

A G E N D A
CITY PLANNING COMMISSION
JULY 12, 1984

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

ROLL CALL:

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

MINUTES: Approval of the May 10, 1984 and May 22, 1984 City
Planning Commission minutes.

NEW BUSINESS:

1. TENTATIVE MAP
RAINBOW
EXPRESSWAY
CENTER
(COMMERCIAL
CONDOMINIUM)
Property generally located on the southwest corner
of Westcliff Drive and Rainbow Boulevard, C-1 Zone.
Owner/Subdivider: Rainbow-Fremont Limited, Partnership
No. of Acres: 2.36 No. of Units: 38
2. FINAL MAP
RAINBOW
EXPRESSWAY
CENTER
(COMMERCIAL
CONDOMINIUM)
Property generally located on the southwest corner
of Westcliff Drive and Rainbow Boulevard, C-1 Zone.
Owner/Subdivider: Rainbow-Fremont Limited, Partnership
No. of Acres: 2.36 No. of Units: 38
3. REVERSIONARY MAP
CROSSROADS III
(A PORTION)
Property generally located west of Lamb Boulevard,
south of Stewart Avenue, R-1 Zone (under Resolution
of Intent to R-PD11).
Owner: California Federal Savings & Loan
Subdivider: Lomac Development
No. of Acres: 8.8 No. of Lots: 1
4. TENTATIVE MAP
AUTUMN PLACE
Property generally located on the west side of Lamb
Boulevard, south of Stewart Avenue, R-1 Zone.
(under Resolution of Intent to R-PD7 and R-PD11).
Owner: California Federal Savings & Loan
Subdivider: Lomac Development
No. of Acres: 16.4 No. of Lots: 110
5. FINAL MAP
AUTUMN PLACE
UNIT 1
Property generally located west of Lamb Boulevard,
south of Stewart Avenue, R-1 Zone. (under Resolution
of Intent to R-PD7).
Owner: California Federal Savings & Loan
Subdivider: Lomac Development
No. of Acres: 7.63 No. of Lots: 51

6. FINAL MAP
METROPOLITAN'S
PARK MEADOWS
WEST II
UNIT NO. 1
(REVISED)
- Property generally located on the northeast corner of Tenaya Way and Gowan Road, N-U Zone (under Resolution of Intent to R-1).
Owner: Sunkist Service Co.
Subdivider: Metropolitan Development Corp.
No. of Acres: 14.4 No. of Lots: 70
7. FINAL MAP
LEWIS HOMES
SAHARA NO. 12C
- Property generally located on the south side of O'Bannon Drive, west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-1).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.5 No. of Lots: 29
8. VAC-14-84
- Petition of Vacation submitted by R.A. HOMES, INC. to vacate Coran Lane, a 60' wide right-of-way from the east right-of-way line of Decatur Boulevard easterly approximately 350' and to vacate approximately the southerly 10' of Madeline Drive.
9. VAC-15-84
- Petition of Vacation submitted by DELL R. NIELSON, ET AL to vacate portions of Government Patent Reservations located within Government Lots 10, 11, 22 and 23 generally located on the north side of Cory Place between Upland Boulevard and Mohawk Street.
10. EXTENSION
OF TIME
TORREY PINES
VILLAGE
TENTATIVE MAP
- Request of VTN ON BEHALF OF DASCO, INC. for an Extension of Time on property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).
11. EXTENSION
OF TIME
VALLEY WEST IX
TENTATIVE MAP
- Request of VTN ON BEHALF OF BAILY & MCGAH for an Extension of Time on property generally located on the west side of Odette Lane, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD8).
12. EXTENSION
OF TIME
ROSEWOOD ESTATES
TENTATIVE MAP
- Request of G.C. WALLACE ENGINEERS ON BEHALF OF CHISM HOMES, INC. for an Extension of Time on property generally located on the southwest corner of Alexander Road and Lorenzi Boulevard, N-U Zone (under Resolution of Intent to R-PD6).
13. EXTENSION
OF TIME
CYPRESS ESTATES
- Request of BILLY SLOAT for an Extension of Time on property generally located on the south side of Vegas Drive, east of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD8).

14. Z-52-84

Application of DECATUR INVESTMENTS, A NEVADA PARTNERSHIP for reclassification of property generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Eugene Avenue, from R-1 (a portion under Resolution of Intent to R-3) to R-CL.
Proposed Use: Medium Density Detached
Single Family Residential

15. TENTATIVE MAP

COLLEGE
HEIGHTS 3-C

Property generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Eugene Avenue, R-E and R-1 Zones (proposed R-CL).
Owner/Subdivider: Decatur Investments, A Nevada Partnership
No. of Acres: 9.1 No. of Lots: 67

16. Z-41-84

Application of 330 ASSOCIATES for reclassification of property generally located on the east side of 6th Street and the west side of 7th Street between Lewis Avenue and Clark Avenue, from R-3 and R-4 to P-R and C-1.
Proposed Uses: Four-Story Office Condominium
and Parking Lot

17. Z-43-84

Application of LLOYD E. AND DOROTHY M. CLARK for reclassification of property generally located 670' east of Decatur Boulevard between Lake Mead Boulevard and Coran Lane, from R-E to R-PD9.
Proposed Use: Medium Density Residential. (Condominiums)

18. Z-44-84

Application of NORSE LEASING CORPORATION for reclassification of property located at 2401 W. Bonanza Road, from C-1 to C-2.
Proposed Use: Tavern (adult oriented)

19. Z-45-84

Application of MIKE BOGICH for reclassification of property located at 211 S. 11th Street, from R-4 to R-5.
Proposed Use: High Density Apartments
(Three Stories)

20. Z-46-84

Application of CHARLESTON HEIGHTS BOWL, A NEVADA PARTNERSHIP for reclassification of property generally located on the south side of Evergreen Avenue, 250' west of Decatur Boulevard, from R-1 and R-3 to C-1.
Proposed Use: 112-Unit Motel to be used in
Conjunction with a Proposed Casino
at the Charleston Heights Bowl

21. Z-47-84 Application of BECKER AND SONS for reclassification of property generally located on the northeast corner of Vegas Drive and Jones Boulevard, from R-1 to C-1 and R-PD16.
Proposed Uses: Auto Parts Store and Medium High Density Residential
22. Z-167-63 Request of BECKER AND SONS for a Plot Plan Review on property generally located on the northeast corner of Jones Boulevard and Carl Avenue, R-1 Zone (under Resolution of Intent to R-3).
PLOT PLAN REVIEW
23. Z-48-84 Application of ESTATE 12 GENERAL PARTNERSHIP for reclassification of property located at 2393 South Potosi Street, from P-R to C-1.
Proposed Use: Commercial Child Care Facility
24. Z-49-84 Application of MAURY ABRAMS for reclassification of property generally located on the northeast corner of Buffalo Drive and Charleston Boulevard, from N-U to R-4.
Proposed Use: Medium High Density Residential (Apartments)
25. Z-50-84 Application of THOMAS AND JEANNE SENIUR for reclassification of property generally located on the north side of Torrey Pines Drive between Lone Mountain Road and Washburn Road, from R-E to R-PD2.
Proposed Use: Low Density Detached Single Family Residential
26. Z-51-84 Application of UHS LAS VEGAS PROPERTIES, INC. for reclassification of property generally located on the southwest corner of Goldring Avenue and Shadow Lane, from R-E to P-R.
Proposed Use: Patron and Employee Parking Lot
27. Z-53-84 Application of PAMELA CANTOR for reclassification of property generally located on the southeast corner of Michael Way and Marietta Avenue, from N-U to C-1.
Proposed Use: Restaurant, Bar and Arcade
28. AV-4-84 Request of METROPOLITAN DEVELOPMENT CORPORATION for an Administrative Variance to allow 12 lots to be less than the required 65' in width on Lots 46 through 50 and 54 through 60 of Block 2 in the Metropolitan's Park Meadows West II Subdivision on property generally located on the northeast corner of Gowan Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-1).
ADMINISTRATIVE VARIANCE

29. CV-1-71 Request of THE HEBREW ACADEMY for a C-V Use Review
C-V USE REVIEW to allow a portable classroom facility on property
located at 1600 E. Gakey Boulevard, C-V Zone.
30. Z-23-64 Request of NATIONAL CONVENIENCE STORES, INC. for
PLOT PLAN a Plot Plan Review to construct a 3,075 square foot
REVIEW convenience market and to utilize the existing
gasoline facilities on property generally located on
the southeast corner of W. Sahara Avenue and Arville
Street (4325 W. Sahara Avenue), C-1 Zone.
31. MISC-1-84 Request of MIKE ALEGRIA for a Waiver of Conditions
WAIVER OF on property located at 1823 W. Charleston Boulevard,
CONDITIONS Space #17, R-MH Zone.
32. Z-58-78 Request of GEORGE F. KALB CONSTRUCTION CO. for
REINSTATEMENT a Reinstatement and Extension of Time on property
AND EXTENSION generally located north of Meadows Lane,
OF TIME on the west side of Decatur Boulevard, R-1 Zone
(under Resolution of Intent to C-1).

