

ANNOTATED AGENDA
CITY PLANNING COMMISSION

JUNE 14, 1984

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

ROLL CALL: PRESENT: MACK, KENNEDY, GUTHRIE, JOHNSTON
EXCUSED: TRACY, BUGBEE, COLEMAN

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

MINUTES: Approval of the April 12, 1984 and April 24, 1984
City Planning Commission minutes.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

OLD 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 Owner/Subdivider: Teddy Enterprises & Assoc.
(COMMERCIAL No. of Acres: 3.82 No. of Lots: 1
SUBDIVISION)

(Abeyance from 5/22/84)

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-55-72.
3. Provide a hydrology study as required by the Department of Engineering Services.
4. Any proposed division of land within this parcel shall first be approved by the Department of Community Planning and Development.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JUNE 20, 1984

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 Owner/Subdivider: Teddy Enterprises & Assoc.
(COMMERCIAL No. of Acres: 3.82 No. of Lots: 1
SUBDIVISION)

(Abeyance from 5/22/84)

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.

2. FINAL MAP - SAHARA WEST (COMMERCIAL SUBDIVISION) (Continued)

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

STAFF RECOMMENDATION: APPROVAL

NEW BUSINESS:

- | | |
|--|---|
| 1. TENTATIVE MAP

METROPOLITAN'S
PARK MEADOWS
WEST II
REVISED | Property generally located northeast of Gowan Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-1).
Owner: Sunkist Service Co.
Subdivider: Metropolitan Development Corp.
No. of Acres: 16.0 No. of Lots: 70 |
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ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-16-83.
3. Provide a hydrology study as required by the Department of Engineering Services.
4. The water line on Maybrook Avenue shall conform to the requirements of the Department of Fire Services.
5. No vehicular access to Tenaya Way and Gowan Road from the abutting lots.
6. 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.
7. Approval of an administrative variance for the lot widths on the lots in Block 2.
8. A waiver is permitted for the length of the cul-de-sac streets, Deep River and Caprock Circle.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

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| 2. TENTATIVE MAP

CONCORD VILLAGE | Property generally located on the east side of Decatur Boulevard, south of Lake Mead Boulevard, R-E Zone (under Resolution of Intent to R-CL).
Owner: Ann Greta Jones
Subdivider: R.A. Homes
No. of Acres: 19.9 No. of Lots: 183 |
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ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.

2. TENTATIVE MAP - CONCORD VILLAGE (Continued)

2. Conformance to the conditions of approval for Z-14-84.
3. All garages shall be set back a minimum 16' from the front property line.
4. A crash gate be provided on the south end of the cul-de-sac on the easterly north-south street, with satisfactory ingress and egress to the south as required by the Department of Fire Services.
5. No vehicular access to Decatur Boulevard from the abutting lot.
6. 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.
7. No final map shall be recorded containing Lot 1 abutting Coran Lane; Lots 127 and 128 abutting the cul-de-sac on the south end of the easterly north-south street; and Lot 149 abutting the intersection of Coran Lane and Madeline Drive, until portions of those streets have been vacated.
8. A waiver is permitted for 20' wide minimum frontages for the lots on the cul-de-sacs and knuckles.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JUNE 20, 1984

3. TENTATIVE MAP	Property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone
CHELSEA PLACE	(a portion under Resolution of Intent to R-CL).
	Owner: Dell R. Nielson, Et Al
ACTION: APPROVED	Subdivider: National Heritage Corp. of Nevada
GUTHRIE/UNANIMOUS	No. of Acres: 10 No. of Lots: 58

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. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.
4. Conformance to the conditions of approval for Z-26-84.
5. Conformance to the Flood Hazard Reduction Ordinance.
6. 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.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

4. FINAL MAP Property generally located on the north side of
Cory Place, east of Upland Boulevard, R-1 Zone
CHELSEA PLACE (a portion under Resolution of Intent to R-CL);
Owner: Dell R. Nielson, Et Al
ACTION: APPROVED Subdivider: National Heritage Corp. of Nevada
KENNEDY/UNANIMOUS No. of Acres: 10 No. of Lots: 58

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

5. FINAL MAP Property generally located on the south side of
Owens Avenue, east of Sandhill Road, R-E Zone (under
LINCOLN MANOR Resolution of Intent to R-PD9).
UNIT 1 Owner/Subdivider: Mary B. Doffing
No. of Acres: 4.6 No. of Lots: 19
ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

6. FINAL MAP Property generally located on the south side of
Owens Avenue, east of Sandhill Road, R-E Zone
LINCOLN MANOR (under Resolution of Intent to R-PD9).
UNIT 2 Owner/Subdivider: Richard A. Corbett
No. of Acres: 2.7 No. of Lots: 10
ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

7. FINAL MAP Property generally located on the south side of
Owens Avenue, east of Sandhill Road, R-E Zone
LINCOLN MANOR (under Resolution of Intent to R-PD).
UNIT 3 Owner/Subdivider: Sun Belt Builders, Inc.
No. of Acres: 2.0 No. of Lots: 11
ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Unit 1 or 2 to be recorded prior to Unit 3.
4. Redesign the private street turn-around as required by the Department of Engineering Services.

STAFF RECOMMENDATION: APPROVAL

8. FINAL MAP Property generally located on the north side of
LIBERTY VILLAGE Buckskin Avenue, east of Lorenzi Boulevard, N-U
TRACT 1 Zone (a portion under Resolution of Intent to R-D).
 Owner: Carolyn Thresher, Et Al
 Subdivider: Gerald Nicholas
ACTION: APPROVED No. of Acres: 9.0 No. of Lots: 18
 JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Post a bond for a 20' temporary paved access way, along with providing any necessary easements for the accessway, to connect the two east-west streets north of Buckskin Avenue in case no further development occurs to the west.

STAFF RECOMMENDATION: APPROVAL

9. VAC-12-84 Petition of Vacation submitted by PUBLIC STORAGE
 PROPERTY XI, LTD., to vacate Government Patent
 Reservations generally located on the east side
ACTION: APPROVED of Brush Street, between Alpine Place on the north
 KENNEDY/UNANIMOUS and Charleston Boulevard on the south.

CONDITIONS:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.
4. 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
TO BE HEARD BY CITY COUNCIL: JUNE 20, 1984 TO SET DATE FOR PUBLIC HEARING

10. VAC-13-84 Petition of Vacation submitted by ROBERT R. BLACK
 to vacate Government Patent Reservations on property
 generally located south of Ducharme Avenue and east
ACTION: APPROVED of Roland Wiley Road.
 JOHNSTON/UNANIMOUS

CONDITIONS:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.
4. 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
TO BE HEARD BY CITY COUNCIL: JUNE 20, 1984 TO SET DATE FOR PUBLIC HEARING

11. Z-33-84

Application of NICK PANDELIS for reclassification of property located at 824 Shadow Lane, from R-E to P-R.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

Proposed Use: Patron and Employee Parking for
Proposed Office Development

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

PROTESTS: 0

12. Z-35-84

Application of BIVINS CONSTRUCTION CO., INC. for reclassification of property generally located on the west side of 11th Street, between Bonneville Avenue and Garces Avenue, from R-3 to P-R.

ACTION: APPROVED
KENNEDY/UNANIMOUS

Proposed Use: Offices

CONDITIONS:

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

12. Z-35-84 (Continued)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

PROTESTS: 0

13. Z-36-84

Application of LAS VEGAS ROTARY CLUB for reclassification of property generally located on the west side of Valley View Boulevard, 300' north of Charleston Boulevard, from R-1 to C-1.

ACTION: APPROVED
JOHNSTON/UNANIMOUS Proposed Use: Offices

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

PROTESTS: 0

14. Z-37-84

Application of THOMAS T. BEAM for reclassification of property generally located on the north side of Westcliff Drive, between Tenaya Way and Rainbow Boulevard, from N-U to R-CL.

ACTION: APPROVED
GUTHRIE/UNANIMOUS Proposed Use: Medium Low Density Detached Single Family Residences

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the site plan amended to provide a minimum 16' setback from the front property line to any proposed garages.
3. The five acre minimum site requirement is waived.
4. Dedicate 10' of right-of-way for Westcliff Drive as required by the Department of Engineering Services.
5. Install street improvements on Westcliff Drive as required by the Department of Engineering Services.

14. Z-37-84 (Continued)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

PROTESTS: 0

15. Z-38-84

Application of STAN KROLAK ON BEHALF OF PROVIDENCE COLLEGE for reclassification of property generally located on the southwest corner of El Parque Avenue and Hauk Street, from N-U to R-4.
Proposed Use: High Density Residential (Apartments)

ACTION: APPROVED
GUTHRIE/3-1
(MACK: NO)

CONDITIONS:

1. Application be amended to R-3.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Conformance to the plot plan amended to reduce the number of units to an R-3 density.
4. Reduce the wall height in the required front yard to 4' with the top 2' fifty-percent open.
5. Dedicate 30' of right-of-way for El Parque Avenue and Hauk Street and the radius corner at El Parque Avenue and Hauk Street as required by the Department of Engineering Services.
6. Install street improvements on El Parque and Hauk as required by the Department of Engineering Services.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL WITH APPLICATION AMENDED TO R-3 PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

16. Z-39-84

Application of DELL R. NIELSON AND PENNY NIELSON,
ET AL for reclassification of property generally
located on the north side of Cory Place, between
Bartona Street on the west and Mohawk Street on the
east, from R-1 to R-CL.

ACTION: APPROVED

KENNEDY/3-0-1

(JOHNSTON ABSTAINED)

Proposed Use: Medium Low Density Detached
Single Family Residences

CONDITIONS:

1. The application be amended to the west 165.5' of the north 200'.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Record a subdivision map.
4. R-1 setbacks be applicable to the front and rear setback on the R-CL portion.
5. The five acre minimum site requirement is waived.
6. Conformance to the plot plan and elevations.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: 3

STAFF RECOMMENDATION: APPROVAL WITH APPLICATION AMENDED TO R-CL ON NORTHWEST
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984 PORTION ONLY

17. Z-40-84

Application of ARGIRIOS AND VASILIKI GIZAS for
reclassification of property generally located
at the southeast corner of Pecos Road and Johnson
Avenue, from R-1 to R-3.

ACTION: APPROVED

JOHNSTON/UNANIMOUS

Proposed Use: Medium High Density
Residential (Apartments)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide a full mansard on the buildings and a 20' rear yard setback unless a setback variance is approved.
3. Dedicate a 15' property line radius at Pecos Road and Johnson Avenue as required by the Department of Engineering Services.
4. Install street improvements on Pecos Road and Johnson Avenue as required by the Department of Engineering Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.

17. Z-40-84 (Continued)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

PROTESTS: 0

18. Z-43-83 Request of BILLY SLOAT for a Plot Plan Review on property generally located on the south side of Vegas Drive, 105' east of Cherokee Lane, R-1 Zone (under Resolution of Intent to R-PD8).
- PLOT PLAN
REVIEW

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITION:

1. Condition #2 of the resolution is hereby amended to read "Conformance to the plot plan and elevations amended to enhance the aesthetic design on the buildings along Vegas Drive as required by the Department of Community Planning and Development".

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

19. Z-5-69 Request of LOUDERMILK INVESTMENTS for a Review of Condition to delete Condition #1 pertaining to the screening requirements for the office building on property generally located southwest of Westcliff Drive and Rainbow Boulevard, C-1 Zone.
- REVIEW OF
CONDITION

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Condition #1 of the January 12, 1981 City Council action be deleted.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

SUPPLEMENTAL AGENDA:

1. FINAL MAP Property generally located on the south side of Charleston Boulevard, west of Redwood Street, N-U Zone (under Resolution of Intent to R-PD21).
CAPISTRANO
VILLAGE
(CONDOMINIUM
SUBDIVISION) Owner/Subdivider: James M. Tighi
No. of Acres: 3.83 No. of Units: 78

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.
2. Conformance with the tentative map.
3. Conformance to the conditions of approval for the tentative map.
4. A directional sign shall be required, at each primary entrance on Charleston Boulevard, depicting the location and address or the building number of each structure within the development.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JUNE 20, 1984

2. FINAL MAP

CIMARRON HEIGHTS
UNIT #3

Property generally located on the west side of
Cimarron Road, north of Alta Drive, N-U Zone
(under Resolution of Intent to R-CL).
Owner/Subdivider: American Asphalt
No. of Acres: 3.2 No. of Lots: 32

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. EXTENSION
OF TIME

CHARLESTON HEIGHTS
TRACT #63
TENTATIVE MAP

Request of VTN ON BEHALF OF RICHARD H. PLASTER
AND ERNEST A. BECKER, JR. for an Extension of Time
on property generally located north of Alexander
Road and west of the Oran K. Gragson Highway,
N-U Zone (under Resolution of Intent to R-PD9).

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

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

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

4. Z-24-81

EXTENSION
OF TIME

Request of RICHARD PLASTER AND ERNEST A. BECKER, JR.
for an Extension of Time on property generally
located on the northeast corner of Alexander Road
and Tenaya Way, N-U Zone (under Resolution of Intent
to R-PD9, R-PD18 and C-1).

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JULY 5, 1984

5. A-13-84

CITY OF LAS VEGAS for annexation of property
generally located north of Charleston Boulevard
and east of Durango Drive, containing approximately
365 acres.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

6. A-14-84

Petition of Annexation submitted by THOMAS BEAM,
ET AL to annex property generally located north of
Washington Avenue and east of Durango Drive,
containing approximately 805 acres.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

7. Z-80-83

PLOT PLAN
REVIEW

Request of MICHAEL ASHE for a Plot Plan Review
on property generally located on the northwest
corner of Eastern Avenue and St. Louis Avenue,
P-R Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Conformance to the revised plot plan.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JUNE 20, 1984

8. Z-55-81

PLOT PLAN
REVIEW

Request of DONALD M. KIMBER for a Plot Plan Review
of a proposed four-bedroom home on property located
at 4233 Blackmon Circle, R-PD2 Zone.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

9. Z-38-82

PLOT PLAN
REVIEW

Request of DR. JERRY GUMFORY for a Plot Plan Review
on property generally located on the northeast
corner of Cheyenne Avenue and Bronco, N-U Zone
(under Resolution of Intent to P-R).

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Conformance to the revised elevations.

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

10. Z-17-62

PLOT PLAN
REVIEW

Request of PONDEROSA CONSTRUCTION CO., INC. for a
Plot Plan Review to construct a 70-unit apartment
project on property generally located on the northeast
corner of Garwood Avenue and Torrey Pines Drive, R-3
Zone.

ACTION: APPROVED
KENNEDY/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Provide a cul-de-sac for Crestline Drive as required by the Department of Engineering Services.
3. Install full half-street improvements conforming to City standards and specifications on Garwood Avenue and Crestline Drive.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: JUNE 20, 1984

11. Z-50-83 Request of GREENE & SHROFF, ARCHITECTS, LTD., for a Plot Plan Review on property generally located on the east side of Edmond Street, between El Parque Avenue and O'Bannon Drive, R-E and N-U Zones (under Resolution of Intent to R-PD21).

ACTION: APPROVED
GUTHRIE/UNANIMOUS

CONDITIONS:

1. Conformance to the amended plot plan and elevations.
2. This action constitutes an administrative variance allowing 86 units on this site.

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

12. Z-26-84 Request of S.F.S. INVESTMENT COMPANY, ET AL to alter the conditions of approval for zoning application Z-26-84 on property generally located on the north side of Cory Place, between Upland Boulevard and Mohawk Street, as follows:

ACTION: APPROVED 1. To delete the requirement for R-1 setbacks on
GUTHRIE/UNANIMOUS side yards for all R-CL lots (Condition #3).

ACTION: APPROVED 2. To eliminate providing temporary paved access
GUTHRIE/UNANIMOUS from this development to Upland Boulevard
(Condition #4).

ACTION: APPROVED 3. To eliminate the requirement that all houses
GUTHRIE/UNANIMOUS be a minimum of 1,200 square feet in size
(Condition #11).

ACTION: APPROVED 4. Clarify that the required paving on Cory Place
GUTHRIE/UNANIMOUS to Mohawk and then on Mohawk south to Charleston
be of a temporary type and limited to paving only
(Condition #12).

THE CONDITIONS ENUMERATED ABOVE WERE RECOMMENDED FOR APPROVAL AS FOLLOWS:

1. Condition #3 be amended to read, "Front and rear R-1 setbacks shall apply to all R-CL lots".
2. Condition #4 be expunged.
3. Condition #11 be amended to read, "Houses shall have a minimum of 1,150 square feet on the R-CL lots. One 1,150 square foot house in the R-1 on Cory Place shall be permitted, but the remainder of the homes in the R-1 shall be a minimum of 1,200 square feet".
4. Condition #12 be amended to read, "The required paving on Cory Place from Bartona Street to Mohawk Street and south on Mohawk to Charleston Boulevard is to be of a temporary type (2' a/c on a 6" Type II Base) and having a minimum width of 25' feet".

STAFF RECOMMENDATION: APPROVAL OF ITEMS 1, 2 and 4 AND DENIAL OF NUMBER 3
TO BE HEARD BY CITY COUNCIL: JUNE 20, 1984

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE Front and side setbacks in the R-MH District.
AMENDMENT

ACTION: APPROVED
JOHNSTON/UNANIMOUS

2. PLANNING COMMISSION Consider cancelling the June 26, 1984 meeting.
MEETING

ACTION: APPROVED - TO CANCEL MEETING
JOHNSTON/UNANIMOUS

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JUNE 14, 1984

MINUTES:

APRIL 12, 1984 and
APRIL 24, 1984

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

OLD BUSINESS:

1. TENTATIVE MAP

SAHARA WEST
(COMMERCIAL
SUBDIVISION)

(Abeyance from
5/22/84)

APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-55-72.
 2. Provide a hydrology study as required by the Dept. of Engineering Services.
 3. Any proposed division of land within this parcel shall first be approved by the Dept. of Community Planning & Development.
 4. Standard conditions 1-3.

