commissioners live in Spanish Oaks and we hope that they will put this aside and look at the issues without putting their own personal feelings into it. Thank you.

COMMISSIONER BUGBEE:

On your rear wall you're claiming that the original developers, Collins Brothers, did not build that wall, there's only one wall there and that's yours. The attorney said there is an alley or easement down through there.

DR. MARVIN PERER:

Behind our wall there is a few feet which I think is a utility easement. I don't know exactly that, but I did speak with the former landowner who was very definite that he constructed a wall with his own money entirely on our own property line and he at one time had to hire an attorney to prove this, which he did satisfactorily.

BARBARA SORENSON:

Excuse me, I think I can clarify that a little bit. My name is Barbara Sorenson and I live at 3409 El Cortez. I live two doors east of the doctor. What happened was the El Cortez street was partially developed down to about 3419, about half way down the street, and they had walls up. Then the rest of the street was developed with our homes. We faced the desert when Spanish Oaks came in and we didn't have a wall, except for his house had a wall already up, which the property owner had purposely put inside his property line. As you can see from the vicinity of the slide to the fence is unusually close. Okay, Spanish Oaks came to us and said "We want to put up a fence." At first they came and said "We want to have a green belt" and, of course, that never happened, but, so in order to have the fences line up -- formerly, our fences were put up in line with his fence which would put them inside our property line. Now, further up the street where the homes

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BARBARA SORENSON: are already developed, Spanish Oaks came in and put in another wall like this, abutting up against the already existing wall of the older homes in the neighborhood. Where the new homes begin, that raceway does not exist. It goes from Ortiz Street about seven homes down the street. Then, the newer homes have the fences which are put inside their own property line and I might add that we started this with our neighbors over the wall of Spanish Oaks. We put up the fence. One day we came home to find that some workmen were making the fence higher, which is what he refers to as they were trying to do something to his fence and a lawyer had to be called to stop it. Spanish Oaks had decided the fence was not high enough and they made it higher. Another example of saying "Okay, we're kind of tired" -- well, I can speak for my street, "Well, we think we'll do this now." As far as we are concerned, the residents of 3419 to 3403, our fences are within our property line and, therefore, there is no jurisdiction.

COMMISSIONER BUGBEE: Then they can't touch them when they're on your property line.

BARBARA SORENSON: I would also add that this raceway situation could have been totally avoided by Spanish Oaks using the existing fence instead of building another fence three feet from the existing fence. I would assume they did this because the fence Spanish Oaks built was a Spanish Oaks' white fence. Now, our fence is cinder block.

COMMISSIONER BUGBEE: Your fence backs up to the house in Spanish Oaks --

BARBARA SORENSON: Yes.

COMMISSIONER BUGBEE: -- and that house has a cinder block fence, too.

BARBARA SORENSON: No. We have one common fence.

COMMISSIONER BUGBEE: Cinder block fence.

BARBARA SORENSON: Yes. The raceway is built -- a cinder block fence against a Spanish Oaks' style fence, which causes a raceway halfway down the street.

COMMISSIONER BUGBEE: That's not your condition.

BARBARA SORENSON: No. My condition is my fence is within my property line.

DR. MARVIN PERER: We have no fences abutting ours. The only fence is our fence. Spanish Oaks uses our fence as a back wall.

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CHAIRMAN MACK:

To address the fences so far as I know about all the fences, Spanish Oaks was designed and built by Collins Brothers, and not by the Spanish Oaks Homeowners Association, so the people who are here and trying to get this thing on, didn't build the fences, they inherited them or bought them in the condition that they were in. I'm sure a lot of them don't even know about this particular two foot or three foot area. I, in particular, have never heard of it before, but I don't think that is really an item that is that important to this particular thing that we're discussing tonight. I think there are other things that we should talk about here other than that, particular fence item because I don't think that we're going to be addressing it.

DR. MARVIN PERER:

I agree that's only a small portion, but I think all our neighbors are against the razor wire wherever it may be behind single-family homes.