DIRECTOR'S BUSINESS:

1. PLANNING COMMISSION Consider cancelling the July 24, 1984 meeting.
MEETING

SUPPLEMENTAL AGENOA
CITY PLANNING COMMISSION

JULY 12, 1984

1. A-15-84 Petition of Annexation submitted by JAMES B. MCCALL, ET AL to annex property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 900 acres.
2. WAIVER OF STREET IMPROVEMENTS PM-19-84 Request of OELL R. NIELSON ON BEHALF OF MURRAY OUBOEUF AND ALBERT BARA for a waiver of the requirement for installation of street improvements on Washington Avenue and Harris Avenue, west of Nellis Boulevard.
3. EXTENSION OF TIME Request of TANOEM DEVELOPMENTS, INC. for an Extension of Time on property generally located on the southwest corner of Torrey Pines Drive and Balzar Avenue, N-U Zone, (under Resolution of Intent to R-P014).
TORREY PINES CLUSTERS TENTATIVE MAP
4. Z-30-72 Request of OONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to construct two (2) 14'x 48' off-premise advertising signs on property generally located on the northeast corner of Eastern Avenue and Sahara Avenue, C-1 Zone.
PLOT PLAN REVIEW
5. Z-18-68(29) Request of DANIEL W. HALBY, O.O., LTO. for a Plot Plan Review to allow the approved 7' side yard setback from the west property line to be reduced to 5' for a proposed two-story medical office building on property located at 2496 W. Charleston Boulevard, C-0 Zone.
PLOT PLAN REVIEW
6. Z-100-64(119) Request of ILAN SILBERTEIN for a Plot Plan Review to construct an additional floor to the existing 10 floor office building and to convert the 5th floor from parking to office use on property located at 330 S. Third Street, R-4 Zone (under Resolution of Intent to C-2).
PLOT PLAN REVIEW

7. CV-1-84
PLOT PLAN
REVIEW
Request of AD-ART ON BEHALF OF SOUTHERN NEVADA
MEMORIAL HOSPITAL for a Plot Plan Review to allow
directional signs on property located at 1800 West
Charleston Boulevard, C-V Zone.
8. AV-5-84
ADMINISTRATIVE
VARIANCE
Request of FULSTONE ENTERPRISES for an Administrative
Variance on property generally located on the south
side of Whispering Sands Drive, west of Bronco Road,
R-E Zone.
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PLOT PLAN
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Request of JERRY HILDRETH for a Plot Plan Review
on property generally located on the northeast
corner of Jones Boulevard and Carl Street, R-1
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10. RW-2-84
RAZOR WIRE
REQUEST
Request of LAS VEGAS METROPOLITAN POLICE DEPARTMENT
to install razor wire around the perimeter of the
parking lot fence on property located at 6208
Hargrove Avenue, R-1 and R-3 Zones (under Resolution
of Intent to C-V).

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- | | |
|---|---|
| <p>6. FINAL MAP</p> <p>METROPOLITAN'S
PARK MEADOWS
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(REVISED)</p> | <p>Property generally located on the northeast corner of Tenaya Way and Gowan Road, N-U Zone (under Resolution of Intent to R-1).</p> <p>Owner: Sunkist Service Co.
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CITY PLANNING COMMISSION

JULY 12, 1984

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REQUEST
Request of LAS VEGAS METROPOLITAN POLICE DEPARTMENT
to install razor wire around the perimeter of the
parking lot fence on property located at 620B
Hargrove Avenue, R-1 and R-3 Zones (under Resolution
of Intent to C-V).

NOTICE OF PUBLIC HEARING

JULY 12, 1984

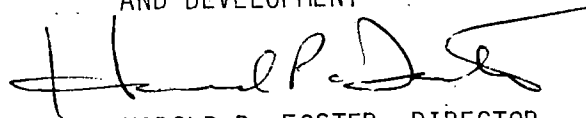
Notice is hereby given that on July 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-41-84 330 ASSOCIATES FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE EAST SIDE OF 6TH STREET
AND THE WEST SIDE OF 7TH STREET BETWEEN LEWIS
AVENUE AND CLARK AVENUE.
FROM: R-3 (LIMITED MULTIPLE RESIDENCE) AND
R-4 (APARTMENT RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING) AND
C-1 (LIMITED COMMERCIAL)
PROPOSED USES: FOUR-STORY OFFICE CONDOMINIUM
AND PARKING LOT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 7, 8, 9, 10, 23 AND 24 IN BLOCK 5 OF
WARDIE ADDITION.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

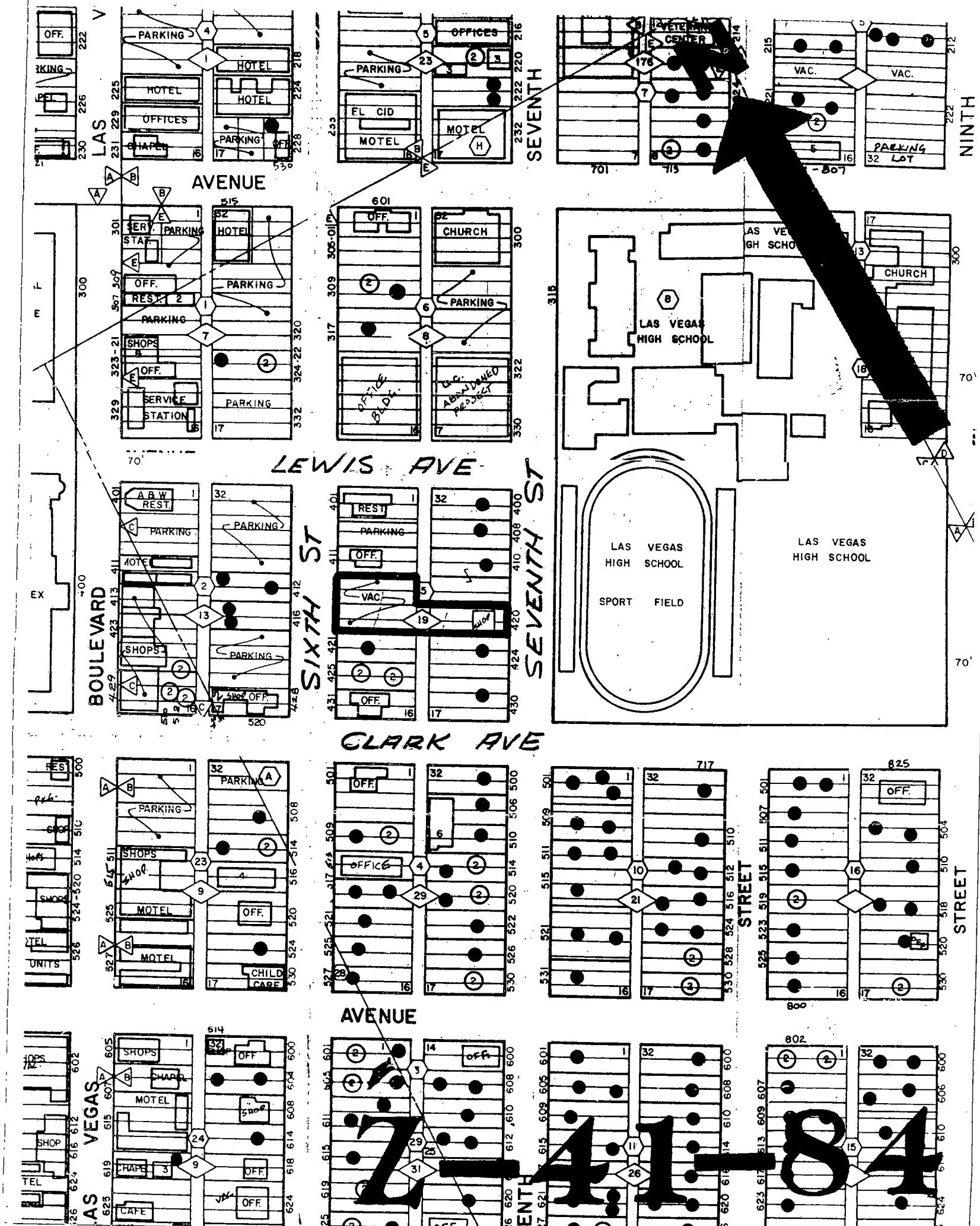


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE



NOTICE OF PUBLIC HEARING

JULY 12, 1984

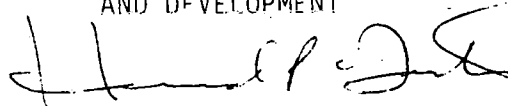
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Z-43-84 LLOYD E. AND DOROTHY M. CLARK FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED 670' EAST OF DECATUR
BOULEVARD BETWEEN LAKE MEAD BOULEVARD AND CORAN LANE.
FROM: R-E (RESIDENCE ESTATES)
TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
(CONDOMINIUMS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