2. FINAL MAP

SAHARA WEST
(COMMERCIAL
SUBDIVISION)

(Abeyance from
5/22/84)

APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

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

2. TENTATIVE MAP
CONCORD VILLAGE

Lot 1, abutting Coran Lane; lots 127 and 128 abutting the cul-de-sac on the south end of the easterly north-south street; and lot 149 abutting the intersection of Coran Lane and Madeline Drive, until portions of those streets have been vacated.

7. Waiver be permitted from the requirement of a minimum 30' lot frontage on a cul-de-sac or knuckle but that it not be less than 20 feet.

8. Standard conditions 1-3.

3. TENTATIVE MAP
CHELSEA PLACE

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

SPECIAL CONDITIONS: 1. Conformance to the conditions of approval for Z-26-84.
2. Conformance to the Flood Hazard Reduction Ordinance.
3. Wall statement.
4. Standard conditions 1-3.

4. FINAL MAP
CHELSEA PLACE

APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

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

5. FINAL MAP
LINCOLN MANOR UNIT 1

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

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

6. FINAL MAP
LINCOLN MANOR
UNIT 2

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

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

7. FINAL MAP
LINCOLN MANOR
UNIT 3

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

SPECIAL CONDITIONS: 1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Unit 1 or 2 to be recorded prior to Unit 3.
4. Redesign the private street turn-around as required by the Dept. of Engineering Services.

8. FINAL MAP
LIBERTY VILLAGE
TRACT 1

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

SPECIAL CONDITIONS: 1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Post a bond for a 20' temporary paved access way, along with any necessary easements, to connect the two east-west streets north of Buckskin Ave.

9. VAC-12-84

APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

SPECIAL CONDITIONS: 1. One year to record statement.
2. Standard conditions 1-3.

PROTESTS: 0

10. VAC-13-84

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

SPECIAL CONDITIONS: 1. One year to record statement.
2. Standard conditions 1-3.

PROTESTS: 0

11. Z-33-84

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

SPECIAL CONDITIONS: 1. ROI with a 12 month time limit.
2. Install sidewalk on Shadow Lane as required by the Dept. of Engineering Services.
3. Standard conditions 1-8.

PROTESTS: 0

12. Z-35-84

APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

SPECIAL CONDITIONS: 1. ROI with a 12 month time limit.
2. Install street lighting as required by the Dept. of Engineering Services.
3. Standard conditions 1-8.

PROTESTS: 0

13. Z-36-84

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

SPECIAL CONDITIONS: 1. ROI with a 12 month time limit.
2. Standard conditions 1-8.

PROTESTS: 0

14. Z-37-84

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

- SPECIAL CONDITIONS:
1. ROI with a 12 month time limit.
 2. Conformance to the site plan amended to provide a minimum 16' setback from the front property line to any proposed garages.
 3. Approval of the building elevations by the Dept. of Community Planning and Development.
 4. Dedicate 10' of right-of-way for Westcliff Drive as required by the Dept. of Engineering Services.
 5. Install street improvements on Westcliff Drive as required by the Dept. of Engineering Services.
 6. Standard conditions 5-8.
 7. Waive 5 acre minimum site requirement.

PROTESTS: 0

15. Z-38-84

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

- SPECIAL CONDITIONS:
1. ROI with a 12 month time limit.
 2. Conformance to the plot plan amended to reduce the number of units to an R-3 density.
 3. Reduce the wall height in the required front yard to 4' with the top 2' 50% open.
 4. Dedicate 30' of right-of-way for El Parque Avenue and Hawk Street and the radius corner at El Parque and Hawk as required by the Dept. of Engineering Services.
 5. Install street improvements on El Parque and Hawk as required by the Dept. of Engineering Services.
 6. Standard conditions 2-8
 7. Amend application to R-3.

PROTESTS: 0

16. Z-39-84

APPROVED - KENNEDY/AYES: Kennedy, Mack, Guthrie
NOES: None
ABSTAINED: Johnston

- SPECIAL CONDITIONS:
1. ROI with a 12 month time limit.
 2. Recording of a sub-division map.
 3. The application be amended to the west 165.5 of the north 200' for R-CL and the remainder remaining R-1.
 4. Standard conditions 1,5,6,7 & 8.

PROTESTS: 1 on record with staff
Nita Burrows, 917 Mohawk
W. H. Painter, 2112 DeOsma

17. Z-40-84

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

- SPECIAL CONDITIONS:
1. ROI with a 12 month time limit.
 2. Conformance to the plot plan and elevations amended to provide a full mansard and provision of a 20' rear yard setback unless a setback variance is approved.
 3. Dedicate a 15' property line radius at Pecos Rd. and Johnson Ave. as required by the Dept. of Engineering Services.
 4. Install street improvements on Pecos Rd. and Johnson Ave. as required by the Dept. of Engineering Services.
 5. Standard conditions 2-8

PROTESTS: 0

18. Z-43-83

APPROVED - KENNEDY/AYES: Johnston, Mack, Guthrie, Kennedy
NOES: None

PLOT PLAN
REVIEW

- SPECIAL CONDITION: 1. Condition #2 of the resolution is amended as follows:
"Conformance to the plot plan and elevations to enhance the aesthetic design of the buildings along Vegas Drive as required by Comm. Planning & Development.

19. Z-5-69

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

REVIEW OF
CONDITION

SPECIAL CONDITION: 1. Condition 1 of the
1/12/81 City Council
action be deleted.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

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

CAPISTRANO
VILLAGE
(CONDOMINIUM
SUBDIVISION)

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.
4. A directional sign shall
be required, at each
primary entrance,
depicting the location
and address or the
building number of each
structure within
the development.

2. FINAL MAP

APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

CIMARRON HEIGHTS

UNIT 3

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

3. EXTENSION OF TIME APPROVED - JOHNSTON/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

CHARLESTON HEIGHTS
TRACT #63
TENTATIVE MAP

SPECIAL CONDITION: 1. One year extension.

4. Z-24-81 APPROVED - GUTHRIE/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None
EXTENSION OF TIME

SPECIAL CONDITION: 1. Extension of Time
shall expire July 6, 1985.

5. A-13-84 APPROVED - GUTHRIE/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

6. A-14-84 APPROVED - GUTHRIE/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

7. Z-80-83 APPROVED - JOHNSTON/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None
PLOT PLAN
REVIEW

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

8. Z-55-81 APPROVED - GUTHRIE/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None
PLOT PLAN
REVIEW

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

9. Z-38-82 APPROVED - JOHNSTON/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None
PLOT PLAN
REVIEW

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

10. Z-17-62

PLOT PLAN
REVIEW

APPROVED - KENNEDY/AYES: Johnston, Kennedy, Mack, Guthrie
NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations.
 2. Provide a cul-de-sac for Crestline Drive as required by the Dept. of Engineering Services.
 3. Install half-street improvements to conform to the City's standards and specifications on Garwood and Crestline.

11. Z-50-83

PLOT PLAN
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the amended plot plan and elevations.
 2. This action constitutes an administrative variance allowing 86 units on this site.

12. Z-26-84

ALTERATION
OF CONDITIONS

APPROVED ITEM NO. 1 (Condition 3)-SETBACKS-GUTHRIE/AYES: Johnston
Kennedy, Mack, Guthrie
NOES: None

APPROVED ITEM NO. 2 (Condition 4)-PAVED ACCESS-GUTHRIE/AYES:
Johnston, Kennedy, Mack, Guthrie
NOES: None

APPROVED ITEM NO. 3 (Condition 11)-SUBJECT TO 1 HOUSE 1,150
SQ. FEET ACROSS FROM RESIDENTIAL PROPERTIES AND NONE OF THE
R-CL HOUSES LESS THAN 1,150 SQ. FEET - GUTHRIE/AYES: Johnston,
Kennedy, Mack, Guthrie
NOES: None
PROTESTS: Nita Burrows, W. H. Painter

APPROVED ITEM NO. 4 (Condition 12)-TEMPORARY PAVING-GUTHRIE/AYES:
Johnston, Kennedy, Mack, Guthrie
NOES: None

DIRECTOR'S BUSINESS:

1. Zoning Ord. Amend.

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

2. CANCEL 6/26/84
P.C. MEETING

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

India

NOTICE OF PUBLIC HEARING

JUNE 14, 1984

Notice is hereby given that on June 14, 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-33-84

NICK PANDELIS FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 824 SHADOW LANE.

FROM: R-E (RESIDENCE ESTATES)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: PATRON AND EMPLOYEE PARKING

FOR PROPOSED OFFICE DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 7 IN BLOCK 5 OF WOODLAND PARK ADDITION.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE



NOTICE OF PUBLIC HEARING

JUNE 14, 1984

Notice is hereby given that on June 14, 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-35-84

BIVINS CONSTRUCTION CO., INC. FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF
11TH STREET BETWEEN BONNEVILLE AVENUE AND GARCES
AVENUE.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

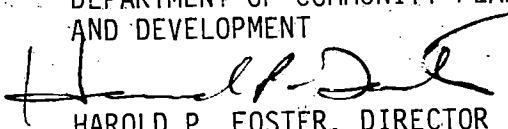
TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF LOT 22 IN BLOCK 23 OF WARDIE ADDITION
AND A PORTION OF BLOCK 24 OF PIONEER HEIGHTS
ADDITION.

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

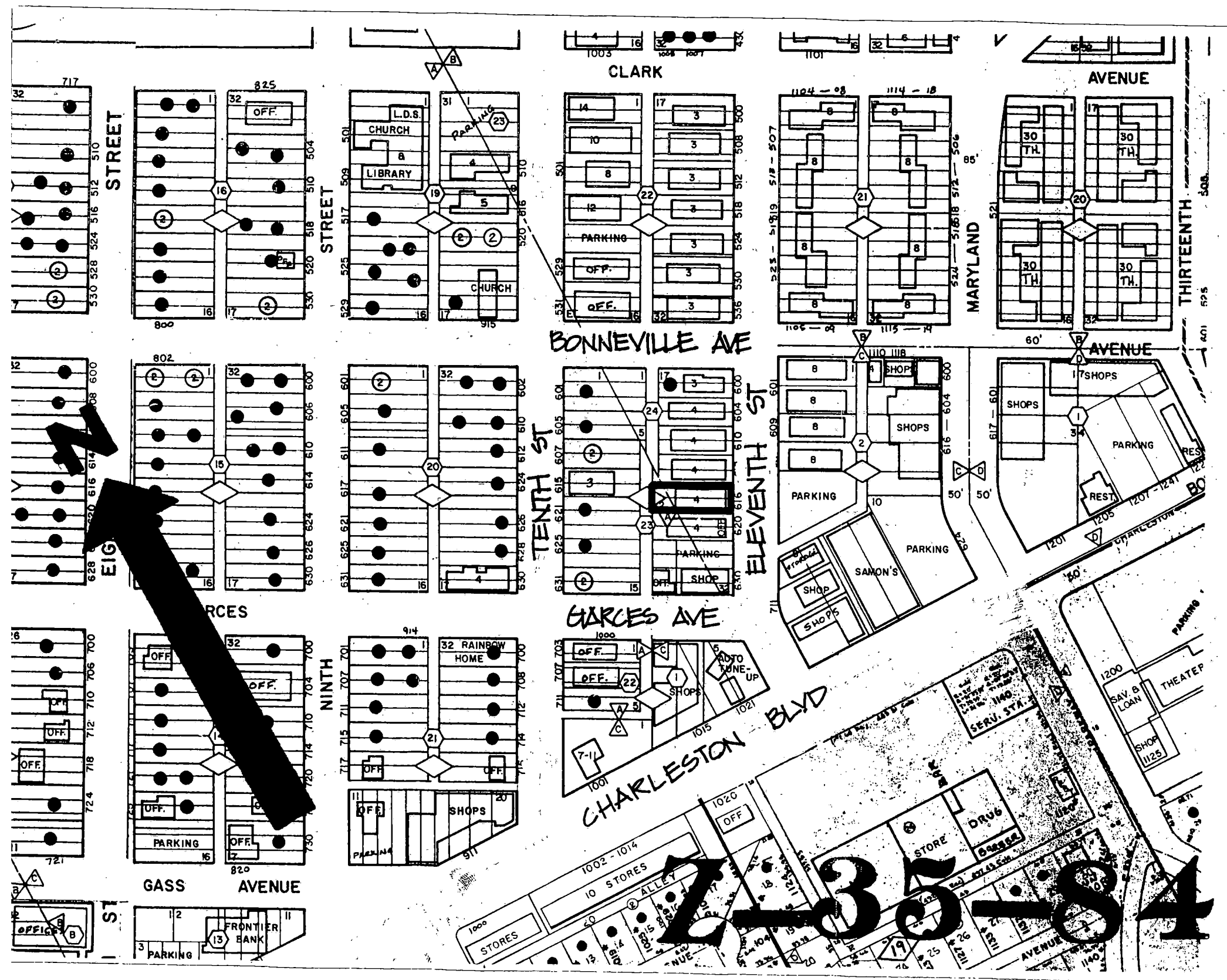
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE



NOTICE OF PUBLIC HEARING

JUNE 14, 1984

Notice is hereby given that on June 14, 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-36-84 LAS VEGAS ROTARY CLUB FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE WEST
SIDE OF VALLEY VIEW BOULEVARD, 300' NORTH
OF CHARLESTON BOULEVARD.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
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
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE

IN PARK
N
RECREATIONAL

SOFTBALL
FIELD

HYDE PARK JR.
HIGH SCHOOL

PARKING

HINSON ST

SHOPS

EASEMENT

VALLEY VIEW BLVD

PARKING

VAC.

PKG.

ROTARY
PARK

FIRE
STA.

HINSON ST

VAC.

SHOPS

SHOPS

3980 - 3920

3900

LAS VEGAS VALLEY
WATER DISTRICT

WATER
TANK

OFFICES

PARKING

3700

CHARLESTON BLVD

4125

4113

4101

AND
BERRY

BARBER

VAC.

STREET

4077

AUTO

SHOP

4065

SHOPS

4037 - 3999

SHOPS

3965 - 3997

3901

VAC.

3950

STORAGE

3889

B
A
R

7-36-84

3701

3615

3607

3601

3701

3701

3701

3701

3701

3701

3701

3701

3701

3701

3701

3701

NOTICE OF PUBLIC HEARING

JUNE 14, 1984

Notice is hereby given that on June 14, 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-37-84

THOMAS T. BEAM FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE NORTH
SIDE OF WESTCLIFF DRIVE BETWEEN TENAYA
WAY AND RAINBOW BOULEVARD.

FROM: N-U (NON-URBAN)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27,
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

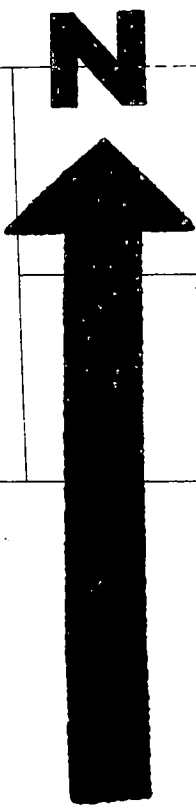


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE

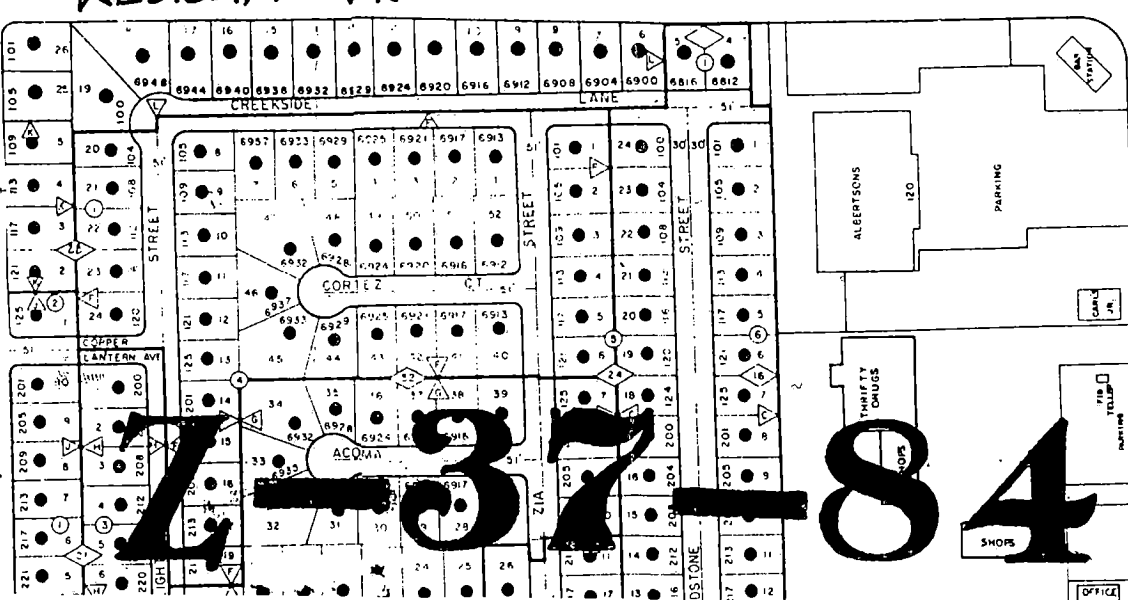
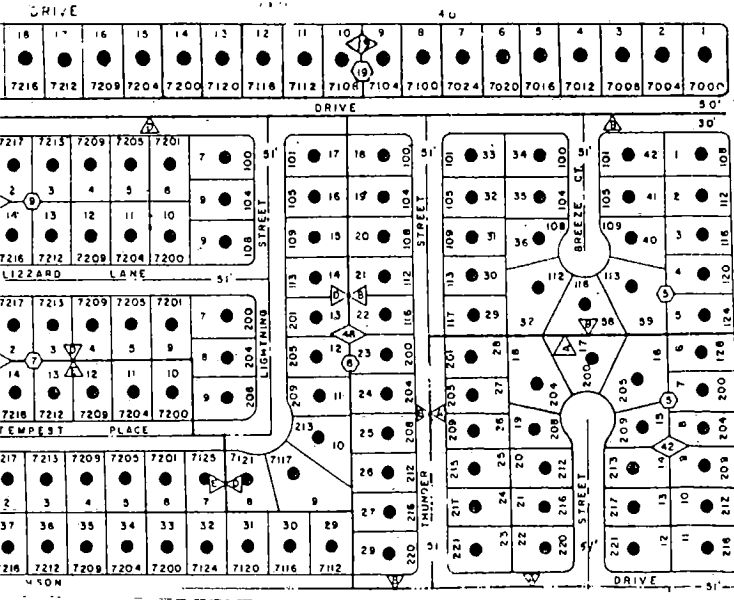


WESTCLIFF DR

RAINBOW BLVD

7-32-84

ANTELOPE WAY



ALBERTSONS
PARKING
THRIFTY DRUGS
SHOPS
OFFICE
FIRE
TELEPHONE

NOTICE OF PUBLIC HEARING

JUNE 14, 1984

Notice is hereby given that on June 14, 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-38-84

STAN KROLAK ON BEHALF OF PROVIDENCE COLLEGE
FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHWEST CORNER OF EL PARQUE
AVENUE AND HAWK STREET.