CHAIRMAN MACK:

I understand that most of you are here against the razor wire. Who else would like to speak? Come forward, please.

JOSEPH DUSHEK:

My name is Joe Dushek. My wife and myself and the group that I represent live up on the upper northeast portion of your map, which is the top righthand corner. This is the Serafina and Bernardo Lane and Balmoral Street area. We share a common wall in that area. By the way, I live at 2905 Bernardo Lane. All the neighbors that are here with me and myself share a common wall with Spanish Oaks and we'd like the Commission to know that we vehemently oppose the razor wire and the rolled wire. We realize there is a mutual interest of anti-burglary which might be one of their primary reasons for considering it, but we feel there is other ways that this could be addressed. We formed ourselves a group called Neighborhood Watch, which is sponsored by Metro. We all participate in it. We've prevented some burglaries on our side of the wall. We feel that just by putting the wire up is not going to obliterate all burglaries inside Spanish Oaks, so we feel that the fine people that live there, and many of them are our friends as well, should look and see exactly what this wire would entail. We feel that there is a danger here besides the unsightliness of it and we don't want our neighborhood to look like a concentration camp. We urge you to consider the issue. We hope that it is defeated and not just tabled. Those are our reasons. Thank you.

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COMMISSIONER BUGBEE: How high is the wall in your back yard? You're on the east side of Spanish Oaks' retaining wall?

JOSEPH DUSHEK: Well, we're actually on the north side. That wall runs along the north side up here over to the east portion. On our particular area it's about, on our side, approximately ten to twelve feet high. However, their terrain is much higher, so for them it's probably about six feet. The terrains don't meet at a common level, so it's a little higher on the north side from the non-Spanish Oaks' people.

COMMISSIONER GUTHRIE: The intruders would have to come in through your side, is that right?

JOSEPH DUSHEK: No, that's not necessarily true. Most burglaries, when you burglarize a house, and by the way, I work in law enforcement, you have to have a vehicle or some means of removing that merchandise. If you just hop over a fence, that means you'd have to take the merchandise, throw it over the wall, and then get through our area too to get to the vehicle. Well, our walls are maybe ten to twelve feet high, as I said, on our side. It's pretty high to come and jump over those walls, and then if you could get in, you'd have to come back over with the merchandise, so the wall itself is going to be some preventative measure. I think another consideration would be the Neighborhood Watch. If they had Neighborhood Watch inside and we did and we had good communication, we could probably eliminate a great deal of both of our problems. Thank you.
(Clapping)

CHAIRMAN MACK: Before we go any further, I would like to ask our Counsel two questions. One: in regard to the tabling of this item, which is being talked about so much, what would we be tabling? Would we be tabling this particular request, Item No. 1, or what about the action that was taken at the last meeting?

HAROLD FOSTER: Staff is recommending tabling the portion that you held in abeyance, which would be the north portion abutting the single-family residences.

CHAIRMAN MACK: Okay, so the people here want that denied, is that basically what we're talking about? I just want to get the feeling of what the people are saying. Now, I want to ask Counsel something else. This fence versus wall statement that was addressed by Mr. Johnson, what affect does that have on this?

DEP. CITY ATTORNEY
VAL STEED:

Mr. Chairman, I think Mr. Johnson is correct in saying that in many instances throughout this particular ordinance, fences

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DEP. CITY ATTORNEY
VAL STEED:

and walls are treated separately, but I think that this Commission, and ultimately the City Council, has the responsibility to interpret its ordinances and also there are a couple of places in the ordinance where a fence can be read to include a wall. If, as Mr. Johnson suggests, fences and walls are intended to be mutually exclusive, the only thing that is prohibited for razor wire is a fence, and if that's true, if the only thing that's prohibited under this code is a fence with razor wire, then Spanish Oaks wouldn't need to be here today. They could automatically have it, so I think if you read the ordinance that way, you can read it applying to walls as well as to fences.