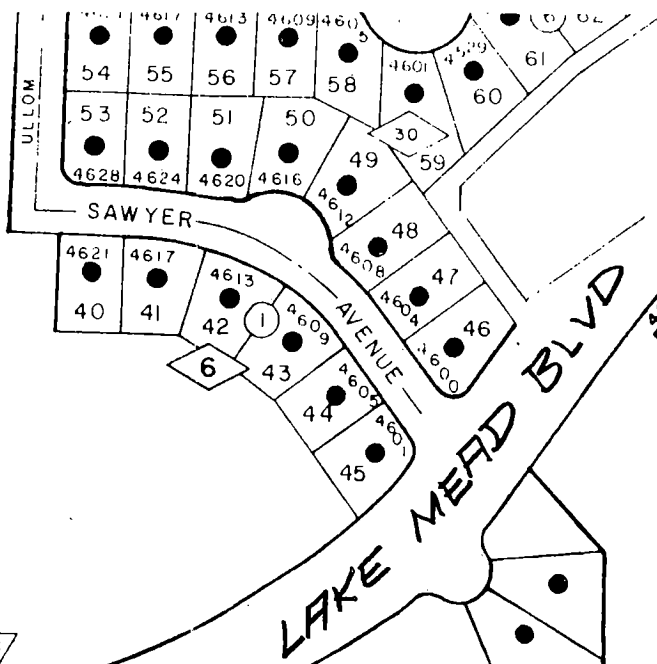
HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE

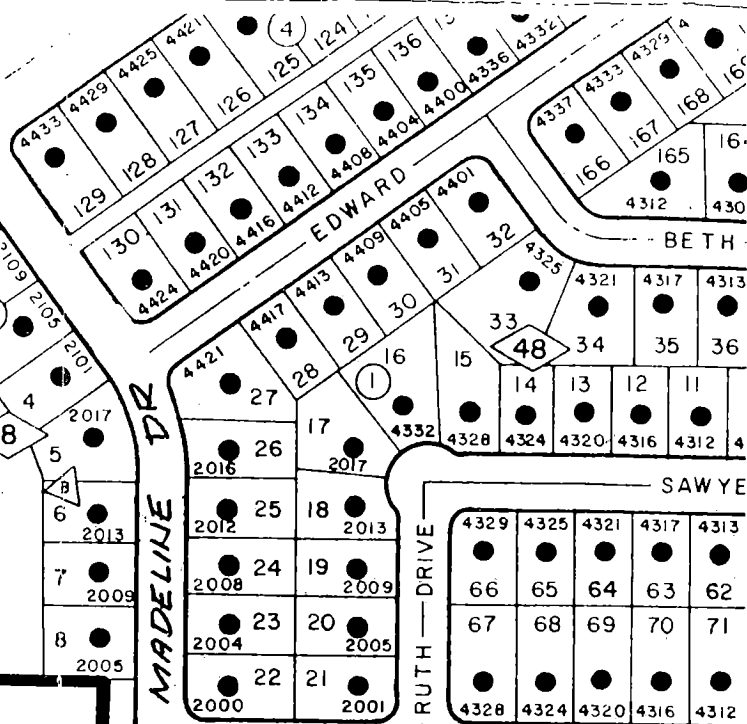


DECATUR BLVD



CHURCH

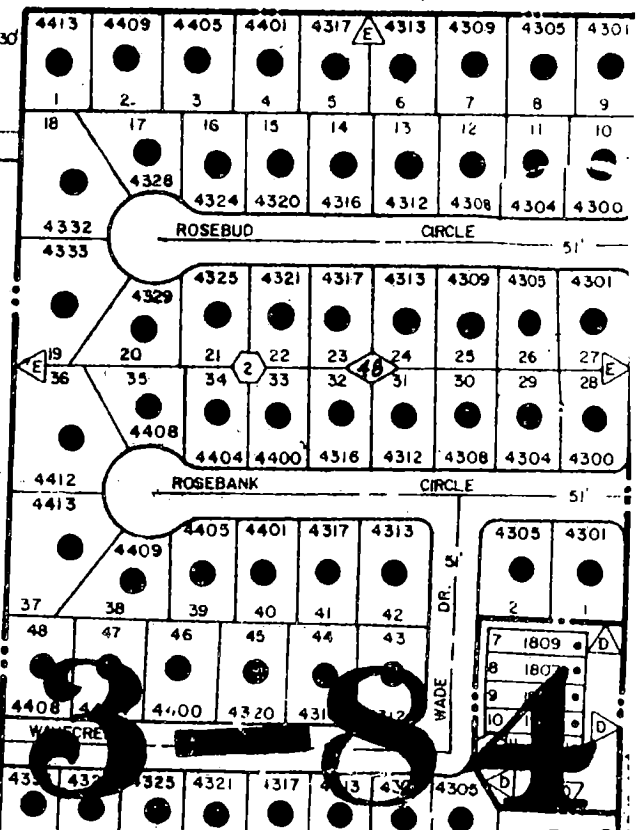
LAKE MEAD BLVD



MADLINE DR

EDWARD

CORAN LN



ROSEBUD

CIRCLE

ROSEBANK

CIRCLE

2-43-84

NOTICE OF PUBLIC HEARING

JULY 12, 1984

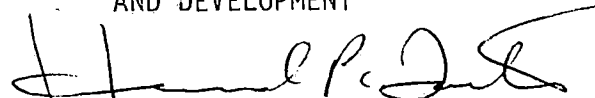
Notice is hereby given that on July 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-44-84 NORSE LEASING CORP. FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 2401 WEST BONANZA ROAD.
FROM: C-1 (LIMITED COMMERCIAL)
TO: C-2 (GENERAL COMMERCIAL)
PROPOSED USE: TAVERN

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTH
HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 29, 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.

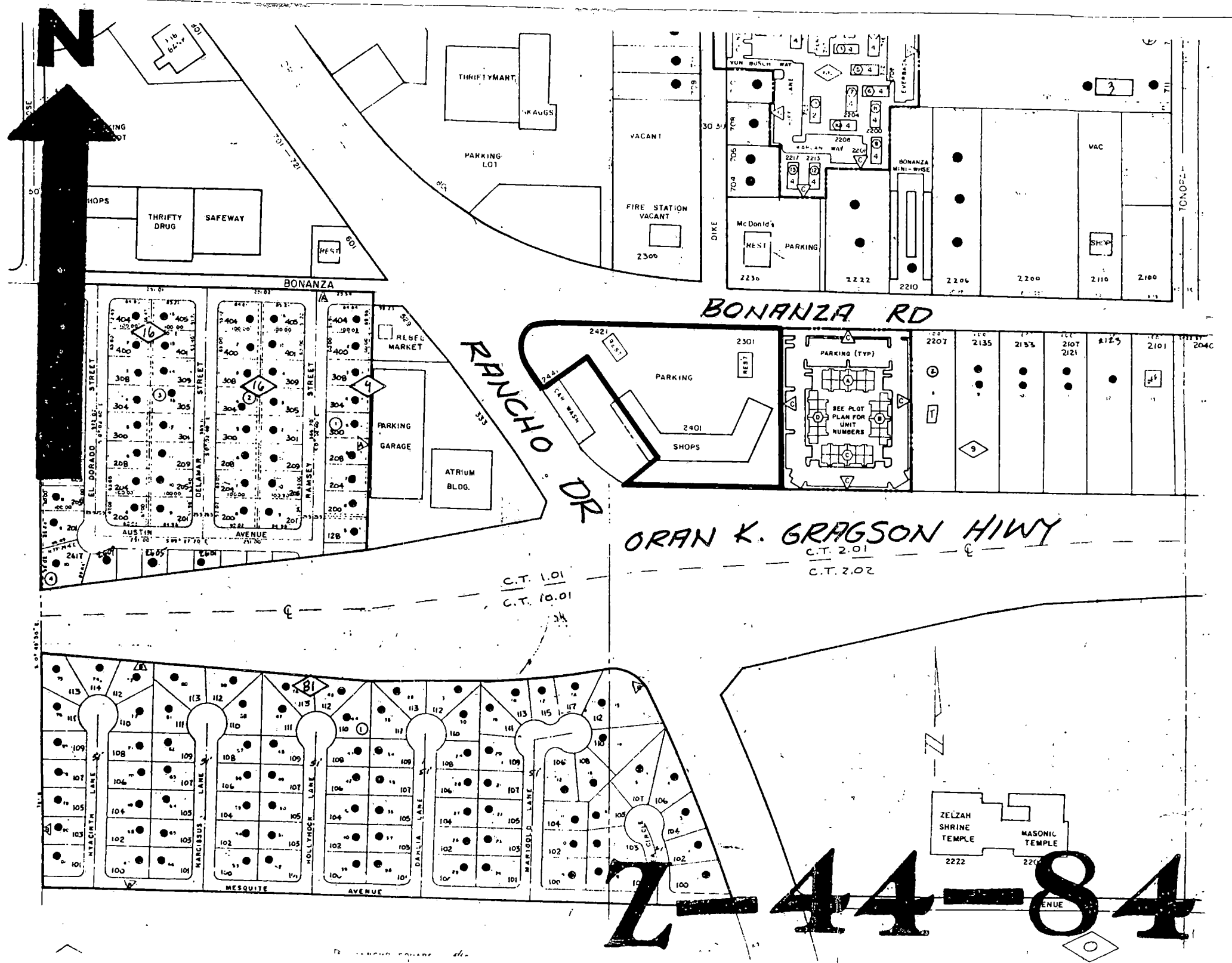
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

(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

JULY 12, 1984

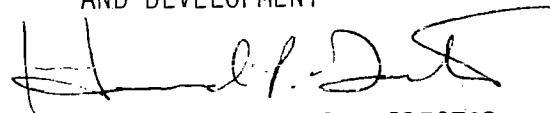
Notice is hereby given that on July 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-45-84 MIKE BOGICH FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 211 SOUTH 11TH STREET.
FROM: R-4 (APARTMENT RESIDENCE)
TO: R-5 (DOWNTOWN APARTMENT)
PROPOSED USE: HIGH DENSITY APARTMENTS (THREE-STORIES)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 5 THROUGH 11, BLOCK 8 OF PIONEER HEIGHTS.