FROM: N-U (NON-URBAN)

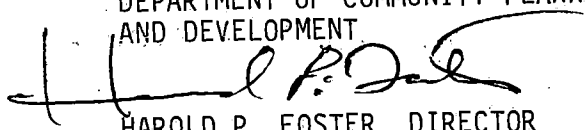
TO: R-4 (APARTMENT RESIDENCE)

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS GOVERNMENT LOT 79, SECTION 1, TOWNSHIP 21
SOUTH, RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

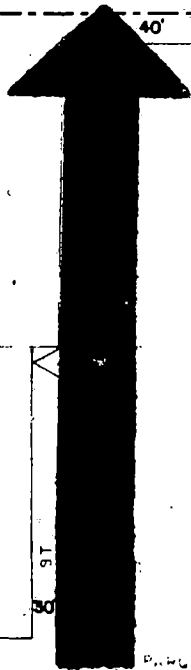

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE

N



O KEY BLVD.

STREET

43
VAC.

41
VAC.

39
VAC.

VAC.

BAR

VAC.
44

VAC.
40

VAC.
38

EL PARQUE AVE

VAC.
77

VAC.
79

VAC.

TOYOTA
WEST

83

STORAGE
FOR
NEVADA
BELL

STORAGE
FOR
TOYOTA
WEST

SHOPS

REST.

FRONTIER
PLAZA

84

PARKING

FRONTIER
SAVINGS

O'BANNON DR

5100



HAUK ST.

DECATUR BLVD.

1701

1717

1705

1624

7-38-84

NOTICE OF PUBLIC HEARING

JUNE 14, 1984

Notice is hereby given that on June 14, 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-39-84

DELL R. NIELSON AND PENNY NIELSON, ET AL FOR
RECLASSIFICATION OF PROPERTY GENERALLY LOCATED
ON THE NORTH SIDE OF CORY PLACE BETWEEN BARTONA
STREET ON THE WEST AND MOHAWK STREET ON THE EAST.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

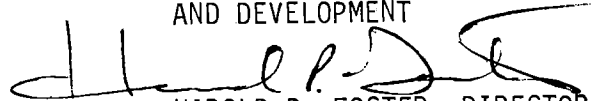
TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
GOVERNMENT LOT 24 IN THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 36,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

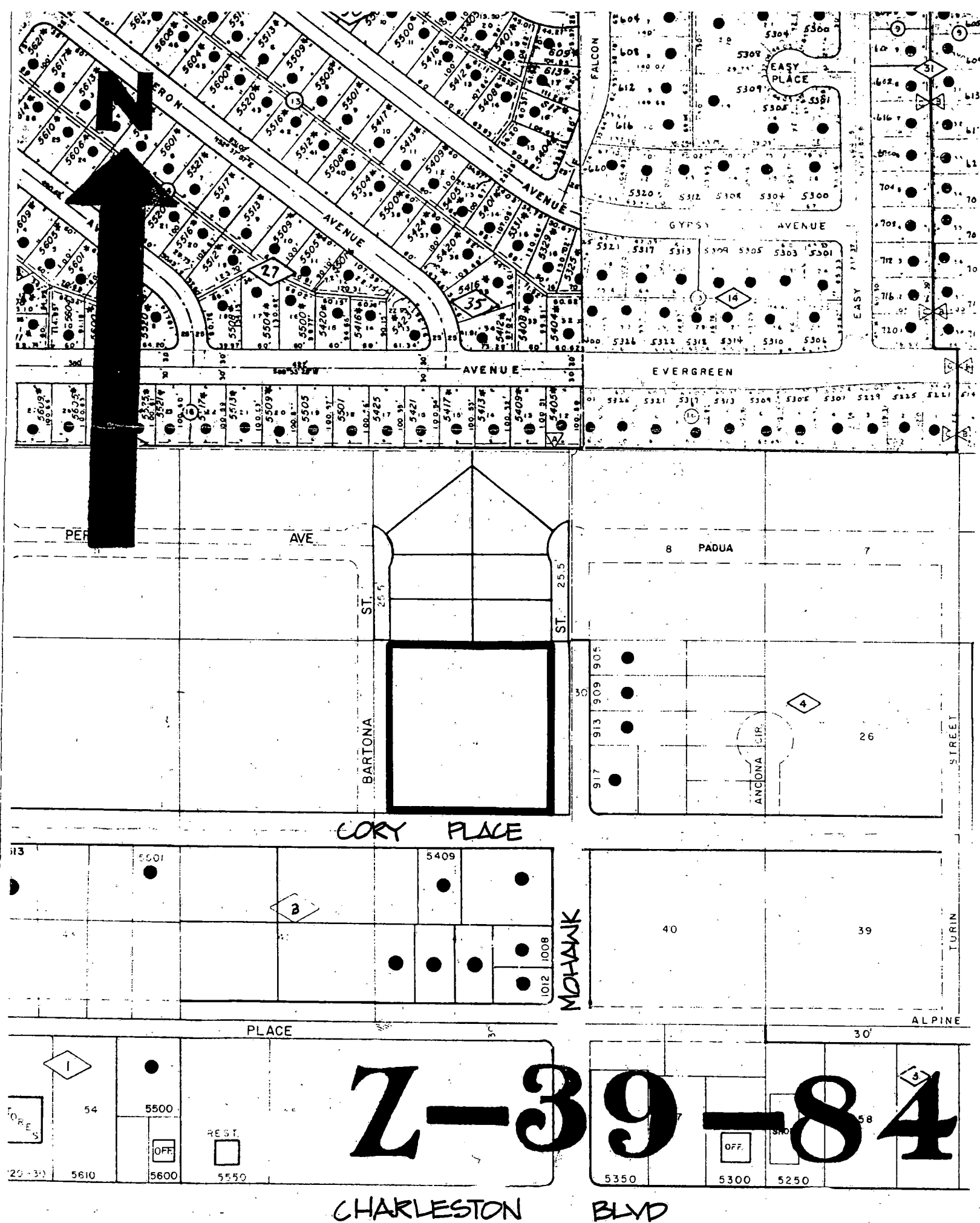


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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SEE LOCATION MAP ON REVERSE SIDE



NOTICE OF PUBLIC HEARING

JUNE 14, 1984

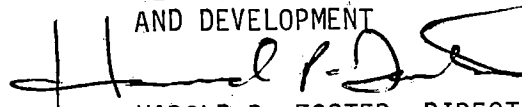
Notice is hereby given that on June 14, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-40-84 ARGIRIOS AND VASILIKI GIZAS FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST
CORNER OF PECOS ROAD AND JOHNSON AVENUE.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM HIGH DENSITY
RESIDENTIAL APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 31, TOWNSHIP
20 SOUTH, RANGE 62 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE

N



PECOS STREET

100'

PECOS

100'

PEARL ST
PECOS ST

CHARLESTON BLVD

JOHNSON AVE

VAC. VAC.

AM! PRINTING

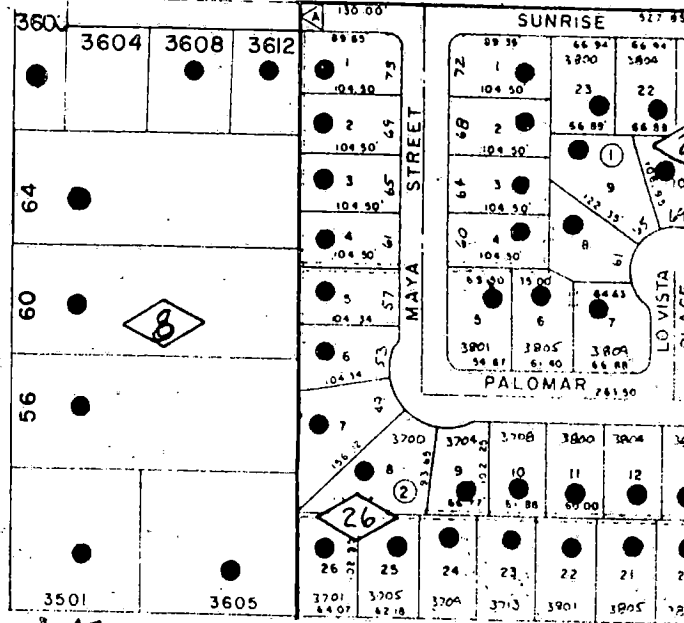
STORES

MOTEL

PARKING

CHURCH

Z-40-84



MINUTES

CITY PLANNING COMMISSION

JUNE 14, 1984

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

PRESENT: Chairman Mack
Mr. Johnston
Mr. Kennedy
Mr. Guthrie

EXCUSED: Mrs. Tracy
Mrs. Coleman
Mr. Bugbee

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. GUTHRIE made a Motion for APPROVAL of April 12, 1984 and April 24, 1984 City Planning Commission minutes with the following correction on the April 24, 1984 minutes: On Page 7 Item 3, Zoning Ordinance Amendment, the motion should read: "to be less than 300 feet from the building it serves." Motion for APPROVAL carried unanimously.

OLD 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 Owner/Subdivider: Teddy Enterprises & Assoc.
(COMMERCIAL No. of Acres: 3.82 No. of Lots: 1
SUBDIVISION)

(Abeyance from MR. NULL stated this item was held in abeyance from the last
5/22/84) meeting because neither the applicant nor his representative were present. Staff would recommend the following conditions:
APPROVED 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 division of land within this parcel shall first be approved by the Department of Community Planning and Development, and 4) Standard conditions 1 through 3. Staff would recommend approval.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Sahara West (Commercial Subdivision), subject to staff's conditions.

1. TENTATIVE MAP

(Continued)

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston, 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.

2. FINAL MAP

SAHARA WEST
(COMMERCIAL
SUBDIVISION)

(Abeyance from
5/22/84)

APPROVED

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 item was held in abeyance from the last meeting because neither the applicant nor his representative were present. 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.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Sahara West (Commercial Subdivision),

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP

METROPOLITAN'S
PARK MEADOWS
WEST II
REVISED

APPROVED

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

Owner: Sunkist Service Company
Subdivider: Metropolitan Development Corp.
No. of Acres: 16.0 No. of Lots: 70

MR. NULL stated there is a water line over 500 feet long in Maybrook Avenue and because it is not looped the requirements of Fire Services must be met. Staff would recommend the following: 1) Conformance to the conditions of approval for Z-16-83, 2) Provide a hydrology study as required by the Department of Engineering Services, 3) The water line in Maybrook Avenue is to provide water volume and pressure for fire flow as required by the Department of Fire Services, 4) No vehicular access to Tenaya Way and Gowan Road from the abutting lots, 5) Wall statement, 6) Subject to an Administrative Variance for the lots in Block 2 less than the required width. With these conditions, and the normal conditions, staff would recommend approval. Also, a waiver is necessary for the length of the two cul-de-sacs which exceed 400 feet. Staff would recommend approval of the waiver.

G. C. WALLACE, consulting engineer, 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 Tentative Map for Metropolitan's Park Meadows West II, Revised, subject to staff's conditions.

1. TENTATIVE MAP

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on July 5, 1984.

2. TENTATIVE MAP

CONCORD VILLAGE

APPROVED

Property generally located on the east side of Decatur Boulevard, south of Lake Mead Boulevard, R-E Zone (under Resolution of Intent to R-CL).

Owner: Ann Greta Jones

Subdivider: R. A. Homes

No. of Acres: 19.9 No. of Lots: 183

MR. NULL stated the areas to be vacated are: A portion of Coran Lane, a small portion of the most easterly north/south street, and a portion where Coran Lane intersects with Madeline. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-14-84, 2) Garage setback to be a minimum of 16 feet from the front property line, 3) Crash gate to be provided on the south end of the cul-de-sac on the easterly north/south street, with satisfactory ingress and egress to the south, as required by the Department of Fire Services, 4) No vehicular access to Decatur Boulevard from the abutting lot, 5) Wall statement, 6) No final map shall be recorded containing lot 1 abutting Coran Lane, lots 127 and 128 abutting the bottom of the cul-de-sac on the south end of the easterly north/south street, and lot 149 abutting the intersection of Coran Lane and Madeline Drive, until portions of those streets have been vacated. With these conditions, and the normal conditions, staff would recommend approval. Also, a waiver will be necessary from the requirement of a 30 foot minimum lot frontage on the cul-de-sac or knuckle portion of a street, but that it not be less than 20 feet.

GARY LAKE, R. A. HOMES, 3430 East Flamingo Road, appeared and represented the application. They are in concurrence with staff's recommendations.

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

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston, 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.

3. TENTATIVE MAP

CHELSEA PLACE

APPROVED

Property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Dell R. Nielson, Et Al

Subdivider: National Heritage Corp. of Nevada

No. of Acres: 10 No. of Lots: 58

MR. NULL stated this tentative map is located north of Cory Place, Mohawk Street to the east and farther south is West Charleston Boulevard. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-26-84, 2) Conformance to the Flood Hazard Reduction Ordinance, and 3) Wall statement. With these conditions, and the normal conditions, staff would recommend approval.

3. TENTATIVE MAP
(Continued)

KIRK ANDERSON, Alca Engineering, 2765 South Highland Avenue, appeared and represented the developer. They are in agreement with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Chelsea Place, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on July 5, 1984.

4. FINAL MAP
CHELSEA PLACE
APPROVED

Property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Dell R. Nielson, Et Al
Subdivider: National Heritage Corp. of Nevada
No. of Acres: 10 No. of Lots: 58

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.

KIRK ANDERSON, Alca Engineering, 2765 South Highland Avenue, appeared and represented the applicant.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Chelsea Place, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP
LINCOLN MANOR
UNIT 1
APPROVED

Property generally located on the south side of Owens Avenue, east of Sandhill Road, R-E Zone (under Resolution of Intent to R-PD9).

Owner/Subdivider: Mary B. Doffing
No. of Acres: 4.6 No. of Lots: 19

MR. NULL stated this is a long narrow subdivision. Unit 2 will be on the west side. Unit 1 is on the east side. 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.

No one was present to represent the application.

MR. JOHNSTON made a Motion for ABEYANCE of the Final Map for Lincoln Manor, Unit 1.

5. FINAL MAP

(Continued)

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

(This item was again heard after Item No. 11 under New Business.)

MR. NULL restated staff's report that this final map is in substantial conformity with the tentative map and staff's conditions.

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

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Lincoln Manor, Unit 1, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP

LINCOLN MANOR
UNIT 2

APPROVED

Property generally located on the south side of Owens Avenue, east of Sandhill Road, R-E Zone (under Resolution of Intent to R-PD9).

Owner/Subdivider: Richard A. Corbett
No. of Acres: 2.7 No. of Lots: 10

No one was present to represent the application.

MR. JOHNSTON made a Motion for ABEYANCE of the Final Map for Lincoln Manor, Unit 2.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

(This item was heard the second time following Item 5 above.)

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

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

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Lincoln Manor, Unit 2, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. FINAL MAP

LINCOLN MANOR
UNIT 3

APPROVED

Property generally located on the south side of Owens Avenue, east of Sandhill Road, R-E Zone (under Resolution of Intent to R-PD9).

Owner/Subdivider: Sun Belt Builders, Inc.
No. of Acres: 2.0 No. of Lots: 11

No one was present to represent the application.