CHAIRMAN MACK:

Thank you. I don't think we're going to do any interpreting of any law here today.

COMMISSIONER BUGBEE:

I would like to ask Mr. Foster a question.

CHAIRMAN MACK:

Sure.

COMMISSIONER BUGBEE:

You told us that the action of the City Council was held until our action this meeting?

HAROLD FOSTER:

No. Your action from your last meeting was appealed to the City Council, but staff-wise it has been decided to not set date, establish a public hearing date, until the entire application was acted upon to prevent the City Council from having to have essentially two hearings if this action would also be appealed to them.

CHAIRMAN MACK:

Yes, ma'am.

MICHELLE ROHLMAN:

My name is Michelle Rohlman. I live at 3205 West Oakey Boulevard. I'm not too very technical about walls and what it is supposed to look like, but I'm sure that every one of you has set in front of the television and watched the Holocaust sink. "Oh, how sad, how terrible, these poor people." I was there for four years and all I've got to say is if that barbed wire comes over my wall, I will cut it. You can put it back. I will cut it again because for me this was freedom, this country, and to see this barbed wire again, never! (Clapping)

JUDY SMITH:

My name is Judy Smith. I live at 2901 West Bernardo Lane. It's a house in joint tenancy with Paul G. Smith. My house is a house that holds a 294 foot wall. That wall was put up by Mr. Roberts, who put our tract up. I'm the house next door to the Dushek's. Our wall is at least 12 feet. My concern

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JUDY SMITH:

is, I have four children that sit on the wall as it comes 12 feet and drops because we have apartments behind us and we have a lot of kids that come from the apartments that know my children. They come over that wall instead of going all the way around Sahara to Valley View down Oakey, or the other way around to Rancho. Those kids are always on my wall. I don't want to see one of them get hurt by razor wire. I think there is a clear and present danger at all times. I feel for the people that do live in Spanish Oaks. My sister lives there and she's quite willing to sign our petition. Her house backs up to ours also, on the Plaza Del Monte side. I think you should know that four houses that back up to my wall have signed our petition not to put the razor wire up. If you look at the pictures of the razor wire, don't be deceived by the fact of what's being told that it'll only be shown on one side, that's impossible. The wire stands up this way, comes across, and comes down. Yes, probably the positioning of the wiring that would hold the razor wire would be on the Spanish Oaks' side, but it would have to fall onto our property line. It definitely, to me, looks like a concentration camp. I will not put up with it and I will buy razor wire to cut that. As an owner of a pet, I don't know yet if the strong winds affected the wiring that is up. I hate to think of a child or pet being in that back yard if a strong wind hit and it came down. It's not going to stay stationary. The abutment of the wall there -- it's true what Mr. Dushek had said. The neighbors can stand up on their side and look down ours. They would have to go over a 12-foot wall. They could not possibly pull a car into my back yard to wait for the things to come over the wall. I would like this Commission to not table this; I'd like it denied, just on the mere fact just emotionally that I'm a mother of four. Our neighborhood is single-family homes. There is at least one child in each home and if there is grandparents living there, they have at least one or two children there almost on a daily basis. If you permit this type of fencing to go up, then you put our children in clear and present danger and I, for one, will be back here many many times. Thank you. (Clapping)

CHAIRMAN MACK:

Now, anybody who still wants to speak, if you have something new to add, we'll hear it, but if it's just a repetition, I would like to save everybody some time.

ROBERT BROWN:

My name is Robert Brown and I live at 1708 Serafina Street. I'm not in favor of this razor wire and I'm deeply concerned with the Spanish Oaks Homeowners Association's attempt to provide security for their property, but I feel that one of the greatest things that they can do for their security is to maintain good relationships with their neighbors so that

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OLD BUSINESS: ITEM NO. 1, RW-1-84, RAZOR WIRE REQUEST. REQUEST OF SPANISH
OAKS HOMEOWNERS ASSOCIATION TO INSTALL RAZOR WIRE AROUND THE NORTH PORTION
OF THE SUBDIVISION WHERE THE SINGLE-FAMILY HOMES ABUT THIS NORTH PORTION ON
PROPERTY GENERALLY LOCATED NORTH OF SAHARA AVENUE BETWEEN RICHFIELD AND
VALLEY VIEW BOULEVARDS, R-PD6 ZONE.