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

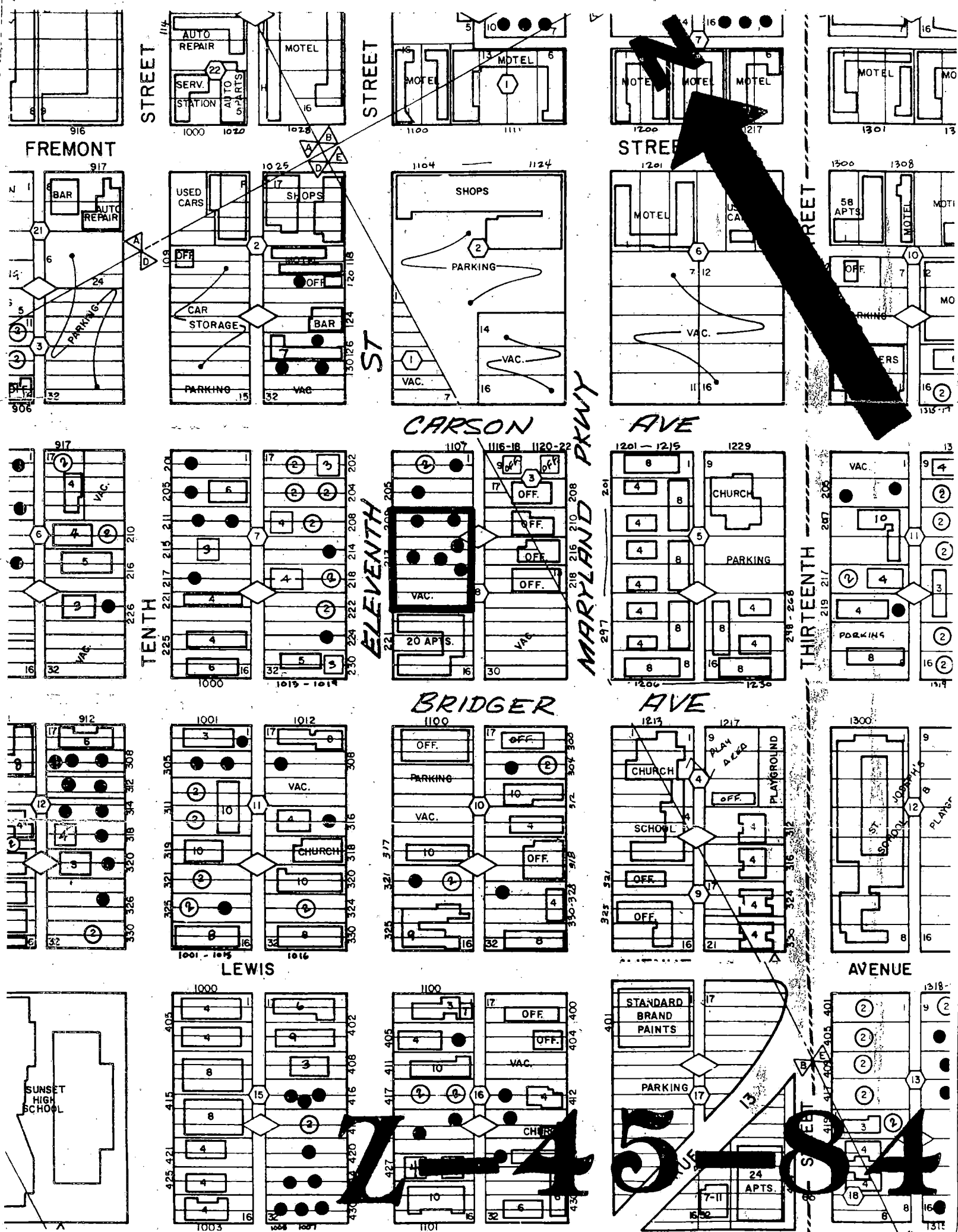


HAROLD P. FOSTER, DIRECTOR

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

JULY 12, 1984

Notice is hereby given that on July 12, 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-46-84

CHARLESTON HEIGHTS BOWL, A NEVADA PARTNERSHIP
FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTH SIDE OF EVERGREEN AVENUE,
250' WEST OF DECATUR BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE) AND
R-3 (LIMITED MULTIPLE RESIDENCE)

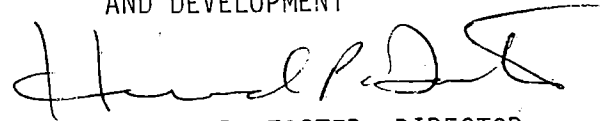
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: 112-UNIT MOTEL TO BE USED
IN CONJUNCTION WITH A PROPOSED
CASINO AT THE CHARLESTON HEIGHTS BOWL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M.

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

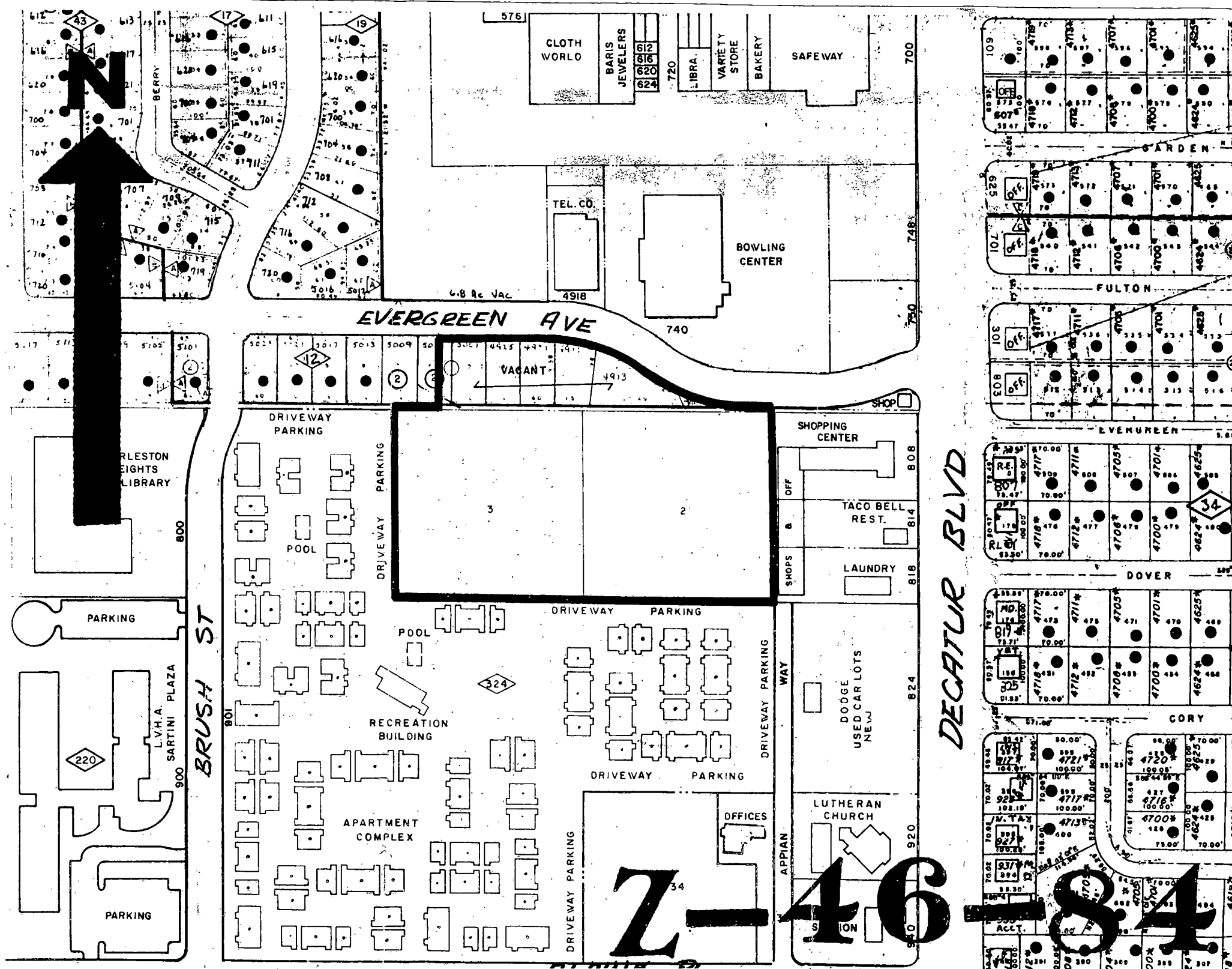
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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



DECATUR BLVD

Z-46-84

NOTICE OF PUBLIC HEARING

JULY 12, 1984

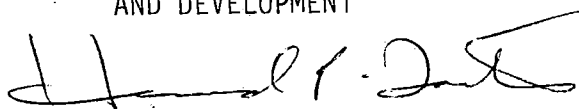
Notice is hereby given that on July 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-47-84 BECKER AND SONS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED NORTHEAST OF VEGAS DRIVE AND
JONES BOULEVARD.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: C-1 (LIMITED COMMERCIAL) AND
R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USES: AUTO PARTS STORE AND MEDIUM HIGH
DENSITY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