MR. JOHNSTON made a Motion for ABEYANCE of the Final Map for Lincoln Manor, Unit 3.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

(This item was heard the second time following Item 6 above.)

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, 2) Conformance to the conditions of approval for the tentative map, 3) Unit 1 or 2 to be recorded prior to Unit 3, and 4) Redesign the private street turn-around as required by the Department of Engineering Services.

DAVID CAUSEY, 3175 South Eastern Avenue, appeared and represented the applicant. They are in agreement with staff's recommendations. They spoke with staff and will extend the hammerhead the opposite direction as well.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Lincoln Manor, Unit 3, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. FINAL MAP

LIBERTY VILLAGE
TRACT 1

APPROVED

Property generally located on the north side of Buckskin Avenue, east of Lorenzi Boulevard, N-U Zone (a portion under Resolution of Intent to R-D).

Owner: Carolyn Thresher, Et Al
Subdivider: Gerald Nicholas
No. of Acres: 9.0 No. of Lots: 18

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval. However, Fire Services is concerned that they will only have three streets with the north two streets dead ended without any provision for a turnaround. Therefore, staff would recommend the following conditions: 1) Conformance with the tentative map, 2) Conformance to the conditions of approval for the tentative map, 3) Post a bond for a 20-foot temporary paved access, along with any necessary easements, to connect the two east/west streets that are located north of Buckskin Avenue if development does not occur to the west in the future.

KARSTEN BRONKEN, Bronken Engineering, 1818 Industrial Road, appeared and represented the applicant. They are in conformance with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Liberty Village, Tract 1, subject to staff's recommendations.

8. FINAL MAP
(Continued)

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

Motion for APPROVAL carried unanimously.

9. VAC-12-84
APPROVED

Petition of Vacation submitted by PUBLIC STORAGE PROPERTY XI, LTD., to vacate Government Patent Reservations generally located on the east side of Brush Street between Alpine Place on the north and Charleston Boulevard on the south.

MR. NULL stated there would be 33 feet vacated on the east, and 3 feet each on the west and north. Staff would recommend approval, subject to: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, and 2) Standard conditions 1 through 3.

RAY WRIGHT, Public Storage, 6380 Burnham Avenue, Suite 32, appeared and represented the application. He approves of staff's recommendations.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced a date will be set for a public hearing on this item at the June 20, 1984 City Council meeting.

10. VAC-13-84
APPROVED

Petition of Vacation submitted by ROBERT R. BLACK to vacate Government Patent Reservations on property generally located south of Ducharme Avenue and east of Roland Wiley Road.

MR. NULL stated this application involves two government lots. Staff would recommend approval, subject to: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, and 2) Standard conditions 1 through 3.

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

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced a date will be set for a public hearing on this item at the June 20, 1984 City Council meeting.

11. Z-33-84
APPROVED

Application of NICK PANDELIS for reclassification of property located at 824 Shadow Lane, from R-E (Residence Estates) to P-R (Professional Offices and Parking).
Proposed Use: Patron and Employee Parking for Proposed Office Development

MR. FOSTER stated this application involves a lot on the west side of Shadow Lane that is being incorporated into a proposed four-story office complex on the adjacent site. The overall development extends west to Willow Street. The lot will be used for additional parking. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Install sidewalk on Shadow Lane as required by the Department of Engineering Services, and 3) Standard conditions 1 through 8. Staff does not have any protests on record.

NICK PANDELIS, 3909 South Maryland Parkway, appeared and represented the application. They concur with staff's recommendations.

No one appeared in protest.

MR. JOHNSTON made a Motion for APPROVAL of Z-33-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on July 5, 1984.

12. Z-35-84
APPROVED

Application of BIVINS CONSTRUCTION COMPANY, INC. for reclassification of property generally located on the west side of 11th Street between Bonneville Avenue and Garces Avenue, from R-3 (Limited Multiple Residence) to P-R (Professional Offices and Parking).
Proposed Use: Offices

MR. FOSTER stated there is developed R-3 to the north and south. To the south there is a four-plex on the property which is owned by the applicant. Farther south at the corner is C-2 zoning for a commercial operation. Directly across the street there is C-2 zoning to Charleston Boulevard. To the west the block is transitioning from R-1 to multi-family. The request is to convert the existing four-plex on the property to office use. There are five parking spaces off the alley, as well as five spaces off 11th Street that back directly into the street, which will have to be redesigned. Staff feels that because of the commercial zoning pattern in the area, it is logical for this portion of the block to transition to P-R use. Therefore, staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Install street lighting as required by the Department of Engineering Services, and 3) Standard conditions 1 through 8. Staff does not have any protests on record.

No one appeared for the applicant.

MR. KENNEDY made a Motion for ABEYANCE of Z-35-84.

Voting was as follows:

12. Z-35-84

(Continued)

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

Motion for ABEYANCE carried unanimously.

(This item was heard again after Item No. 17 under New Business.)

MR. FOSTER stated the zoning being requested on this application is compatible with the area. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Install street lighting as required by the Department of Engineering Services, and 3) Standard conditions 1 through 8. Staff does not have any protests on record.

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

No one appeared in opposition.

MR. KENNEDY made a Motion for APPROVAL of Z-35-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on July 5, 1984.

13. Z-36-84

APPROVED

Application of LAS VEGAS ROTARY CLUB for reclassification of property generally located on the west side of Valley View Boulevard, 300 feet north of Charleston Boulevard, from R-1 (Single-Family Residence) to C-1 (Limited Commercial).

Proposed Use: Offices

MR. FOSTER stated this site is between C-1 zoning to the north along the west side of Valley View, as well as C-1 to the south that fronts on Charleston Boulevard. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, and 2) Standard conditions 1 through 8. Staff does not have any protests on record.

VERNE CHRISTIANSEN, 714 Lacey Lane, appeared and represented the application. He has a long-term lease on this property. He is in agreement with staff's recommendations.

No one appeared in protest.

MR. JOHNSTON made a Motion for APPROVAL of Z-36-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on July 5, 1984.

14. Z-37-84

APPROVED

Application of THOMAS T. BEAM for reclassification of property generally located on the north side of Westcliff Drive between Tenaya Way and Rainbow Boulevard, from N-U (Non-Urban) to R-CL (Single-Family Compact Lot).

Proposed Use: Medium Low Density Detached Single-Family Residences

MR. FOSTER stated this involves a parcel of land that was annexed into the city recently. There is R-1 zoning on the south side of Westcliff. This is a 2½ acre site. There is a 5-acre minimum site requirement in the R-CL zone and a waiver is being requested. There is a freeway proposed along the east side of this property. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the site plan amended to provide a minimum 16-foot setback from the front property line for any proposed garages, 3) Approval of the building elevations by the Department of Community Planning and Development, 4) Dedication of 10 feet of right-of-way for Westcliff Drive as required by the Department of Engineering Services, 5) Install street improvements on Westcliff Drive as required by the Department of Engineering Services, and 6) Standard conditions 5 through 8. Also, staff would recommend a waiver of the 5-acre minimum site requirement. Staff does not have any protests on record.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the developer. This land was just purchased from the Bureau of Land Management. On the east side of the property there will be a ramp to go up to the proposed freeway and the Hughes site. This parcel is where the developer will build his model homes.

MR. GUTHRIE made a Motion for APPROVAL of Z-37-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on July 5, 1984

15. Z-38-84

APPROVED

Application of STAN KROLAK ON BEHALF OF PROVIDENCE COLLEGE for reclassification of property generally located on the southwest corner of El Parque Avenue and Hawk Street, from N-U (Non-Urban) to R-4 (Apartment Residence).

Proposed Use: High Density Residential (Apartments)

MR. FOSTER stated there is existing R-4 zoning to the south that was zoned in the County and then annexed into the City on that basis. There is a commercial zoning pattern evolving to the east that fronts on Decatur. The parcel immediately to the east is in the process of being annexed into the city. The parcel to the north is zoned and developed on an R-3 basis. The parcel to the west is R-PD21. This will be a sixty-unit development. This project has one driveway off Hawk Street and staff feels there should be another access and the zoning should not go any higher than R-3. Staff would recommend approval, subject to: 1) Application being amended to R-3, 2) Resolution of Intent with a twelve-month time limit, 3)

15. Z-38-84

(Continued)

Conformance to the plot plan amended to reduce the number of units to the R-3 density, 4) Reduce the wall height in the required front yard to 4 feet with the top 2 feet 50% open, 5) Dedicate 30 feet of right-of-way for El Parque Avenue and Hawk Street and the radius corner at El Parque and Hawk as required by the Department of Engineering Services, 6) Install street improvements on El Parque and Hawk as required by the Department of Engineering Services, and 7) Standard conditions 2 through 8. Staff does not have any protests on record.

STAN KROLAK, 2915 West Charleston Boulevard, appeared and represented the owners of the property, Providence College, who will be selling this property. They would prefer R-4 zoning.

PATRICE HAYES, 1324 South Eastern Avenue, appeared and represented the buyer of this property. They feel this will conform to the General Plan and the neighborhood to develop this as sixty units. They plan to build one and two bedroom apartments only.

No one appeared in protest.

MR. JOHNSTON made a Motion for APPROVAL of Z-38-84, subject to staff's conditions but R-4 zoning as submitted.

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston
"NOES" Mr. Kennedy, Mr. Guthrie

Motion for APPROVAL failed by a 2/2 tie vote.

MR. GUTHRIE made a Motion for APPROVAL of Z-38-84, subject to all of staff's conditions, including R-3 zoning.

Voting was as follows:

"AYES" Mr. Johnston, Mr. Kennedy, Mr. Guthrie
"NOES" Chairman Mack

Motion for APPROVAL carried by a 3/1 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on July 5, 1984.

16. Z-39-84

APPROVED

Application of DELL R. NIELSON AND PENNY NIELSON, ET AL, for reclassification of property generally located on the north side of Cory Place between Bartona Street on the west and Mohawk Street on the east, from R-1 (Single-Family Residence) to R-CL (Single-Family Compact Lot).

Proposed Use: Medium Low Density Detached
Single-Family Residences

MR. FOSTER stated this involves a 2½-acre site immediately east of the 10-acre site that was approved for R-CL. They are requesting R-CL on the entire parcel. There is developed R-1 to the north, scattered R-1 to the east and south. Staff feels the easterly side of the parcel should be R-1 size lots to be compatible with the R-1 development to the east. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Recording of a subdivision map, 3) Application amended to west consisting of 165.5 feet of the north 200 feet for R-CL and the remainder R-1, and 4) Standard conditions 1, 5, 6, 7 and 8. Staff has one protest on record.

16. Z-39-84

(Continued)

CHARLES BRECHLER, 3343 Losee Road, appeared and represented the owner of the property. The lots to the east are narrower than a normal R-1 lot. However, they contain 7,000 square feet. They meet the setback requirements in the R-1 zone. The lots lack the front width requirement for R-1 zoning and they are requesting this to be approved for twelve lots.

NITA BURROWS, 917 Mohawk, appeared in protest. She questioned the size of the homes.

MR. FOSTER said the homes would range from approximately 1,200 to 1,400 square feet. There is a two-car garage on the R-CL and a one-car garage for the R-1.

NITA BURROWS said the homes on Mohawk are on over-sized lots. They want the homes to remain R-1 zoning.

W. H. PAINTER, 2112 DeOsma, appeared in protest.

CHARLES BRECHLER appeared in rebuttal stating they would like the R-CL facing Mohawk.

MR. KENNEDY made a Motion for APPROVAL of Z-39-84, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Mack, Mr. Kennedy, Mr. Guthrie

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

17. Z-40-84

APPROVED

Application of ARGIRIOS AND VASILIKI GIZAS for reclassification of property generally located at the southeast corner of Pecos Road and Johnson Avenue, from R-1 (Single-Family Residence) to R-3 (Limited Multiple Residence).

Proposed Use: Medium High Density
Residential (Apartments)

MR. FOSTER stated this involves a site that is in an area that is transitioning to R-3. They are requesting R-3 zoning for the construction of 4 four-plexes. There is R-1 to the north, commercial zoning to the west and south, and developed apartments in an R-3 zone to the east. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to provide a full mansard and provision of a 20-foot rear yard setback unless a setback variance is approved, 3) Dedicate a 15-foot property line radius at Pecos Road and Johnson Avenue as required by the Department of Engineering Services, 4) Install street improvements on Pecos Road and Johnson Avenue as required by the Department of Engineering Services, and 5) Standard conditions 2 through 8. Staff does not have any protests on record.

ROBERT SCHOFIELD, 710 South 9th Street, appeared and represented the owners of the property. He will be purchasing the property from Mr. and Mrs. Gizas. He is in agreement with staff's conditions.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-40-84, subject to staff's conditions.

17. Z-40-84

Voting was as follows:

(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item will be heard by the City Council on July 5, 1984.

18. Z-43-83

PLOT PLAN
REVIEW

Request of BILLY SLOAT for a Plot Plan Review on property generally located on the south side of Vegas Drive, 105 feet east of Cherokee Lane, R-1 Zone (under Resolution of Intent to R-PD8).

APPROVED

MR. FOSTER stated this plot plan review is for changing the building elevations. The location of the buildings is the same as approved on the original application. Staff would recommend approval, subject to: 1) Condition 2 of the resolution amended as follows: "Conformance to the plot plan and elevations amended to enhance the aesthetic design of the buildings along Vegas Drive as required by the Department of Community Planning and Development."

No one appeared to represent the application.

MR. KENNEDY made a Motion for ABEYANCE of Z-43-83, Plot Plan Review.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

(This item was heard again following Item No. 19 under New Business and the five minute recess.)

MR. FOSTER stated enhancing the aesthetic appearance of the buildings on the Vegas Drive side has been worked out between staff and the applicant. Staff would recommend approval, subject to: 1) Condition 2 of the resolution amended as follows: "Conformance to the plot plan and elevations amended to enhance the aesthetic design of the buildings along Vegas Drive as required by the Department of Community Planning and Development."

BILLYSLOAT, 617 Mayfield, appeared and represented the application.

MR. KENNEDY made a Motion for APPROVAL of Z-43-83, Plot Plan Review, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on July 5, 1984.

19. Z-5-69

REVIEW OF
CONDITION

APPROVED

Request of LOUDERMILK INVESTMENTS for a Review of Condition to delete Condition 1 pertaining to the screening requirements for the office building on property generally located southwest of Westcliff Drive and Rainbow Boulevard, C-1 Zone.

MR. FOSTER stated this involves a request to eliminate the screening requirement along the westerly portion of the proposed office facility that is on the southwest portion of the shopping center. There are single-family homes that abut the shopping center to the west. The purpose of the screening was so the persons on the second story of the office building would not be able to look into the rear yards of the abutting homes. There is a grade difference between the office building and the R-1 properties. Staff would recommend approval of deleting the screening requirement.

MICHAEL LOUDERMILK, 3803 Monument Street, appeared and represented the application. He showed a rendering of a 6-foot person looking from the office building into the back yards of the abutting homes. The finished elevation of the office building is 4 feet lower than the finished elevation at the bottom of this block wall. The homes are 100 feet away from the office building. The homes are 15 feet from the existing block walls that separate each home, so persons can look into the back yards of the homes from the second story of the homes. He would like to eliminate the screening of the windows.

MR. JOHNSTON made a Motion for APPROVAL of Z-5-69, Review of Condition, to delete the screening requirement.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

(There was a five minute recess at this time.)

SUPPLEMENTAL AGENDA:

1. FINAL MAP

CAPISTRANO
VILLAGE
(CONDOMINIUM
SUBDIVISION)

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).

Owner/Subdivider: James M. Tighi

No. of Acres: 3.83 No. of Units: 78

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Approval of the tentative map, 2) Conformance with the tentative map, 3) Conformance to the conditions of approval for the tentative map, and 4) A directional sign be required at each primary entrance depicting the location and address or the building number of each structure within the development.

WALTER GRAHAM, 5820 LaJolla Way, Las Vegas, appeared and represented the applicant. They are in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Capistrano Village (Condominium Subdivision), subject to staff's conditions.

Voting was as follows:

1. FINAL MAP
(Continued)

"AYES" Chairman Mack, Mr. Johnston, 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.

2. FINAL MAP
CIMARRON HEIGHTS
UNIT 3
APPROVED

Property generally located on the west side of Cimarron Road, north of Alta Drive, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: American Asphalt
No. of Acres: 3.2 No. of Lots: 32

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.

GARY LAKE, 899 Judy Place, Boulder City, appeared and represented the applicant. They are in concurrence with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Cimarron Heights, Unit 3, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. EXTENSION
OF TIME
CHARLESTON
HEIGHTS
TRACT #63
TENTATIVE MAP
APPROVED

Request of VTN ON BEHALF OF RICHARD H. PLASTER AND ERNEST A. BECKER, JR. for an Extension of Time on property generally located north of Alexander Road and west of the Oran K. Gragson Highway, N-U Zone (under Resolution of Intent to R-PD9).

MR. NULL stated this was heard by the City Council last July. Staff would recommend approval of a one-year extension.

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

MR. JOHNSTON made a Motion for APPROVAL of the Extension of Time for Charleston Heights Tract #63 Tentative Map, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

4. Z-24-81
EXTENSION
OF TIME
APPROVED

Request of RICHARD PLASTER AND ERNEST A. BECKER, JR.
for an Extension of Time on property generally located
on the northeast corner of Alexander Road and Tenaya
Way, N-U Zone (under Resolution of Intent to R-PD9,
R-PD18 and C-1.)