ROBERT BROWN: if ever there are attempts to cross our property to vandalize
or victimize theirs, hopefully, we may be able to intervene.
Thank you. (Clapping)

SAUDIE UKEILEY: My name is Saudie Ukeiley, 2900 Bernardo. First, on Oakey they
already have some wire right next to their gate which is very
sloppy and it hangs over on the Oakey side. The wire they have
there is wider than the top of the fence. There is no way they
could keep it out of the plane of the other side. The third
thing is, in the beginning you gentlemen mentioned that you
have a thing where if you build a new building or something,
you have to screen in air conditioners, and you want this
showing? I mean, that's ridiculous.

DANNY HENDERSON: My name is Danny Henderson. I live at 3509 El Cortez. The
top of the Spanish Oaks' fence at my place is about 7 foot
up. You go next door to the east and it drops off, and
again, it's 12 foot. There is no way anybody can come down
that passageway because I built a wall there -- no, between
the two I built a wall, it's 10 foot to the bottom, so they
can't pass through there.

COMMISSIONER BUGBEE: Could you show us on the map where you built the wall?

CHAIRMAN MACK: Yah.

DANNY HENDERSON: (Pointed on map.)

CHAIRMAN MACK: What's your address?

DANNY HENDERSON: 3509, on the north side.

CHAIRMAN MACK: Okay, the fourth house --

DANNY HENDERSON: Next to the last house that was built in the -- when all the
fences were put in by the subdivision.

CHAIRMAN MACK: Okay.

DANNY HENDERSON: I built a wall across here and you go next door there is a
10 foot drop, so you would have to climb up and over. There's
no way you can get through there.

CHAIRMAN MACK: Okay. I'm going to close the public hearing portion of this
meeting with one comment, and that is, I'm a resident of
Spanish Oaks and the Spanish Oaks homeowners have not been

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CHAIRMAN MACK: advised that they're going to have razor wire in their back yards yet, so, you know, I just mention that because I think they will have to be told about this and, of course, I'm sure there's going to be people just like you who don't want it in their back yards. I think what they're trying to do -- the way it was explained to me, was protect basically the areas they don't have, and in particular, yards where people are living behind them and I think they've got to get the street areas and the wall areas and they can hide it. By the way, addressing that Oakey gate, that wire would be changed, according to what I understand. That is not one foot in diameter and it would have to be put over onto the Spanish Oaks' side, if they so desire to do this.

GENTLEMAN FROM AUDIENCE: Sir, when will they do that?

CHAIRMAN MACK: I have no idea. Anyway, at this particular point, is there any discussion by the Commissioners?

COMMISSIONER KENNEDY: Do you need a motion?

CHAIRMAN MACK: Yes.

COMMISSIONER KENNEDY: I don't care too much about the interpretation between a fence and a wall, but I wouldn't like razor wire in my back yard and I'm going to move for DENIAL. (Clapping)

CHAIRMAN MACK: Okay, the DENIAL has carried four to two. This particular item will be heard when by the City Council?

HAROLD FOSTER: This is final action unless it's appealed within ten days.

GENTLEMAN FROM AUDIENCE: If I may ask one question, if this matter is appealed, will the surrounding homeowners be notified of the appeal?

HAROLD FOSTER: Yes.

CHAIRMAN MACK: Oh, yes. We're going to have about a one minute recess until the room clears.

END OF EXCERPT

Voting was as follows:

AYES: Chairman Mack, Mrs. Tracy, Mr. Kennedy, Mr. Guthrie

NOES: Mr. Johnston, Mr. Bugbee