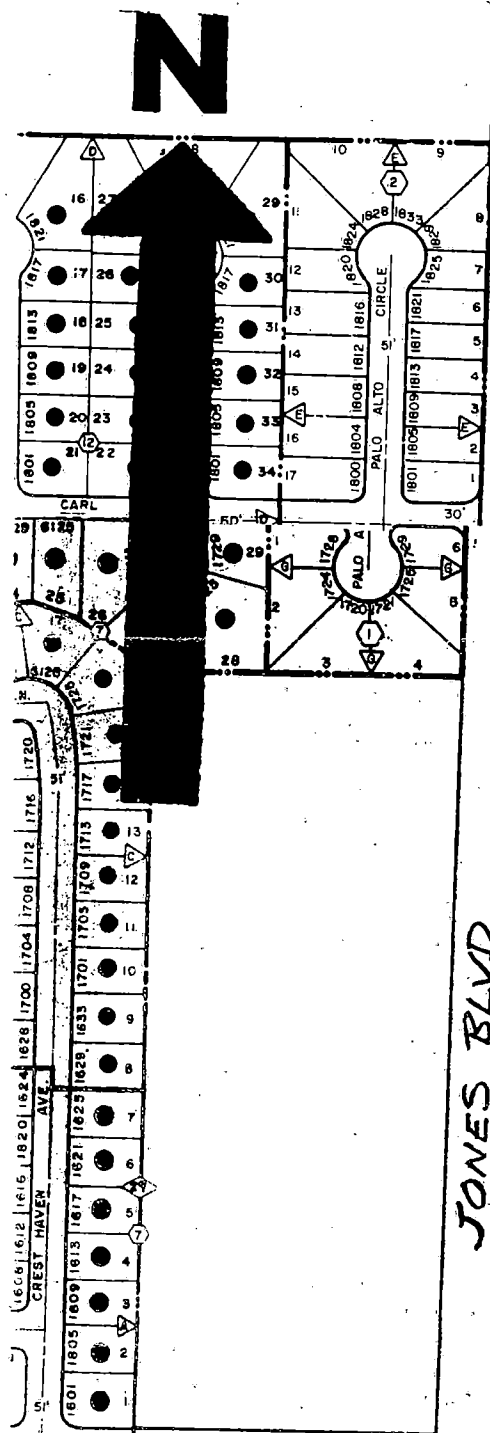


HAROLD P. FOSTER, DIRECTOR

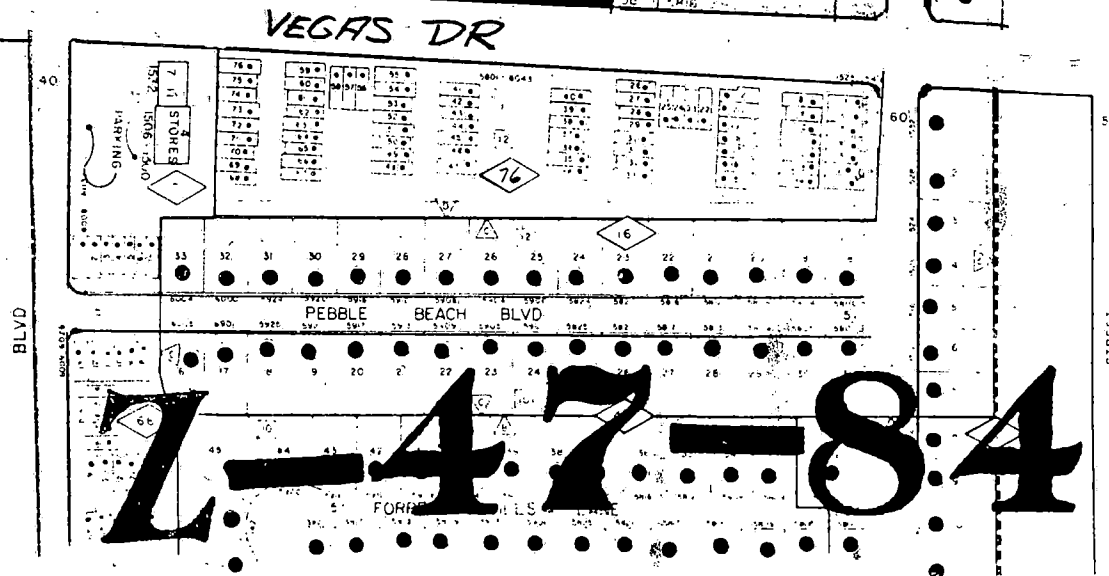
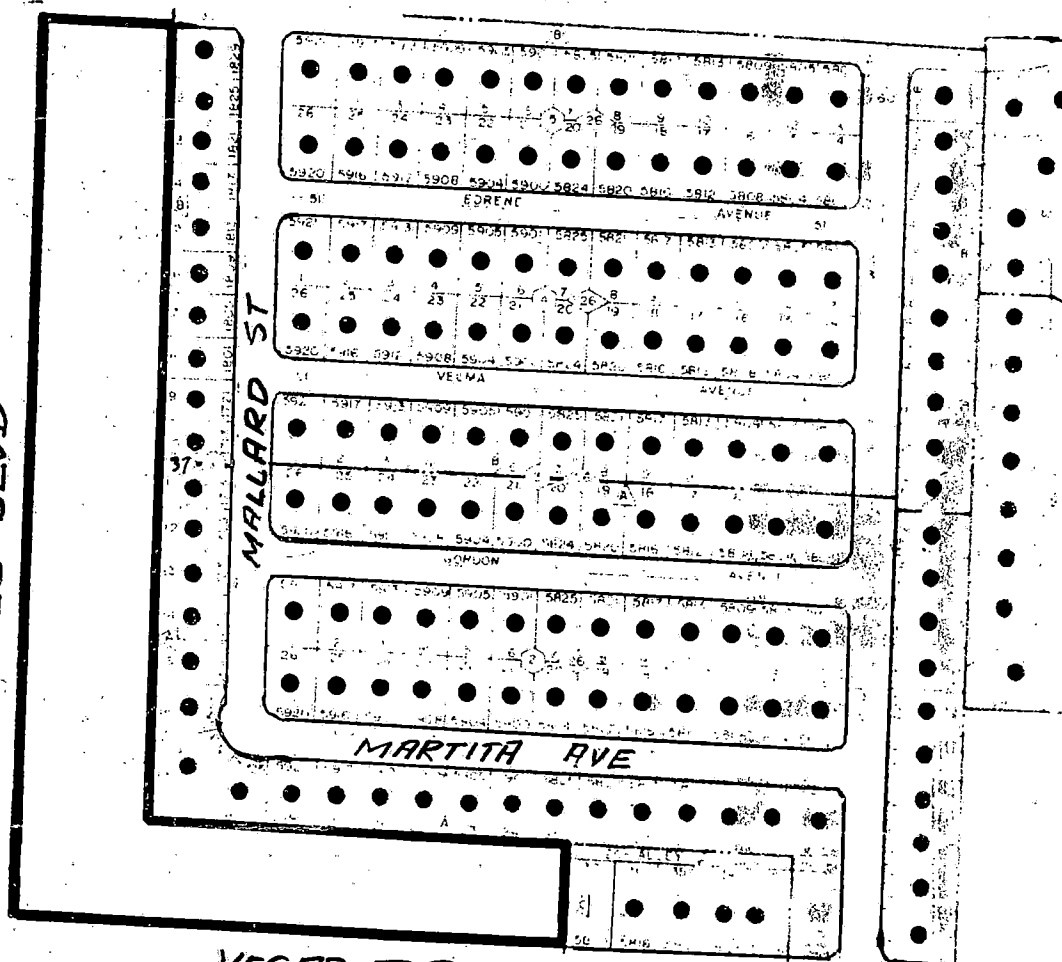
HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE



JONES BLVD



NOTICE OF PUBLIC HEARING

JULY 12, 1984

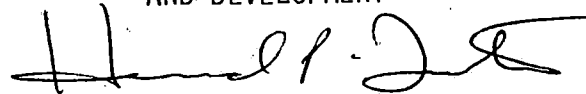
Notice is hereby given that on July 12, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-48-84 ESTATE 12 GENERAL PARTNERSHIP FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 2393 SOUTH POTOSI STREET.
FROM: P-R (PROFESSIONAL OFFICES & PARKING)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: COMMERCIAL CHILD CARE FACILITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
PARCEL 1, FILE 21, PAGE 74 OF A RECORDED
PARCEL MAP.

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

JULY 12, 1984

Notice is hereby given that on July 12, 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-49-84

MAURY ABRAMS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTHEAST CORNER OF
BUFFALO DRIVE AND CHARLESTON BOULEVARD.

FROM: N-U (NON-URBAN)

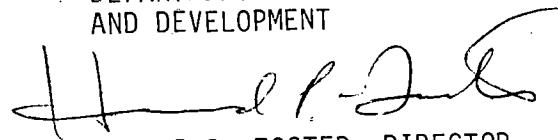
TO: R-4 (APARTMENT RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHWEST QUARTER
(NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21
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.