MR. FOSTER stated this is the third request for an
Extension of Time. Staff would recommend approval,
subject to: 1) Extension of Time expiring on July 6,
1985.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-24-81,
Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the
City Council on July 5, 1984.

5. A-13-84
APPROVED

CITY OF LAS VEGAS for annexation of property generally
located north of Charleston Boulevard and east of
Durango Drive, containing approximately 365 acres.

MR. NULL stated this and the following annexation are
part of the City's program to round out its boundaries.
This parcel has County R-E zoning and the City equivalent
would be N-U. Staff would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of A-13-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. A-14-84
APPROVED

Petition of Annexation submitted by THOMAS BEAM, ET AL to
annex property generally located north of Washington
Avenue and east of Durango Drive, containing approximately
805 acres.

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

MR. GUTHRIE made a Motion for APPROVAL of A-14-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. Z-80-83

PLOT PLAN
REVIEW

APPROVED

Request of MICHAEL ASHE for a Plot Plan Review on property generally located on the northwest corner of Eastern Avenue and St. Louis Avenue, P-R Zone.

MR. FOSTER stated this involves a change in the plot plan that was approved when the P-R zoning was approved on this site at the northwest corner of Eastern and St. Louis. There was a variance approved for an addition to the front portion of the property extending closer to St. Louis Avenue. Now they are proposing to remove the structure and construct a new building that is within 5-feet of the north property line. The parking would be off St. Louis Avenue. The property owner to the north indicated he would have a representative in attendance at this meeting to request this item be held in abeyance so he could work out a different plot plan in regard to the 5-foot setback. Staff does not have any objection to holding this item in abeyance.

MICHAEL ASHE, 1638 East Charleston Boulevard, appeared and represented the application. Basically, this will be the same type of building, but the parking and access to the building would be better if they had those at one location rather than all around the building. He spoke to the abutting property owner who was concerned that this proposed building would hide his professional office building.

MR. JOHNSTON made a Motion for APPROVAL of Z-80-83, Plot Plan Review.

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston, 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.

(Atty. John Foley appeared at the end of the meeting stating the abutting property owner objects to this application.)

8. Z-55-81

PLOT PLAN
REVIEW

APPROVED

Request of DONALD M. KIMBER for a Plot Plan Review of a proposed four-bedroom home on property located at 4233 Blackmon Circle. R-PD2 Zone.

MR. FOSTER stated this involves a change to the rear setback. Initially when the R-PD2 zoning was approved on this site, it showed a 30-foot front setback and a 50-foot rear setback. They are requesting a 40-foot rear setback. Because of the significant yard area to the north, staff feels there wouldn't be any problem with the 40-foot setback. Staff would recommend approval, subject to: 1) Conformance to the revised plot plan.

DONALD M. KIMBER, 8385 South Hauk Street, appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of Z-55-81, Plot Plan Review, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

9. Z-38-82

PLOT PLAN
REVIEW

APPROVED

Request of DR. JERRY GUMFORY for a Plot Plan Review on property generally located on the northeast corner of Cheyenne Avenue and Bronco, N-U Zone (under Resolution of Intent to P-R).

MR. FOSTER stated this request is a change in the elevations. The site plan is the same. Staff would recommend approval, subject to: 1) Conformance to the revised plot plan.

WILLIAM DOUGLAS ELY, 3599 Polaris Avenue, appeared and represented the applicant.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

10. Z-17-62

PLOT PLAN
REVIEW

APPROVED

Request of PONDEROSA CONSTRUCTION CO., INC. for a Plot Plan Review to construct a 70-unit apartment project on property generally located on the northeast corner of Garwood Avenue and Torrey Pines Drive, R-3 Zone.

MR. FOSTER stated there is R-1 zoning to the south. On the easterly portion of the R-3 site there is an apartment project just being completed. There is a small vacant parcel between the apartment project and this site. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Provide a cul-de-sac for Crestline Drive as required by the Department of Engineering Services, and 3) Install half-street improvements to conform to the City's standards and specifications on Garwood and Crestline.

JERRY HILLCREST, 1628 Vegas Valley, appeared and represented Ponderosa Construction Company. They are in agreement with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of Z-17-62, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston, 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.

11. Z-50-83

PLOT PLAN
REVIEW

APPRVED

Request of GREENE & SHROFF, ARCHITECTS, LTD., for a Plot Plan Review on property generally located on the east side of Edmond Street, between El Parque Avenue and O'Bannon Drive, R-E and N-U Zones (under Resolution of Intent to R-PD21).

MR. FOSTER stated this is a revised plot plan with changed elevations. There is enough square footage for a half unit on the overall site and the zoning ordinance allows the

11. Z-50-83

(Continued)

Planning Commission to approve another unit. Staff would recommend approval of the request, subject to: 1) Conformance to the amended plot plan and elevations, and 2) This action constitutes an administrative variance allowing 86 units on this site.

HIMANSH SHROFF, Green and Shroff, architect, 2770 South Maryland Parkway, appeared and represented the applicant.

MR. GUTHRIE made a Motion for APPROVAL of Z-50-83, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

12. Z-26-84

ALTERATION
OF CONDITIONS

APPROVED

Request of S.F.S. INVESTMENT COMPANY, ET AL to alter the conditions of approval for zoning application Z-26-84 on property generally located on the north side of Cory Place, between Upland Boulevard and Mohawk Street, as follows:

1. To delete the requirement for R-1 setbacks on the side yards for all R-CL lots (Condition #3).
2. To eliminate providing temporary paved access from this development to Upland Boulevard (Condition #4).
3. To eliminate the requirement that all houses be a minimum of 1,200 square feet in size (Condition #11).
4. Clarify that the required paving on Cory Place to Mohawk and then on Mohawk south to Charleston be of a temporary type and limited to paving only (Condition #12).

MR. FOSTER stated this application was approved by the City Council approximately two months ago. Staff would recommend approval of Item One because the lots are 50 feet wide and this will provide a little more flexibility. In the R-1 zone there is a total setback of 14 feet required and in the R-CL it is 10 feet. In regard to the second item, the property owner to the southwest who had constructed several homes through a parcel map development was going to install street paving. Later it was found that property owner was only required to sign an Assessment District Agreement to put in the paving by the City. There was concern by the property owners to the east about traffic that would be generated east of this development to Mohawk and then south to Charleston creating a dust factor. Based on that, the applicant indicated he would provide temporary paving 25 feet wide, east on Cory and south on Mohawk to Charleston as a condition of approval on the basis that he would not have to put paving in to the west. Normally, when there is no paved access to a development only one means of paved access is required. The developer has agreed to put in the temporary paving for the longer distance. Staff would recommend approval of Item 2. In regard to Item 3, staff feels 1,200 square feet should be required. On Item 4 the temporary paving should be 25 feet wide, 2 inch paving on type 2 base. Staff notified the surrounding property owners of these changes.

12. Z-26-84

(Continued)

DAN KEISERMAN, National Heritage Corporation, 720 South 4th Street, appeared and represented the application. They have one unit that will be 1,152 square feet. By increasing the lot size to 50 feet, the garages could be moved and the houses expanded in order to give a better street scene, which is the reason for removal of the R-1 setback requirement in R-CL lots.

W. H. PAINTER, 2112 DeOsma, appeared in protest. He objected to any small homes facing Cory Place.

NITA BURROWS, 917 Mohawk, appeared in protest. The surrounding property owners would be in agreement to having the R-CL homes at least 1,150 square feet and the larger homes on the outside of this parcel.

DAN KEISERMAN said they will be having their model homes on Cory Place and one of the homes will be an R-CL size.

MR. GUTHRIE made a Motion for APPROVAL on Item 1 to delete the R-1 setback on the side yard.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. GUTHRIE made a Motion for APPROVAL on Item 2 to eliminate temporary paving to Upland Boulevard.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. GUTHRIE made a Motion for APPROVAL on Item 3 that one house on Cory Place can be 1,150 square feet and 1,150 square feet be the minimum on the remaining R-CL lots.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. GUTHRIE made a Motion for APPROVAL on Item 4 as stated by staff.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE
AMENDMENT

APPROVED

Front and side setbacks in the R-MH District.

MR. FOSTER stated the R-MH district allows mobile homes to be placed on R-1 size lots. Those setbacks are different from the R-1. They require a 10 foot front, 10 foot side setback, where the R-1 has a 20 foot front and a total of 14 feet side yard setback. Staff is recommending the R-MH zone have the same front and side setbacks as the R-1 zone.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. PLANNING
COMMISSION
MEETING

APPROVED

Consider cancelling the June 26, 1984 meeting.

MR. FOSTER stated that earlier this year it was decided to allocate the second meetings in June, July and August to implementing the new General Plan. Since no other items are scheduled for the June 26 meeting, staff would recommend the second meeting in June be cancelled because the General Plan will not be completed until the latter part of the summer.

MR. JOHNSTON made a Motion for APPROVAL of cancelling the City Planning Commission meeting of June 26, 1984.

Voting was as follows:

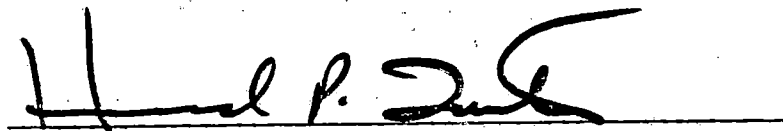
"AYES" Chairman Mack, Mr. Johnston, Mr. Kennedy, Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

NAME

ADDRESS

G E Wallace
 Kirk S Anderson
 E Bronken
 Charles E Johnson
 Rich Pandelis
 Dan F. Carsey PE
 Marc Koo
 C. P. BRECHLER
 Mark Bivins
 Billy Sloan
 Walt Graham
 Zach Hill
 D. Zander
 DOUG ELY

HIMANSHU SHROFF
 Phil Perognant SFS

1100 E. Sahara Ave.
 2765 S Highland
 1818 Industrial
 2300 Paseo del Prado
 3909 So Maryland
 Box 14846, LV
 2915 N. Chesham
 3343 LOSEE RD.
 620 So 11TH ST LV
 617 MAYFIELD ST L.V.
 5820 La Jolla Way L.V.
 899 Lodi B.C.
 8385 S HAWK.
 8599 POLARIS
 2770 SO. MARYLAND PKWY
 2967 No. Jones

NAME

COL. JOHN MAYS Ret.
Ken Clinton
Nita Burnous
Mike Ashe
Hank Kellerman
W.H. Bainton

9/0 SUN Newspaper (Mike)
714 Lucy Lane Las Vegas
917 Mohawk Las Vegas
1638 E. Charleston Las Vegas
120 So. 4th St. L.V.
2112 De Rosa L.V.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 14, 1984

TO:

FOSTER

FROM:

~~NULL~~

SUBJECT:

CITY PLANNING COMMISSION MEETING
JUNE 14, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
~~LINDA OWENS~~
CINDY EADE

OLD BUSINESS:

1. Tentative Map - Sahara West (Commercial Subdivision)

This item and the final map were held in abeyance because the applicant or his representative were not present.

- 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.

NEW BUSINESS:

1. Tentative Map - Metropolitan's Park Meadows West II (Revised)

- ✓ Conformance to the conditions of approval for Z-16-83.
- Provide a hydrology study as required by the Department of Engineering Services.
- The water line in Maybrook Avenue is to provide water volume and pressure for fire flow as required by the Department of Fire Services.
- No vehicular access to Tenaya Way and Gowan Road from the abutting lots.
- Wall statement.
- Subject to an administrative variance for the lots in Block 2 not meeting width requirements.
- A waiver be permitted for the length of the cul-de-sac streets Deep River and Caprock Circle.
- Standard conditions 1-3

2. Tentative Map - Concord Village

- Conformance to the conditions of approval for Z-14-84.
- Garage setback to be a minimum 16'.
- A crash gate be provided on the south end of the cul-de-sac on the easterly north-south street, with satisfactory ingress and egress to the south, as required by the Department of Fire Services.
- No vehicular access to Decatur Boulevard from the abutting lot.
- Wall statement.
- No final map shall be recorded containing Lot 1, abutting Coran Lane; lots 127 and 128 abutting the cul-de-sac on the south end of the easterly north-south street; and Lot 149 abutting the intersection of Coran Lane and Madeline Drive, until portions of those streets have been vacated.
- A waiver be permitted from the requirement of a minimum 30' lot frontage on a cul-de-sac or knuckle but that it not be less than 20'.
- Standard conditions 1-3

3. Tentative Map - Chelsea Place

- Conformance to the conditions of approval for Z-26-84.
- Conformance to the Flood Hazard Reduction Ordinance.
- Wall statement.
- Standard conditions 1-3

4. Final Map - Chelsea Place

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

5. Final Map - Lincoln Manor Unit 1

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

6. Final Map - Lincoln Manor Unit 2

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

7. Final Map - Lincoln Manor Unit 3

- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.
- Unit 1 or 2 to be recorded prior to Unit 3.
- Redesign the private street turn-around as required by the Department of Engineering Services.

8. Final Map - Liberty Village Tract 1

- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.
- Post a bond for a 20' temporary paved access way, along with any necessary easements, to connect the two east-west streets north of Buckskin Avenue.

Page 3

9. VAC-12-84

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

Staff recommends approval.

10. VAC-13-84

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

Staff recommends approval

SUPPLEMENTAL:

1. Final Map - Capistrano Village (Condominium Subdivision)

- Approval of the tentative map.
- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.
- A directional sign shall be required, at each primary entrance, depicting the location and address or the building number of each structure within the development.

2. Final Map - Cimarron Heights Unit #3

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

3. Extension of Time - Charleston Heights Tract #63 - Tentative Map

Approval July 6, 1983 by the City Council. Staff recommends approval of a one year extension.

5. A-13-84

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

6. A-14-84

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

HAN:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 14, 1984

TO:

FOSTER

FROM:

CLEMMER

SUBJECT:

AGENDA ITEM CONDITIONS
JUNE 14, 1984
PLANNING COMMISSION MEETING

COPIES TO:

VAL STEED
WINDA OWENS
CINDY EADE
RICK WILLIAMS

NEW BUSINESS:

11. Z-33-84

This proposal is to add a lot immediately south of the approved four-story office building approved for Nick Pandelis. There have been several rezonings and a variance in the creation of this site. This lot will add 10 additional parking spaces. It appears that he might be modifying the site plan slightly due to this increase in area but that is not a part of this request and would have to be handled as a separate plot plan review. This 50'x 142' addition to the southeast corner of the site is in keeping with the special activity center plan for the area and established zoning pattern.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.
2. Install sidewalk on Shadow Lane as required by the Department of Engineering Services.

Standard conditions 1-8

PROTESTS:
PUBLIC HEARING

CC: 7/5/84

12. Z-35-84

Mark Bivins followed our recommendation and requested P-R rather than C-1 for office use. The new community profile reflects service commercial limited to office. The zoning pattern in the area has office to the south, a parking lot to the east and a fourplex to the north. This is in keeping with the area and the proposed general plan.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.
2. Install street lighting as required by the Dept. of Engineering services.

Standard conditions 1-8
PROTESTS:

CC: 7/5/84

13, Z-36-84

This proposal is for offices only but we have a C-1 pattern to the north and south so it is appropriate. Attractive elevations. Parking required.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.

Standard conditions 1-8

PROTESTS:
PUBLIC HEARING

CC: 7/5/84

14. Z-37-84

This proposal model area for a larger R-CL development north and west is in an area shown as medium density in the proposed community profile. The site plan reflects 20' setbacks but a note indicates 16 is possible, but 18' should be required. There are no elevations. The site is less than 5 acres so requires a waiver by the City Council.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.
2. Conformance to the site plan amended to provide a minimum 16' setback from the front property line to any proposed garages.
3. Approval of the building elevations by the Dept. of Community Planning and Development.
4. Dedicate 10' of right-of-way for Westcliff Drive as required by the Department of Engineering Services.
5. Install street improvements on Westcliff Drive as required by the Department of Engineering Services.

Standard conditions 5-8

PROTESTS:
PUBLIC HEARING

CC: 7/5/84

15. Z-38-84

This proposal is north of a 60 unit project that was annexed from the County as R-4, to the north Tiberti was granted R-3 and sought a variance for a higher density than R-3 which was denied. R-3 allowed 49 units on the Tiberti site, An R-3 density will occur to the west of this site on a 5 acre parcel. There are 4 two story apartment buildings containing 16 two bedroom units and 54 one bedroom units. Parking is according to Code and the buildings are attractive.

Staff would recommend that two units on the southeast and two units on the southwest be eliminated for a total of 56 units which is a middle position between the 60 units to the south and the 49 units permitted to the north. There is an R-4 pattern which eliminates the spot zoning implications. In the Tiberti case we had prospective 10 units per acre north and west.

Staff recommends approval of R-3 subject to:

1. ROI with a 12 month time limit.
2. Conformance to the plot plan amended to reduce the number of units to an R-3 density.
3. Reduce the wall height in the required front yard to 4' with the top 2' 50% open.
4. Dedicate 30' of right-of-way for El Parque Avenue and Hawk Street and the radius corner at El Parque and Hawk as required by the Department of Engineering Services.
5. Install street improvements on El Parque and Hawk as required by the Department of Engineering Services.

Standard conditions 2-8

PROTESTS:
PUBLIC HEARING

CC: 7/5/84

16. Z-39-84 There is R-1 to the south, north and east and R-C1 was granted to the west. Interestingly, this design allows all lots to be 6,500-7,000 square feet which is the area requirement for R-1. The proposed buildings are aesthetically okay.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.
2. Recording of a subdivision map.
3. The application be amended to the west 165.5 of the north 200' with the balance remaining R-1.