NOTICE OF PUBLIC HEARING

JULY 12, 1984

Notice is hereby given that on July 12, 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-50-84 THOMAS AND JEANNE SENIUR FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE
OF TORREY PINES DRIVE BETWEEN LONE MOUNTAIN
ROAD AND WASHBURN ROAD.
FROM: R-E (RESIDENCE ESTATES)
TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: LOW DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE
EAST HALF (E½) OF THE SOUTH HALF (S½) OF THE
SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼)
OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

SEE LOCATION MAP ON REVERSE SIDE.

NOTICE OF PUBLIC HEARING

JULY 12, 1984

Notice is hereby given that on July 12, 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-51-84 UHS LAS VEGAS PROPERTIES, INC., FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER
OF GOLDRING AVENUE AND SHADOW LANE.
FROM: R-E (RESIDENCE ESTATES)
TO: P-R (PROFESSIONAL OFFICES & PARKING)
PROPOSED USE: PATRON AND EMPLOYEE PARKING LOT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 1, 2, 3, 23, 24 AND THE NORTH 1-1/2'
OF LOT 4 IN BLOCK 5 OF WOODLAND PARK.

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

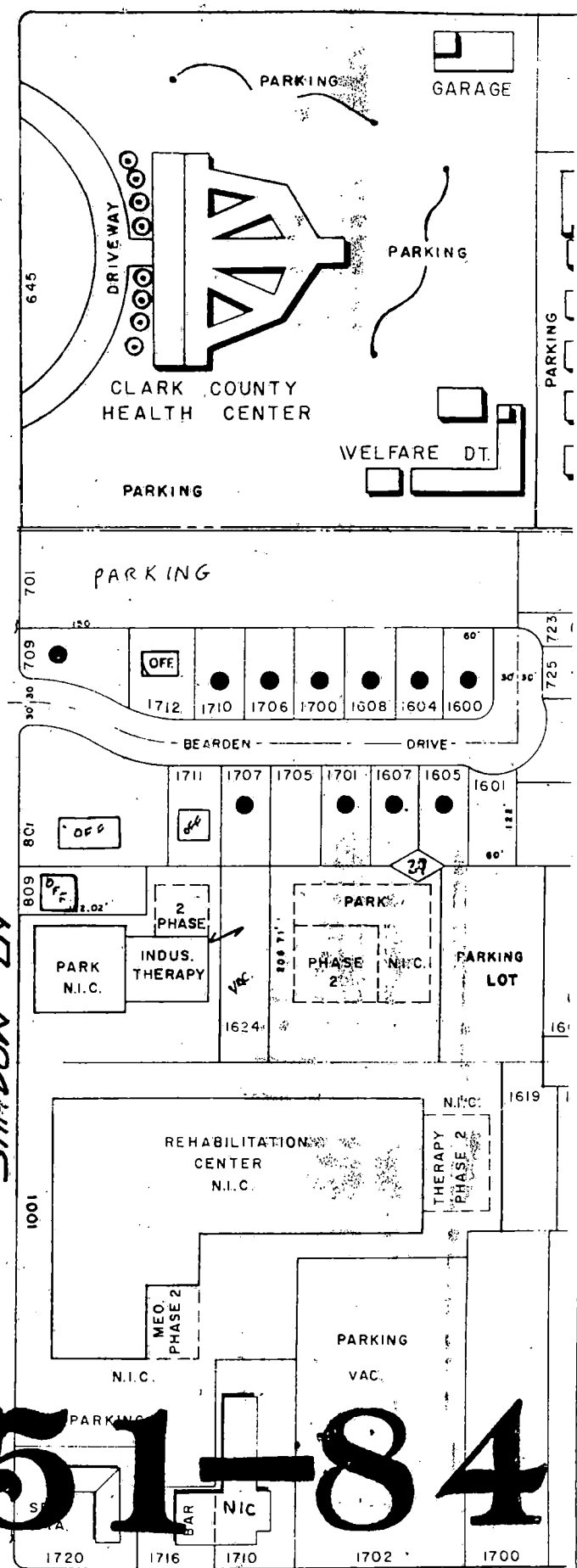
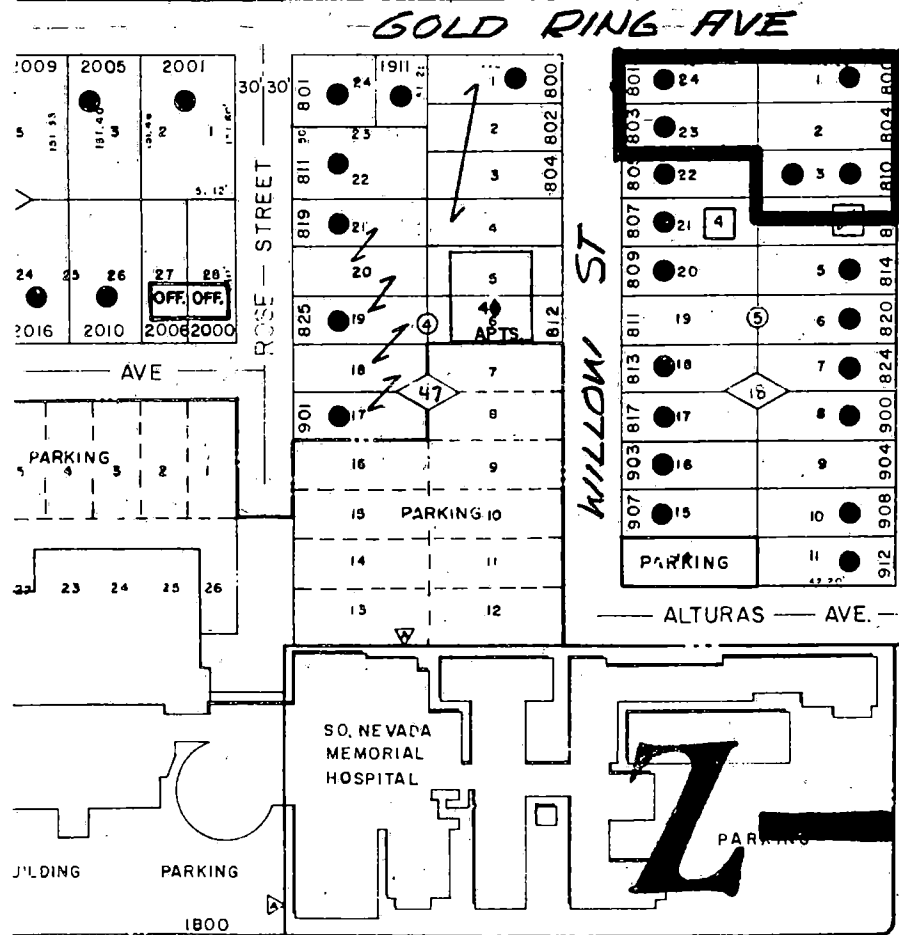
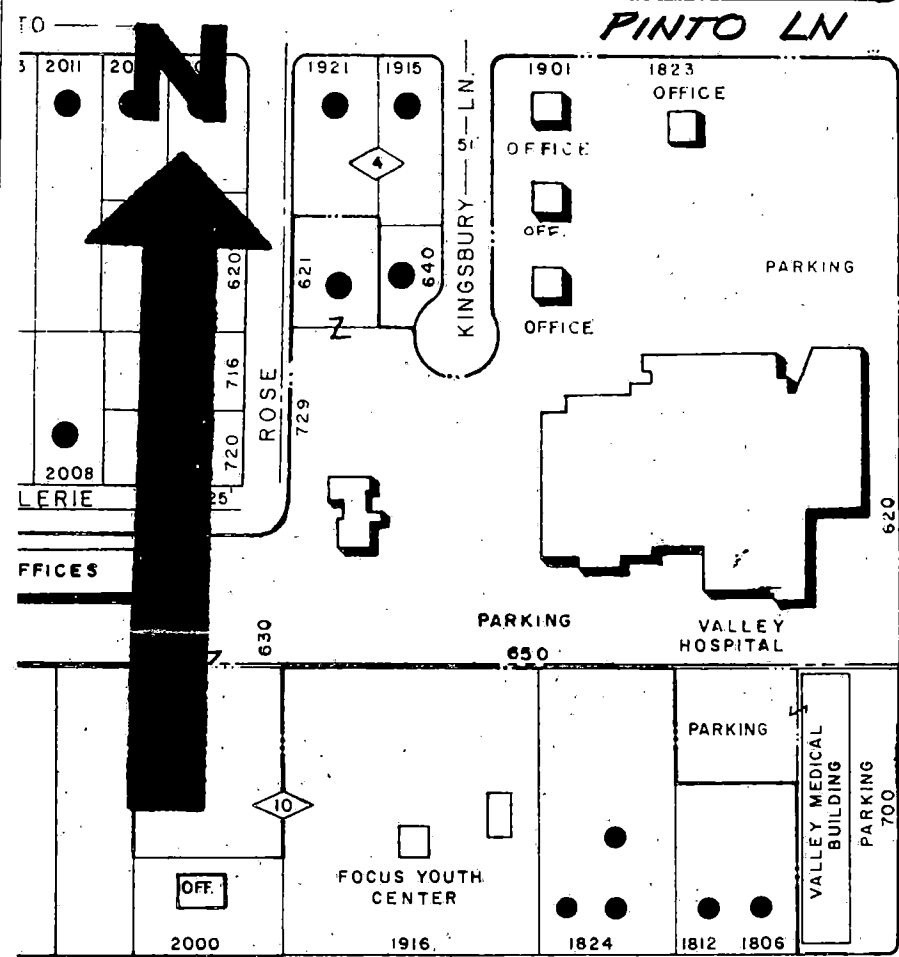


HAROLD P. FOSTER, DIRECTOR

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.



CHARLESTON

BLVD

51-84

NOTICE OF PUBLIC HEARING

JULY 12, 1984

Notice is hereby given that on July 12, 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-52-84

DECATUR INVESTMENTS, A NEVADA PARTNERSHIP FOR
RECLASSIFICATION OF PROPERTY GENERALLY LOCATED
ON THE EAST SIDE OF DECATUR BOULEVARD BETWEEN
LAKE MEAD BOULEVARD AND EUGENE AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE) (A PORTION
UNDER RESOLUTION OF INTENT TO R-3 - LIMITED
MULTIPLE RESIDENCE)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY DETACHED
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW¼) OF
SECTION 19, 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

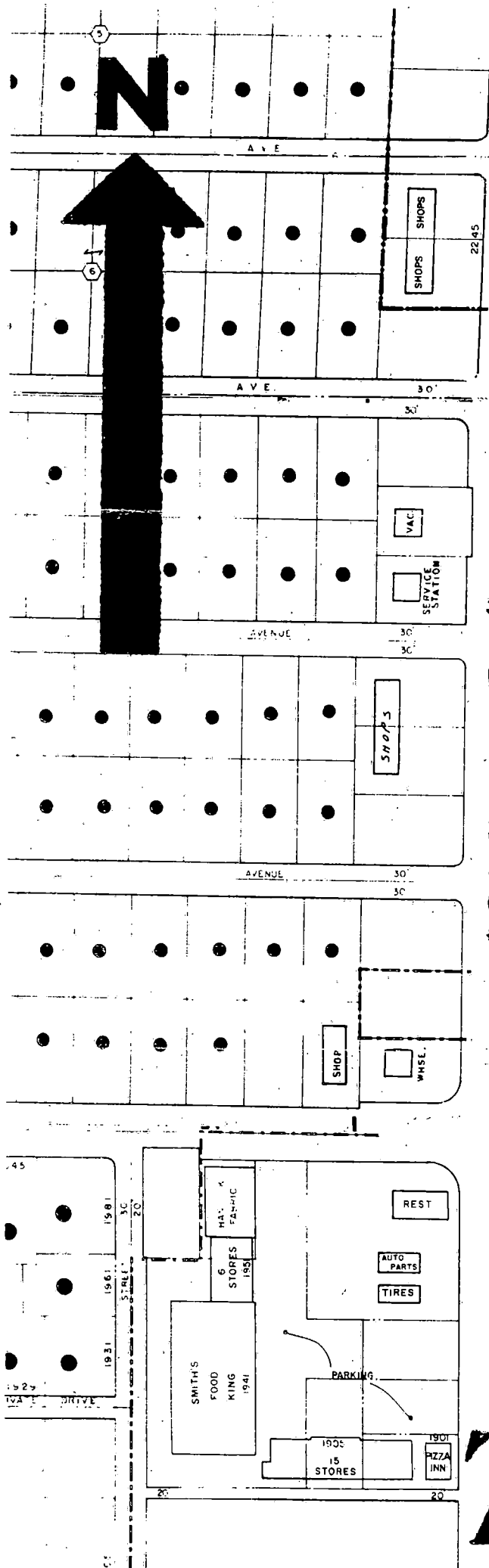


HAROLD P. FOSTER, DIRECTOR

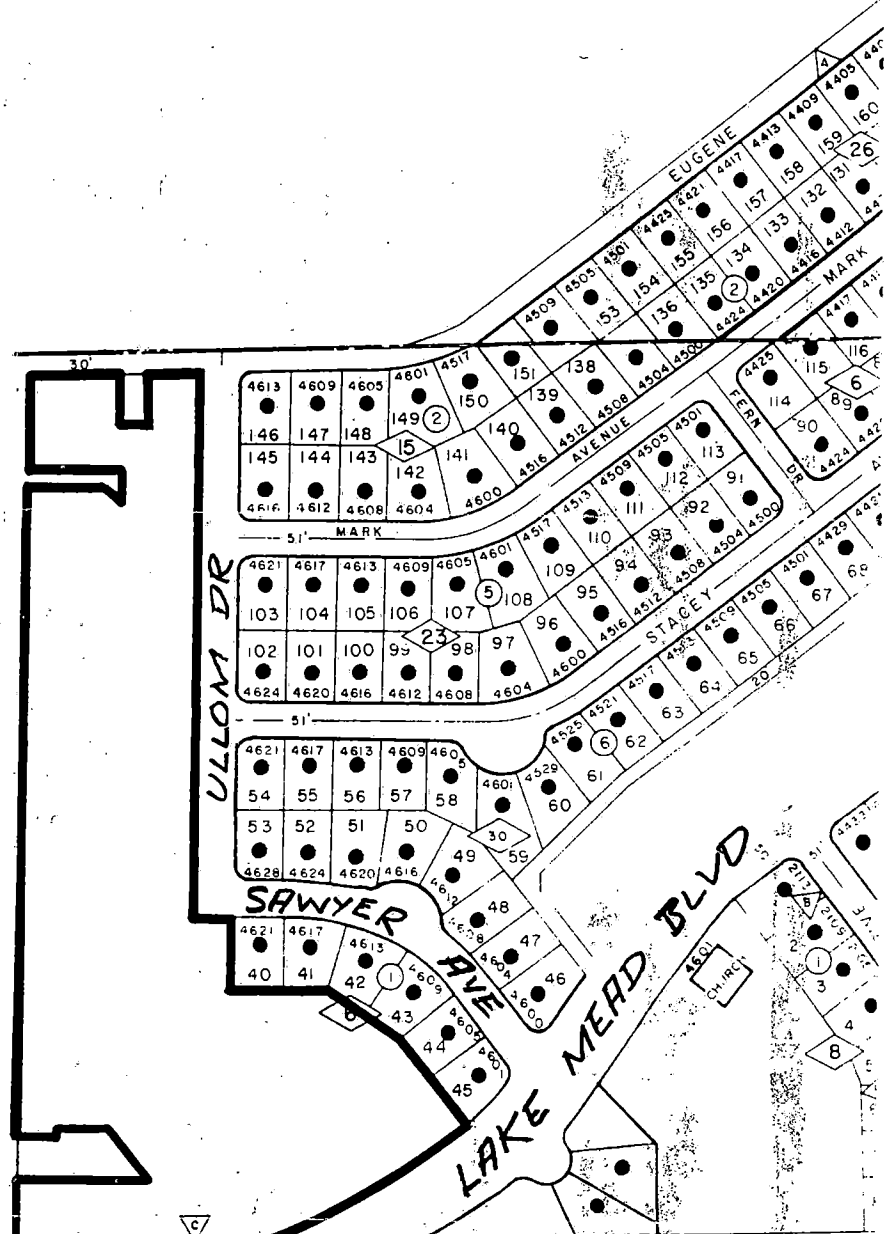
HPF:cme

(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.



DECATUR BLVD



7-52-84

NOTICE OF PUBLIC HEARING

JULY 12, 1984

Notice is hereby given that on July 12, 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-53-84

PAMELA CANTOR FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTHWEST CORNER OF
MICHAEL WAY AND MARIETTA AVENUE.

FROM: N-U (NON-URBAN)

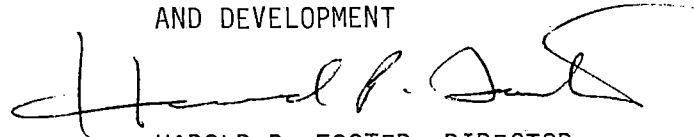
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RESTAURANT, BAR AND ARCADE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE
WEST 260' OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 24, 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