Standard conditions 1, 5, 6, 7 & 8

PROTESTS:
PUBLIC HEARING

CC: 7/5/84

17. Z-40-84 There is commercial to the south and R-3 to the east. This is in keeping with the zoning pattern in the area. The buildings are two story - two bedroom fourplexes. They are set too close to the rear property line. A waiver was granted to the east for the rear setback. The 1/4 mansard does not screen the roof mechanics effectively.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.
2. Conformance to the plot plan and elevations amended to provide a full mansard and provision of a 20' rear yard setback unless a setback variance is approved.
3. Dedicate a 15' property line radius at Pecos Road and Johnson Avenue as required by the Department of Engineering Services.
4. Install street improvements on Pecos Road and Johnson Avenue as required by the Department of Engineering Services.

Standard conditions 2-8

PROTESTS:
PUBLIC HEARING

CC: 7/5/84

18. Z-43-83 In this case he is going to a Tudor style building which is okay but he has the same bland elevations on Vegas Drive which he proposes to accept the existing conditions for dressing up but the mansard portion will not apply. He will provide window boxes and beam appliques to the wall. A public hearing should not be necessary.

Staff recommends approval subject to:

- Check type.*
1. Condition #2 of the resolution is hereby amended to "Conformance to the plot plan and elevations amended to provide window boxes and Tudor style beam appliques to the north side of the two north buildings and provide added landscaping along the Vegas Drive side of the property as required by the Department of Community Planning and Development."

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 7/5/84

19. Z-5-69 The 12/11/80 PC and the 1/12/81 CC actions provided that the view from the second stories on the south and west sides of the office buildings be obscured as required by the department. The veterinarians office installed a door with plain glass which staff required to be changed to bathroom window type glass prior to finalizing. We received a complaint relative to openings and advised those people of the condition. Staff feels that a hearing be conducted as we went from a one story plan to the two story office without rehearing but with the view obstruction provision. If oleanders are not fully grown they may want

to notify.

Staff recommends approval subject to:

1. Condition #1 of the 1/12/81 City Council action be deleted.

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 7/5/84

SUPPLEMENTAL:

4. Z-24-81 This is the third request for an extension of time. No reason cited.

Staff recommends approval subject to:

- ✓ 1. Extension of Time shall expire July 6, 1985.

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 7/5/84

7. Z-80-83 This involves the shifting of the building from the southeast corner where a variance was granted for proximity, i.e., closer than 20', to the north side of the property. I asked the applicant to obtain a waiver of notice statement from the adjacent property owners as it is a major change. I received a call from the property owner to the north so he is attempting that so if we get statements from those property owners we won't have to notify. Staff feels that the amended plan is acceptable but would want the adjacent property owners input. North and west property owners aware of June 14, 1984 meeting. R-1 approves.

Staff recommends approval subject to:

- ✓ 1. Conformance to the revised plot plan.

PROTESTS:
MODIFIED PUBLIC HEARING

CC: 6/20/84

8. Z-55-81 This is an R-PD2 development limited to R-1 accessory buildings and setbacks. They are proposing a 40' rear yard setback which is less than the 50' shown on the original plan. PC and CC have the right to authorize. Close call. Staff does not see any problem and would therefore recommend approval subject to:

- ✓ 1. Conformance to the plot plan.

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 7/5/84

9. Z-38-82 This is a major elevation change but the building is attractive. The plot plan basically is the same. The applicant is aware that the sign is improper. The property owners signed letters in the file agreeing to the changes.

Staff recommends approval subject to:

1. Conformance to the revised elevations.

PROTESTS: N/A
NOT A PUBLIC HEARING

PC FINAL

10. Z-17-62 A parcel map is pending on the creation of this site and it properly puts the easterly portion together with the apartment project to the east. The landscaped area is R-1 zoned. The 40' distance on the south is an access easement connecting the apartment area to Crestline and Torrey Pines Drive. The parcel will contain 4.96 acres but 4.6 area of R-3, 1 and 2 story buildings but the second floor will be part of first floor units. Ample parking and buildings are attractive. There are 70 units proposed which is 60% of allowed density.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.

2. Provide a cul-de-sac for Crestline Drive as required by the Department of Engineering Services.

3. *see test 2*
PROTESTS: N/A

NOT A PUBLIC HEARING

CC: 6/20/84

11. Z-50-83 This proposal contains 86 units and the site contains 4.62 acres net. 18.49999×4.62 acres is 85.47 units. Planning Commission can allow the last full unit by administrative variance. The buildings are two story, two bedroom units and are attractive. Parking is adequate.

Staff recommends approval subject to:

1. Conformance to the amended plot plan and elevations.

2. This action constitutes an administrative variance allowing 86 units on this site.

PROTESTS: N/A
NOT A PUBLIC HEARING

PC FINAL

12. Z-26-84 This proposal to modify conditions will require CC approval.

#1 - the amendment to 5' R-CL setbacks should present no problem.

#2 - the paved access to Charleston via Mohawk should be sufficient for this 58 unit tract.

#3 - the 1,200 square foot minimum house size requirement should be allowed to be reduced but only to the degree that it compares favorably with other developments within the area.

#4 - the paving of Cory from Barton Street to Mohawk Street and Charleston Boulevard be of a temporary type as approved by the Department of Engineering Services.

Staff recommends approval of Items 1, 2 and 4 and denial of item #3 (1,200 sq. ft. reduction) subject to:

1. Amend Condition #3 of the resolution to read, "Front and rear R-1 setbacks shall apply to all R-CL lots".

2. Condition #4 of the resolution is hereby expunged.

3. Condition #11 of the resolution is amended to read, "Houses to be a minimum of _____ square feet".

4. Condition #12 of the resolution is amended to read, "The paving of Cory Place from Barton Street to Mohawk Street to Charleston Boulevard be of a temporary type a minimum of 25' wide with 2' a/c on a 6" Type II Base.

PROTESTS:
PUBLIC HEARING

Pamela C. ...
CC: 6/20/84

RCC:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 18, 1984

TO: DEPARTMENT OF ENGINEERING SERVICES ADMINISTRATION DIVISION	FROM: <i>Howard A. Null</i> HOWARD A. NULL, CHIEF OF PLANNING DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: FINAL MAPS APPROVED BY THE PLANNING COMMISSION FOR THE CITY COUNCIL AGENDA	COPIES TO: CHUCK TURK BOB GENZER

The following final maps were approved by the City Planning Commission on June 14, 1984:

1. Final Map - Sahara West (Commercial Subdivision)

The tentative map for Sahara West (Commercial Subdivision) is scheduled for the June 20, 1984 City Council agenda. If that map is approved, then the final map may be placed on your portion of the City Council agenda upon meeting the requirements of the Department of Engineering Services.

2. Final Map - Chelsea Place

The tentative map for Chelsea Place is scheduled for the July 5, 1984 City Council agenda. If that map is approved, then the final map may be placed on your portion of the City Council agenda upon meeting the requirements of the Department of Engineering Services.

3. Final Map - Liberty Village Tract 1

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

4. Final Map - Cimarron Heights Unit #3

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

5. Final Map - Capistrano Village (Condominium Subdivision)

The tentative map for Capistrano Village (Condominium Subdivision) is scheduled for the June 20, 1984 City Council agenda. This final map is also scheduled for that meeting under the Department of Community Planning and Development's portion of the agenda.

6. Final Map - Lincoln Manor Unit 1

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

Department of Engineering Services
June 18, 1984
Page 2
RE: Final Maps

7. Final Map - Lincoln Manor Unit 2

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

8. Final Map - Lincoln Manor Unit 3

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

NOTE: The Final Maps for Lincoln Manor Unit 1, Unit 2 and Unit 3 are not to be placed on the City Council agenda until they provide a letter from the County Treasurer that indicates all delinquent taxes have been paid.

HAN:cme
Attachments

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 18, 1984

TO:

FILE

FROM:

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

SUBJECT:

A-13-84

COPIES TO:

The petition of annexation by the CITY OF LAS VEGAS for annexation of property generally located north of Charleston Boulevard and east of Durango Drive, containing approximately 365 acres, was considered by the City Planning Commission on June 14, 1984.

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

This annexation will be forwarded to the City Council to set a date for the public hearing.

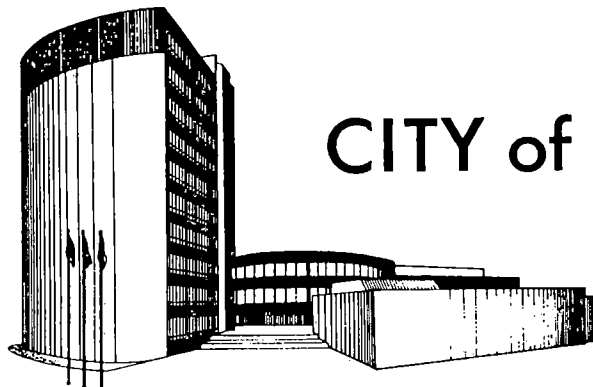
HAN:cme

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

June 15, 1984

Dell R. Nielson, Et Al
800 Lacy Lane
Las Vegas, Nevada 89107

RE: Tentative Map - Chelsea Place

Dear Mr. Nielson:

The Tentative Map for Chelsea Place on property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone (a portion under Resolution of Intent to R-CL), was considered by the City Planning Commission on June 14, 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. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.
4. Conformance to the conditions of approval for Z-26-84.
5. Conformance to the Flood Hazard Reduction Ordinance.
6. 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.



Dell R. Nielson, Et Al
June 15, 1984
Page 2
Re: Tentative Map - Chelsea Place

This item will be considered by the City Council on July 5, 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

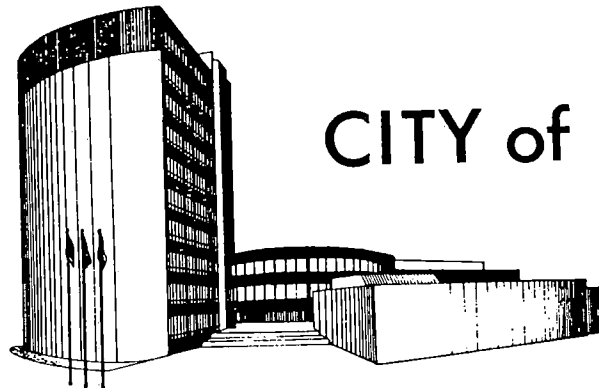
HPF:HAN:cme
cc: City Clerk
National Heritage Corp. of Nevada
720 S. 4th Street #304
Las Vegas NV 89101

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

June 15, 1984

Dell R. Nielson, Et Al
800 Lacy Lane
Las Vegas, Nevada 89107

RE: Final Map - Chelsea Place

Dear Mr. Nielson:

The Final Map for Chelsea Place on property generally located on the north side of Cory Place, east of Upland Boulevard, R-1 Zone (a portion under Resolution of Intent to R-CL), was considered by the City Planning Commission on June 14, 1984.

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

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

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

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

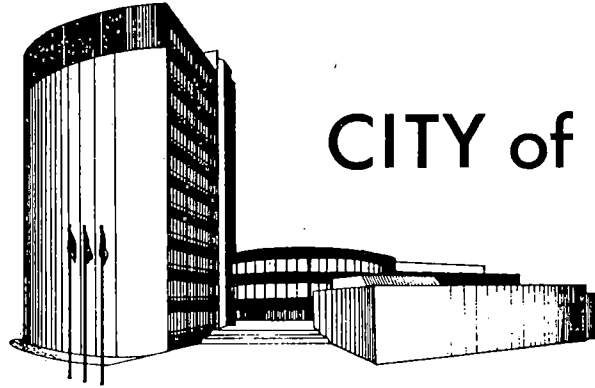


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 18, 1984

Mary B. Doffing
c/o Korth Construction
3538 Calvert Court
Las Vegas, Nevada 89121

RE: Final Map - Lincoln Manor Unit I

Dear Ms. Doffing:

The Final Map for Lincoln Manor Unit I on property generally located on the south side of Owens Avenue, east of Sandhill Road, R-E Zone (under Resolution of Intent to R-PD9), was considered by the City Planning Commission on June 14, 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,

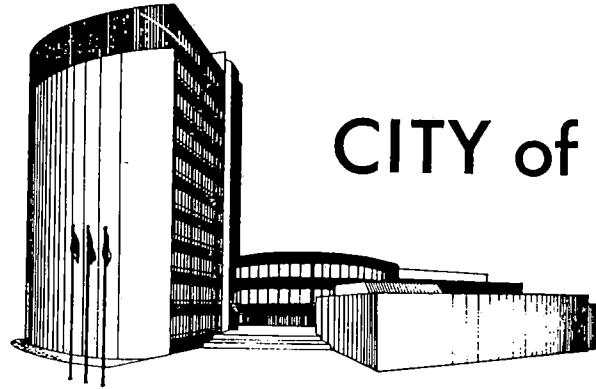
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
Dept. of Engineering Services



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



CITY of LAS VEGAS

June 18, 1984

Richard A. Corbett
c/o Korth Construction
3538 Calvert Court
Las Vegas, Nevada 89121

RE: Final Map - Lincoln Manor Unit 2

Dear Mr. Corbett:

The Final Map for Lincoln Manor Unit 2 on property generally located on the south side of Owens Avenue, east of Sandhill Road, R-E Zone (under Resolution of Intent to R-PD9), was considered by the City Planning Commission on June 14, 1984.

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

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

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

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

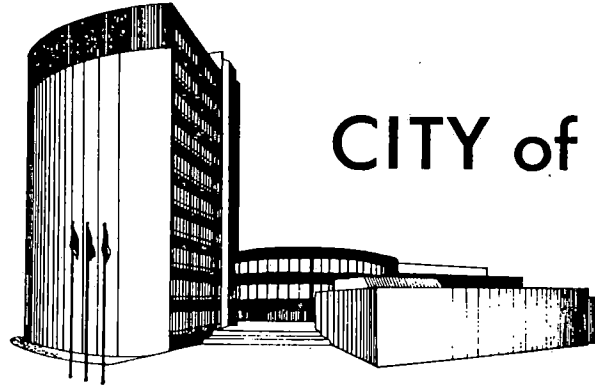


MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 18, 1984

Sun Belt Builders, Inc.
P.O. Box 14846
Las Vegas, Nevada 89114

RE: Final Map - Lincoln Manor Unit 3

Gentlemen:

The Final Map for Lincoln Manor Unit 3 on property generally located on the south side of Owens Avenue, east of Sandhill Road, R-E Zone (under Resolution of Intent to R-PD9), was considered by the City Planning Commission on June 14, 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.
3. Unit 1 or 2 to be recorded prior to Unit 3.
4. Redesign the private street turn-around as required by the Department of Engineering Services.

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

Sincerely,

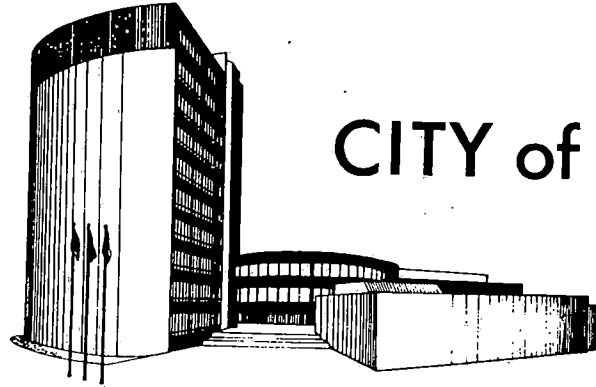
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

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



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



CITY of LAS VEGAS

June 18, 1984

Carolyn Thresher, Et Al
1818 Industrial Road
Las Vegas, Nevada 89102

RE: Final Map - Liberty Village Tract 1

Dear Ms. Thresher:

The Final Map for Liberty Village Tract 1 on property generally located on the north side of Buckskin Avenue, east of Lorenzi Boulevard, N-U Zone (a portion under Resolution of Intent to R-D), was considered by the City Planning Commission on June 14, 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.
3. Post a bond for a 20' temporary paved access way, along with providing any necessary easements for the accessway, to connect the two east-west streets north of Buckskin Avenue in case no further development occurs to the west.

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
Gerald Nicholas

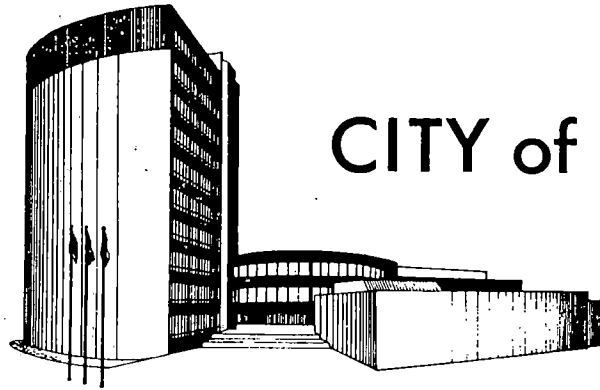


MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 18, 1984

Thomas Beam, Et Al
1267 Strong Drive
Las Vegas, Nevada 89102

RE: A-14-84

Dear Mr. Beam:

Your petition to annex property generally located north of Washington Avenue and east of Durango Drive, containing approximately 805 acres, was considered by the City Planning Commission on June 14, 1984.

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

This annexation will be forwarded to the City Council to set a date for the public hearing. 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

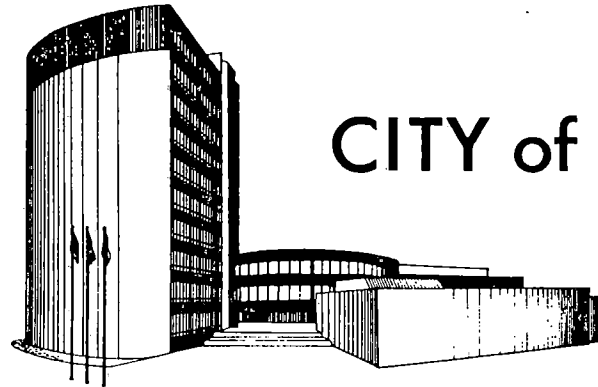


MAYOR BILL BRIARE

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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 18, 1984

Robert R. Black
537 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: VAC-13-84

Dear Mr. Black:

Your petition to vacate Government Patent Reservations on property generally located south of Ducharme Avenue and east of Roland Wiley Road, was considered by the City Planning Commission on June 14, 1984.

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.
4. 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.

At the June 20, 1984 City Council meeting, the Council will set the date for the public hearing on this item.

Sincerely,

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

Howard A. Null

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk

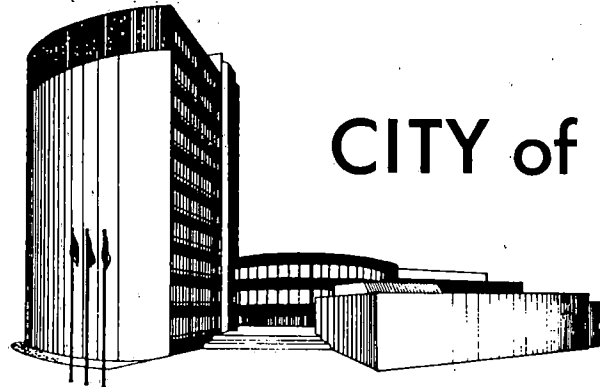


MAYOR BILL BRIARE

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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 18, 1984

Public Storage Property XI, LTD.
990 S. Fair Oaks Avenue
Pasadena, California 91109

RE: VAC-12-84

Gentlemen:

Your petition to vacate Government Patent Reservations generally located on the east side of Brush Street between Alpine Place on the north and Charleston Boulevard on the south, was considered by the City Planning Commission on June 14, 1984.

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.
4. 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.

At the June 20, 1984 City Council meeting, the Council will set date for the public hearing on this item.

Sincerely,

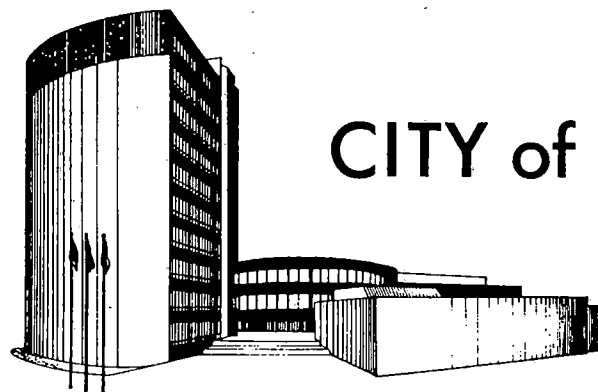
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk



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



CITY of LAS VEGAS

June 15, 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 June 14, 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-55-72.
3. Provide a hydrology study as required by the Department of Engineering Services.
4. Any proposed division of land within this parcel shall first be approved by the Department of Community Planning and Development.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.



Teddy Enterprises & Assoc.

June 15, 1984

Page 2

Re: Tentative Map - Sahara West (Commercial Subdivision)

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,

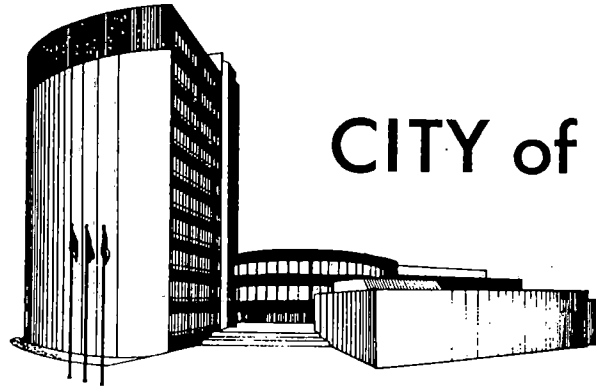
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk
Karsten T. Bronken
Bronken Engineering
1818 Industrial Road, Las Vegas NV 89102

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



CITY of LAS VEGAS

June 15, 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 June 14, 1984.

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

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

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

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: Department of Engineering Services
Karsten T. Bronken

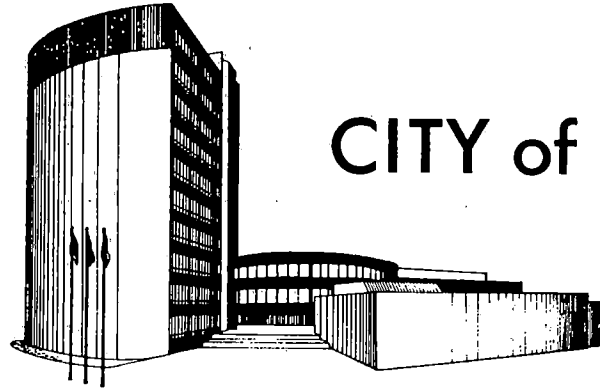


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 18, 1984

James M. Tighi
c/o Kenneth J. Brown Assoc.
3355 W. Spring Mountain Road
#242
Las Vegas, Nevada 89102

RE: Final Map - Capistrano Village

Dear Mr. Tighi:

The Final Map for Capistrano Village (Condominium Subdivision) 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), was considered by the City Planning Commission on June 14, 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.
4. A directional sign shall be required, at each primary entrance on Charleston Boulevard, depicting the location and address or the building number of each structure within the development.

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



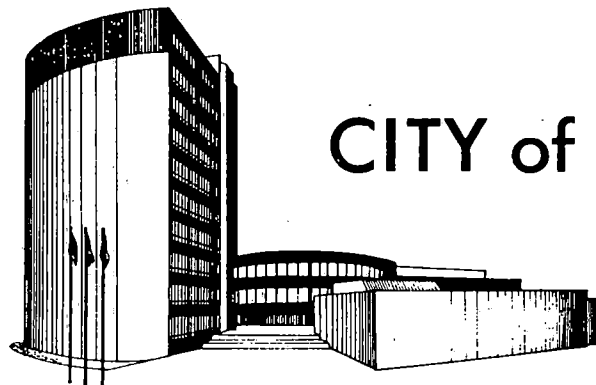
HPF:HAN:cme
cc: City Council

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

June 18, 1984

Plaster Development Co.
801 S. Rancho Drive
Las Vegas, Nevada 89106

RE: Extension of Time - Charleston Heights #63 - Tentative Map

Gentlemen:

Your request for an Extension of Time on property generally located on the northeast corner of Alexander Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-PD9), was considered by the City Planning Commission on June 14, 1984.

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

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

This action by the Planning Commission is final.

Sincerely,

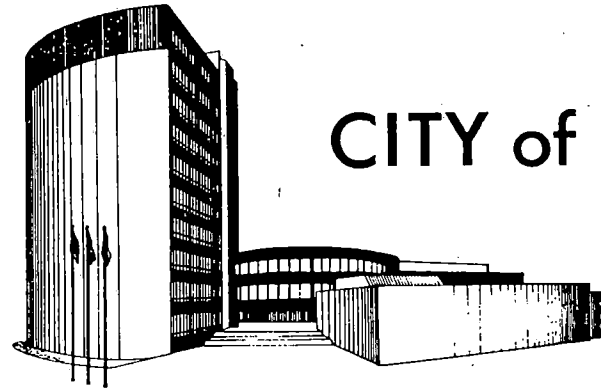
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

June 18, 1984

Nick Pandelis
3909 S. Maryland Parkway
Las Vegas, Nevada 89109

RE: Z-33-84

Dear Mr. Pandelis:

Your request for reclassification of property located at 824 Shadow Lane, from R-E to P-R, was considered by the City Planning Commission on June 14, 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 sidewalk on Shadow Lane 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.



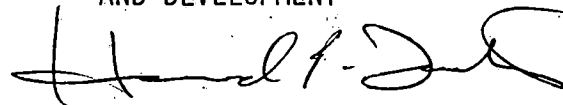
Nick Pandelis
June 18, 1984
Page 2
RE: Z-33-84

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 July 5, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



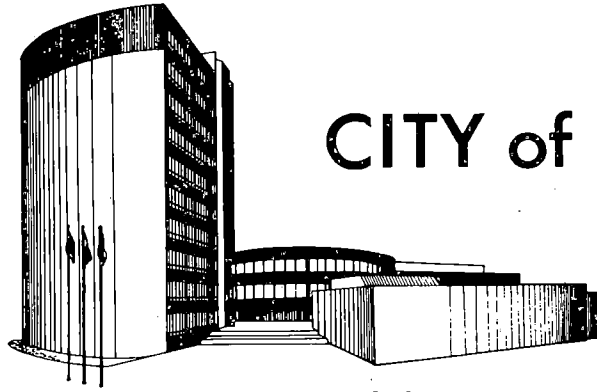
HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 18, 1984

Bivins Construction Co., Inc.
620 S. 11th Street
Las Vegas, Nevada 89121

RE: Z-35-84

Gentlemen:

Your request for reclassification of property generally located on the west side of 11th Street between Bonneville Avenue and Garces Avenue, from R-3 to P-R, was considered by the City Planning Commission on June 14, 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 lighting as required by the Department of Engineering Services.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.



Bivins Construction Co., Inc.

June 18, 1984

Page 2

RE: Z-35-84

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 July 5, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

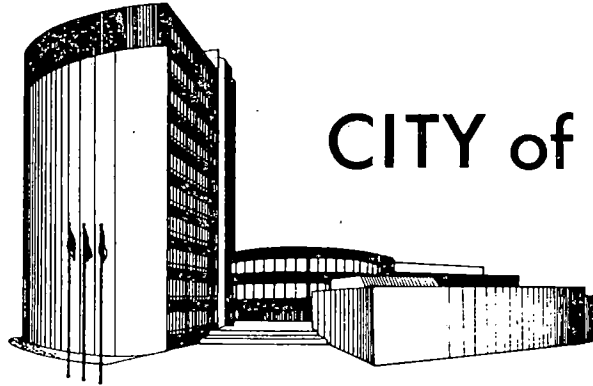


HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: City Clerk

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



CITY of LAS VEGAS

June 18, 1984

Las Vegas Rotary Club
c/o 252 Convention Center Drive
Las Vegas, Nevada 89109

RE: Z-36-84

Gentlemen:

Your request for reclassification of property generally located on the west side of Valley View Boulevard, 300' north of Charleston Boulevard, from R-1 to C-1, was considered by the City Planning Commission on June 14, 1984.

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

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



Las Vegas Rotary Club
June 18, 1984
Page 2
RE: Z-36-84

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

This item will be considered by the City Council on July 5, 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,

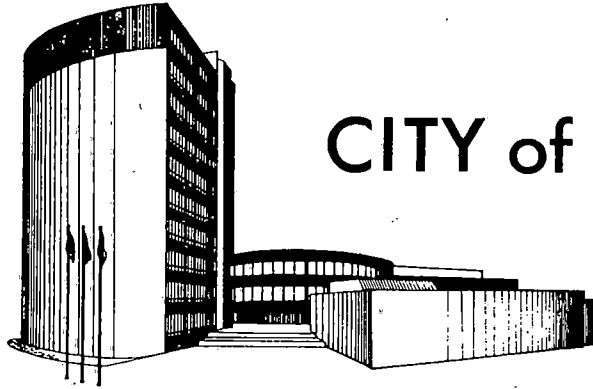
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk
Verne Christensen
714 Lacy Lane, Las Vegas NV 89107

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



CITY of LAS VEGAS

June 18, 1984

Thomas T. Beam
1267 Strong Drive
Las Vegas, Nevada 89102

RE: Z-37-84

Dear Mr. Beam:

Your request for reclassification of property generally located on the north side of Westcliff Drive between Tenaya Way and Rainbow Boulevard, from N-U to R-CL, was considered by the City Planning Commission on June 14, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the site plan amended to provide a minimum 16' setback from the front property line to any proposed garages.
3. The five acre minimum site requirement is waived.
4. Dedicate 10' of right-of-way for Westcliff Drive as required by the Department of Engineering Services.
5. Install street improvements on Westcliff Drive as required by the Department of Engineering Services.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.



Thomas T. Beam
June 18, 1984
Page 2
RE: Z-37-84

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

This item will be considered by the City Council on July 5, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

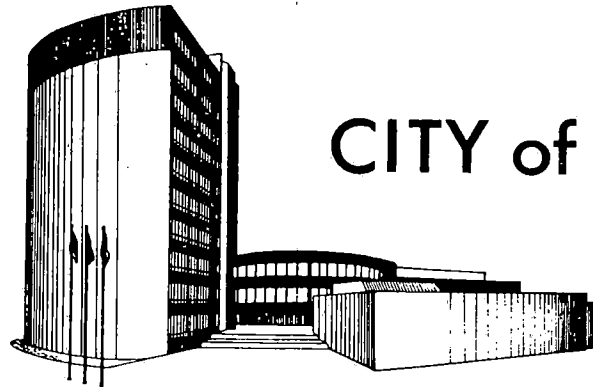
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", with a long horizontal stroke extending to the right.

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

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



CITY of LAS VEGAS

June 18, 1984

Stan Krolak
2915 W. Charleston Blvd.
Suite 3
Las Vegas, Nevada 89102

RE: Z-38-84

Dear Mr. Krolak:

Your request for reclassification of property on behalf of Providence College on property generally located on the southwest corner of El Parque Avenue and Hauk Street, from N-U to R-4 was considered by the City Planning Commission on June 14, 1984.

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

1. Application be amended to R-3.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Conformance to the plot plan amended to reduce the number of units to an R-3 density.
4. Reduce the wall height in the required front yard to 4' with the top 2' fifty-percent open.
5. Dedicate 30' of right-of-way for El Parque Avenue and Hauk Street and the radius corner at El Parque Avenue and Hauk Street as required by the Department of Engineering Services.
6. Install street improvements on El Parque and Hauk as required by the Department of Engineering Services.



Stan Krolak
June 18, 1984
Page 2
RE: Z-38-84

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

This item will be considered by the City Council on July 5, 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,

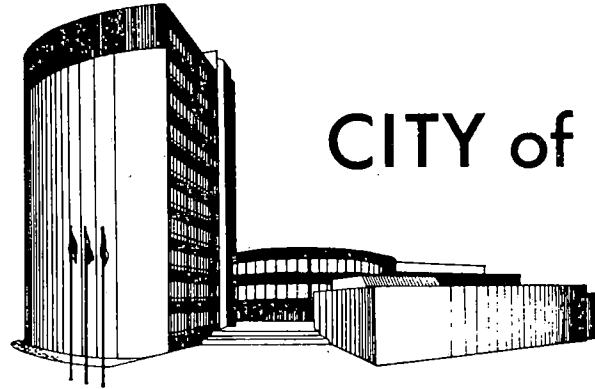
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk
Joseph Byron
Vice President, Business Affairs
Providence College, Providence RI 02918

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



CITY of LAS VEGAS

June 18, 1984

Dell Nielson
3401 W. Charleston Blvd.
Las Vegas, Nevada 89102

RE: Z-39-84

Dear Mr. Nielson:

Your request for reclassification of property generally located on the north side of Cory Place between Bartona Street on the west and Mohawk Street on the east, from R-1 to R-CL, was considered by the City Planning Commission on June 14, 1984.

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

1. The application be amended to the west 165.5' of the north 200'.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Record a subdivision map.
4. R-1 setbacks be applicable to the front and rear setback on the R-CL portion.
5. The five acre minimum site requirement is waived.
6. Conformance to the plot plan and elevations.
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.



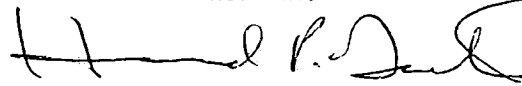
Dell Nielson
June 18, 1984
Page 2
RE: Z-39-84

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 July 5, 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,

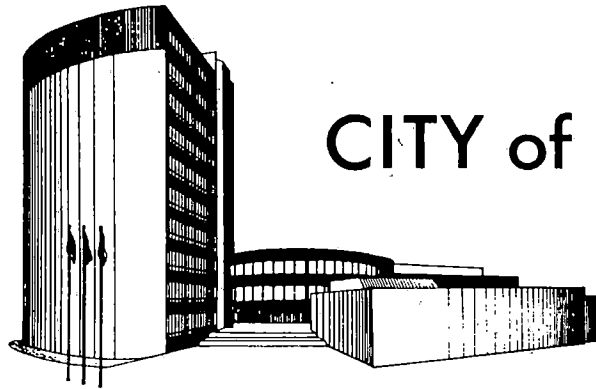
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk
Penny Nielson
800 Lacy Lane, Las Vegas NV 89107

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



CITY of LAS VEGAS

June 18, 1984

Argirios and Vasiliki Gizas
3501 E. Johnson Avenue
Las Vegas, Nevada 89101

RE: Z-40-84

Gentlemen:

Your request for reclassification of property generally located at the southeast corner of Pecos Road and Johnson Avenue, from R-1 to R-3, was considered by the City Planning Commission on June 14, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide a full mansard on the buildings and a 20' rear yard setback unless a setback variance is approved.
3. Dedicate a 15' property line radius at Pecos Road and Johnson Avenue as required by the Department of Engineering Services.
4. Install street improvements on Pecos Road and Johnson Avenue as required by the Department of Engineering Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.



Argirios and Vasiliki Gizas
June 18, 1984
Page 2
RE: Z-40-84

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

This item will be considered by the City Council on July 5, 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
Bob Schofield
Eldorado Valley Lane Co.
710 S. 9th Street, Las Vegas Nv 89101

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 18, 1984

Billy Sloat
617 Mayfield
Las Vegas, Nevada 89107

RE: Z-43-83

Dear Mr. Sloat:

Your request for a Plot Plan Review on property generally located on the south side of Vegas Drive, 105' east of Cherokee Lane, R-1 Zone (under Resolution of Intent to R-PD8), was considered by the City Planning Commission on June 14, 1984.

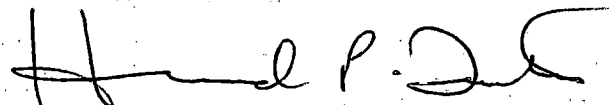
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following condition:

1. Condition #2 of the resolution is hereby amended to read "Conformance to the plot plan and elevations amended to enhance the aesthetic design on the buildings along Vegas Drive as required by the Department of Community Planning and Development".

This item will be considered by the City Council on July 5, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

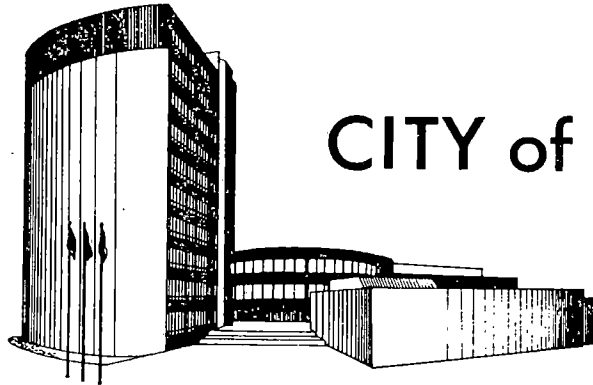


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



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



CITY of LAS VEGAS

June 18, 1984

Loudermilk Investments
c/o Michael Loudermilk
3803 Monument Street
Las Vegas, Nevada 89121

RE: Z-5-69

Dear Mr. Loudermilk:

Your request for a Review of Condition to delete Condition #1 pertaining to the screening requirements for the office building on property generally located southwest of Westcliff Drive and Rainbow Boulevard, C-1 Zone, was considered by the City Planning Commission on June 14, 1984.

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

1. Condition #1 of the January 12, 1981 City Council action be deleted.

This item will be considered by the City Council on July 5, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

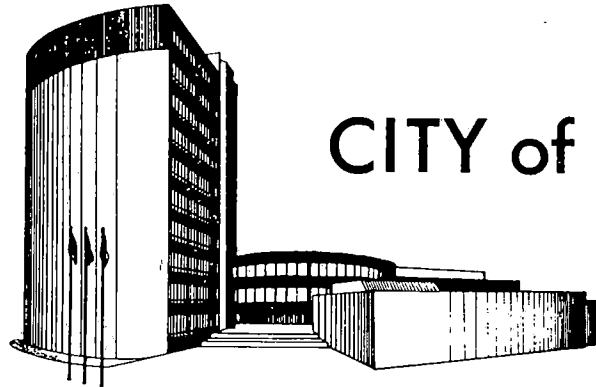
HPF:cme
cc: City Clerk



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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 18, 1984

Ernest A. Becker, Jr. and
Richard Plaster
c/o Cappy Hayes
VTN Nevada
2300 Paseo Del Prado
Building A, Suite 100
Las Vegas, Nevada 89102

RE: Z-24-81

Gentlemen:

Your request for an Extension of Time on property generally located on the northeast corner of Alexander Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-PD9, R-PD18 and C-1), was considered by the City Planning Commission on June 14, 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 July 5, 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,

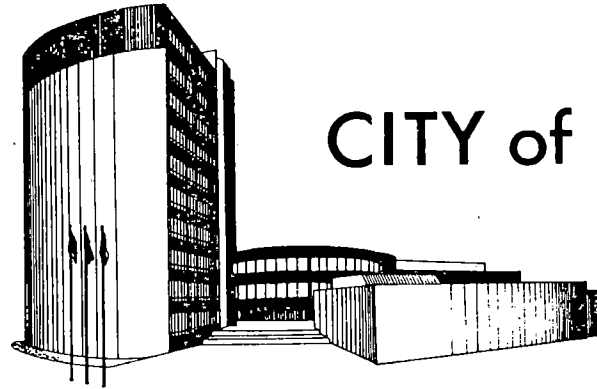
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



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CITY of LAS VEGAS

June 18, 1984

Donald M. Kimber
8385 S. Hauk Street
Las Vegas, Nevada 89118

RE: Z-55-81

Dear Mr. Kimber:

Your request for a Plot Plan Review of a proposed four-bedroom home on property located at 4233 Blackmon Circle, R-PD2 Zone, was considered by the City Planning Commission on June 14, 1984.

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

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,

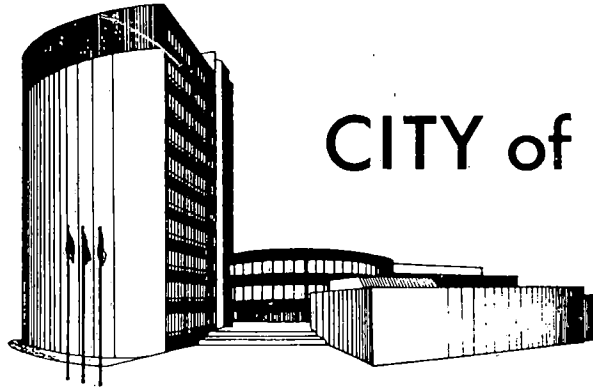
DEPARTMENT OF COMMUNITY PLANNING
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HAROLD P. FOSTER, DIRECTOR

HPF:cme



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CITY of LAS VEGAS

June 18, 1984

Dr. Jerry Gumfory
5735 Sheila Avenue
Las Vegas, Nevada 89108

RE: Z-38-82

Dear Dr. Gumfory:

Your request for a Plot Plan Review on property generally located on the northeast corner of Cheyenne Avenue and Bronco, N-U Zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on June 14, 1984.

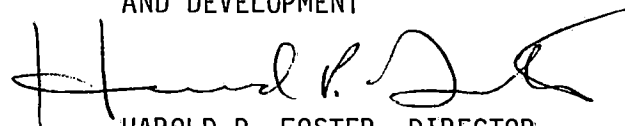
The Commission voted to APPROVE this item subject to the following condition:

1. Conformance to the revised elevations.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

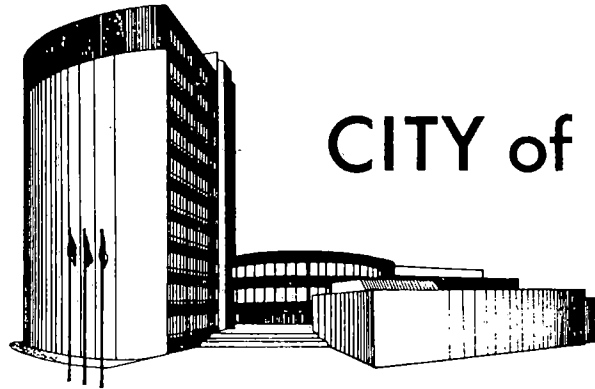


HAROLD P. FOSTER, DIRECTOR

HPF:cme



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CITY of LAS VEGAS

June 18, 1984

Green & Shroff Architects, Ltd.
c/o Himansu Shroff
2770 S. Maryland Parkway, Ste. 406
Las Vegas, Nevada 89109

RE: Z-50-83

Gentlemen:

Your request for a Plot Plan Review on property generally located on the east side of Edmond Street, between El Parque Avenue and O'Bannon Drive, R-E and N-U Zones (under Resolution of Intent to R-PD21), was considered by the City Planning Commission on June 14, 1984.

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

1. Conformance to the amended plot plan and elevations.
2. This action constitutes an administrative variance allowing 86 units on this site.

This action by the Planning Commission is final.

Sincerely,

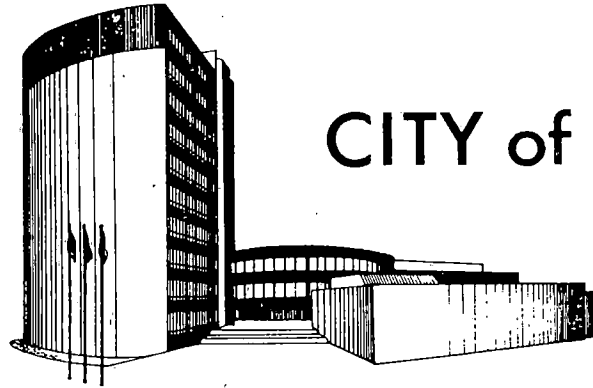
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



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ASHLEY HALL



CITY of LAS VEGAS

June 18, 1984

Michael Ashe
3810 Robar Street
Las Vegas, Nevada 89121

RE: Z-80-83

Dear Mr. Ashe:

Your request for a Plot Plan Review on property generally located on the northwest corner of Eastern Avenue and St. Louis Avenue, P-R Zone, was considered by the City Planning Commission on June 14, 1984.

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

1. Conformance to the revised plot plan.

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,

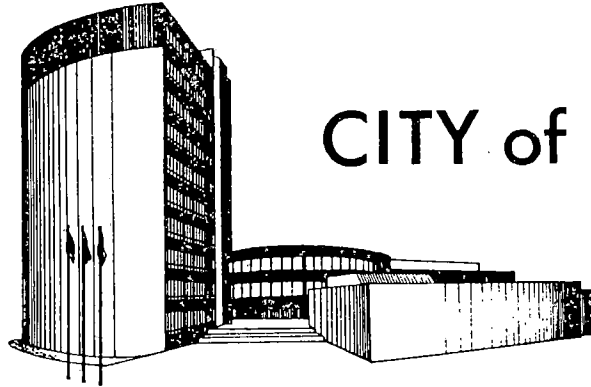
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



MAYOR BILL BRIARE
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CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 18, 1984

S.F.S. Investment Co., Et Al
c/o Gary Franklin
1829 E. Charleston Blvd.
Las Vegas, Nevada 89104

RE: Z-26-84

Gentlemen:

Your request to alter the conditions of approval for zoning application Z-26-84 on property generally located on the north side of Cory Place, between Upland Boulevard and Mohawk Street, as follows, was considered by the City Planning Commission on June 14, 1984:

1. To delete the requirement for R-1 setbacks on the side yards for all R-CL lots (Condition #3).
2. To eliminate providing temporary paved access from this development to Upland Boulevard (Condition #4).
3. To eliminate the requirement that all houses be a minimum of 1,200 square feet in size (Condition #11).
4. Clarify that the required paving on Cory Place to Mohawk and then on Mohawk south to Charleston be of a temporary type and limited to paving only (Condition #12).

The Commission voted to refer this item with a recommendation of APPROVAL to alter the conditions above, as follows:

1. Condition #3 be amended to read "Front and rear R-1 setbacks shall apply to all R-CL lots".
2. Condition #4 be expunged.
3. Condition #11 be amended to read "Houses shall have a minimum of 1,150 square feet on the R-CL lots. One 1,150 square foot house in the R-1 on Cory Place shall be permitted, but the remainder of the homes in the R-1 shall be a minimum of 1,200 square feet".



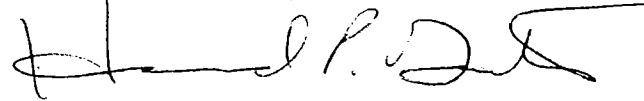
S.F.S. Investment Co., Et Al
June 18, 1984
Page 2
RE: Z-26-84

4. Condition #12 be amended to read "The required paving on Cory Place from Barton Street to Mohawk Street and south on Mohawk to Charleston Boulevard is to be of a temporary type (2' a/c on a 6" Type II Base) and having a minimum width of 25".

This item will be considered by the City Council 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



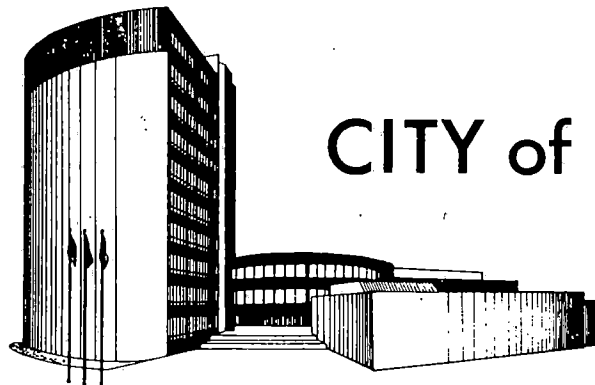
HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk
Phil R. Rosequist
P. O. Box 26041, Las Vegas Nv 89126

MAYOR BILL BRIARE
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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 18, 1984

Ponderosa Construction Co., Inc.
c/o Jerry Hildreth
3651 S. Lindell Road, Ste. A
Las Vegas, Nevada 89103

RE: Z-17-62

Gentlemen:

Your request for a Plot Plan Review to construct a 70-unit apartment project on property generally located on the northeast corner of Garwood Avenue and Torrey Pines Drive, R-3 Zone, was considered by the City Planning Commission on June 14, 1984.

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

1. Conformance to the plot plan and elevations.
2. Provide a cul-de-sac for Crestline Drive as required by the Department of Engineering Services.
3. Install full half-street improvements conforming to City standards and specifications on Garwood Avenue and Crestline Drive.

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

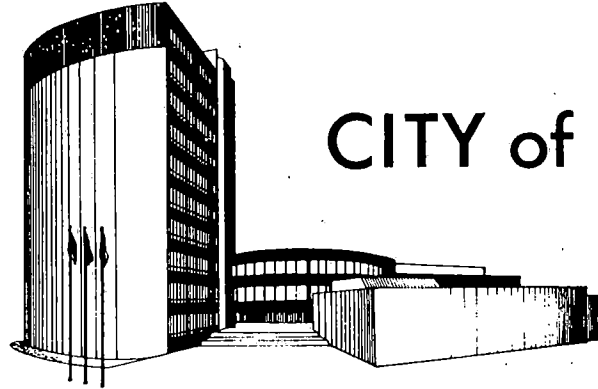


MAYOR BILL BRIARE

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BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 15, 1984

Greta Jones
1700 Pinto Lane
Las Vegas, Nevada 89106

RE: Tentative Map - Concord Village

Dear Ms. Jones:

The Tentative Map for Concord Village on property generally located on the east side of Decatur Boulevard, south of Lake Mead Boulevard, R-E Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on June 14, 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-14-84.
3. All garages shall be set back a minimum 16' from the front property line.
4. A crash gate be provided on the south end of the cul-de-sac on the easterly north-south street, with satisfactory ingress and egress to the south as required by the Department of Fire Services.
5. No vehicular access to Decatur Boulevard from the abutting lot.
6. 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.



Greta Jones
June 15, 1984
Page 2
Re: Tentative Map - Concord Village

7. No final map shall be recorded containing Lot 1 abutting Coran Lane; Lots 127 and 128 abutting the cul-de-sac on the south end of the easterly north-south street; and Lot 149 abutting the intersection of Coran Lane and Madeline Drive, until portions of the those streets have been vacated.
8. A waiver is permitted for 20' wide minimum frontages for the lots on the cul-de-sacs and knuckles.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on 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

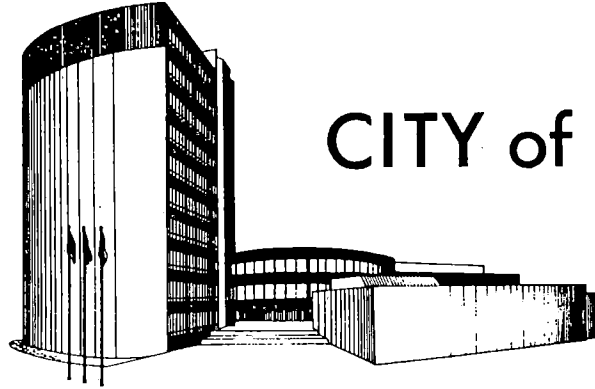
HPF:HAN:cme
cc: City Clerk
R.A. Homes
3430 E. Flamingo Road
Las Vegas, Nevada 89103

MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 15, 1984

Sunkist Service Company
c/o Metropolitan Development Corp.
2501 N. Green Valley Parkway #108
Henderson, Nevada 89015

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

Gentlemen:

The Tentative Map for Metropolitan's Park Meadows West II Revised on property generally located northeast of Gowan Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on June 14, 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-16-83.
3. Provide a hydrology study as required by the Department of Engineering Services.
4. The water line on Maybrook Avenue shall conform to the requirements of the Department of Fire Services.
5. No vehicular access to Tenaya Way and Gowan Road from the abutting lots.
6. 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.



Sunkist Service Company

June 15, 1984

Page 2

Re: Tentative Map - Metropolitan's Park Meadows West II Revised

7. Approval of an administrative variance for the lot widths on the lots in Block 2.
8. A waiver is permitted for the length of the cul-de-sac streets, Deep River and Caprock Circle.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on July 5, 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