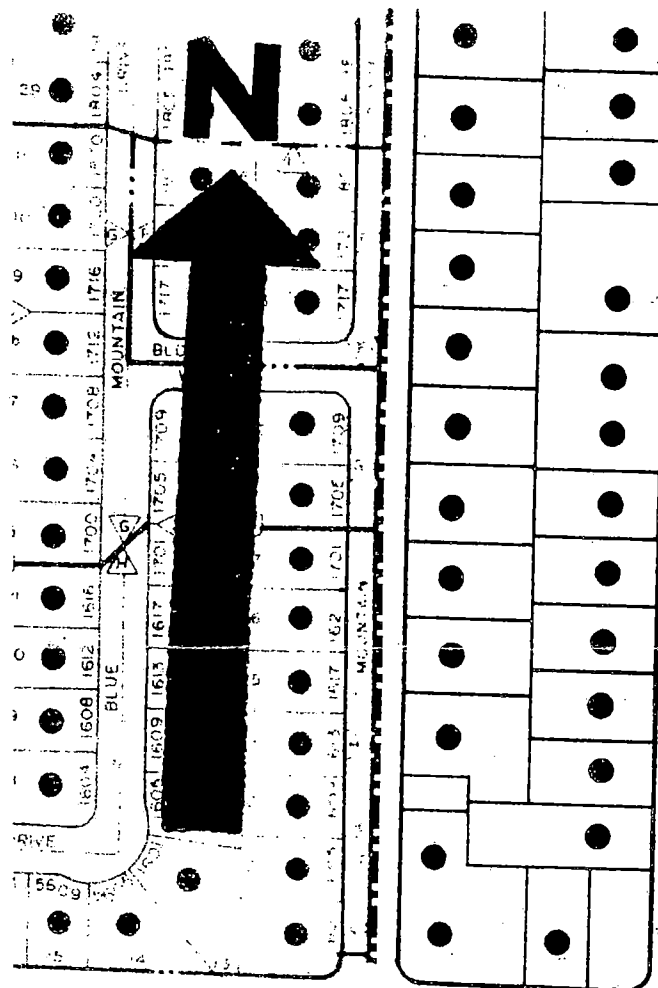


HAROLD P. FOSTER, DIRECTOR

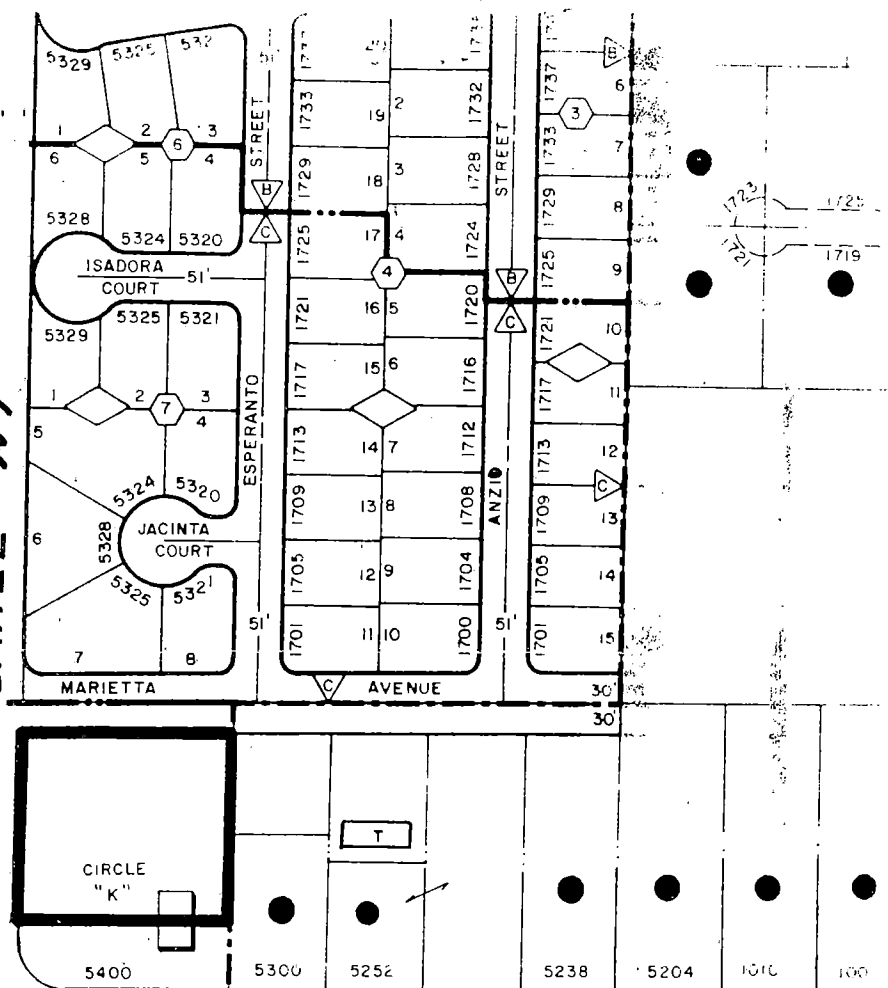
HPF:cme

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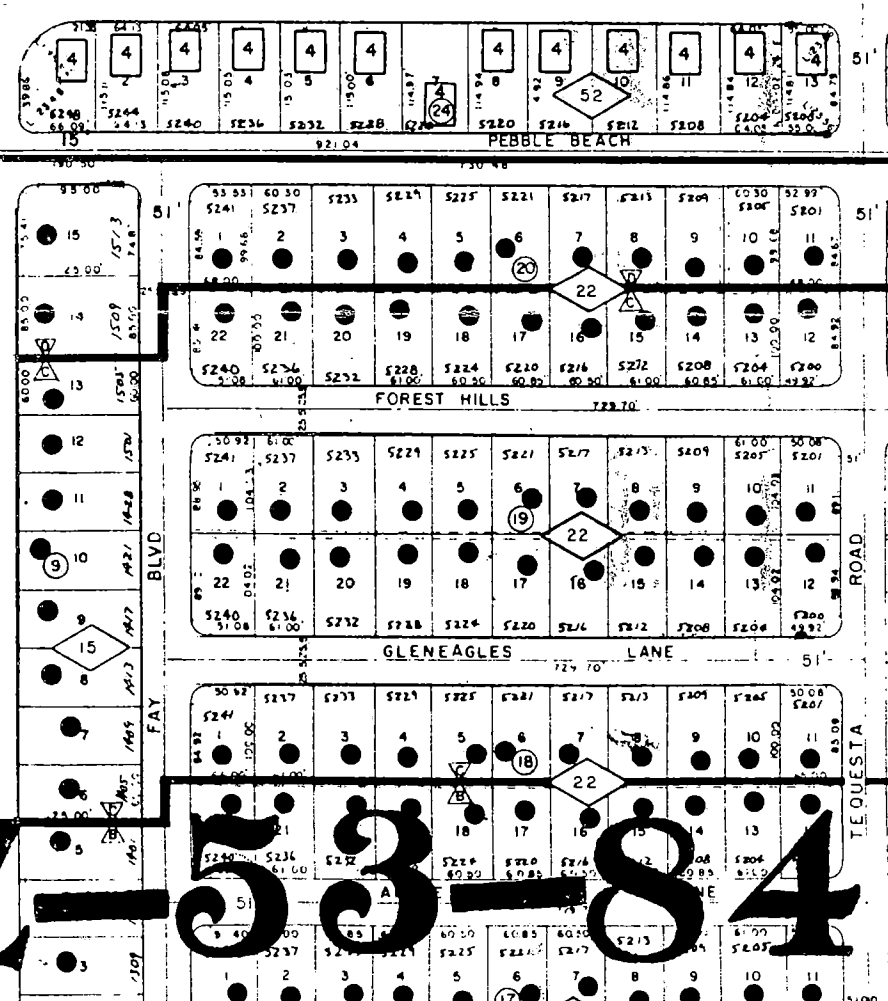
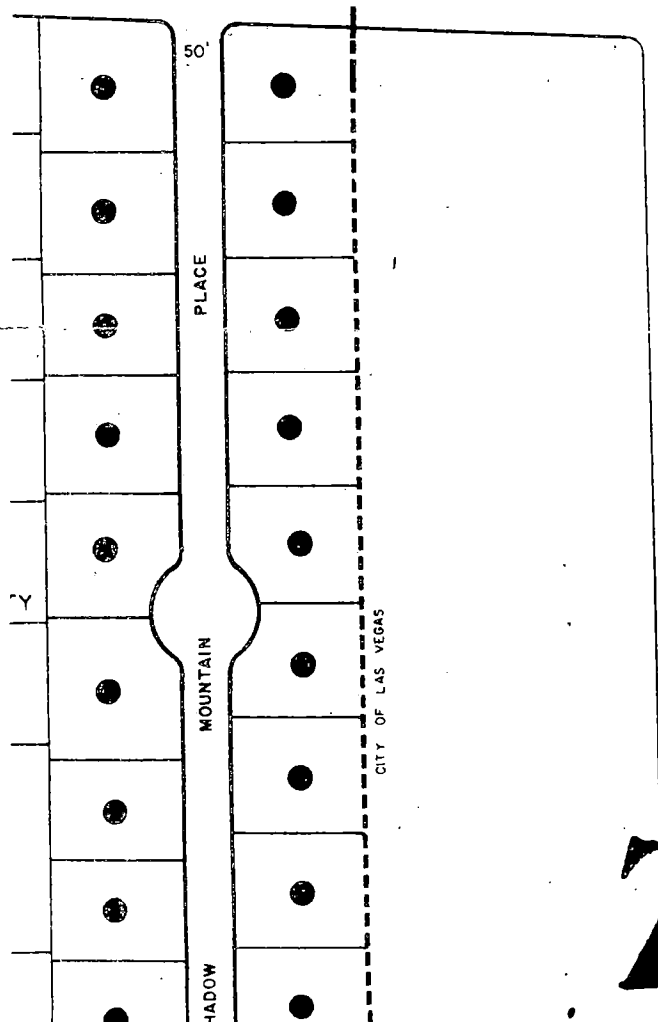
SEE LOCATION MAP ON REVERSE SIDE.



MICHAEL WY



VEGAS DR



2-53-84

MINUTES

CITY PLANNING COMMISSION

JULY 12, 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. Bugbee
Mrs. Coleman
Mr. Guthrie

EXCUSED: Mrs. Tracy
Mr. Kennedy

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

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

MINUTES: MR. GUTHRIE made a Motion for APPROVAL of the May 10, 1984 and May 22, 1984 City Planning Commission meeting minutes as mailed. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP

RAINBOW
EXPRESSWAY
CENTER
(COMMERCIAL
CONDOMINIUM)

APPROVED

Property generally located on the southwest corner of Westcliff Drive and Rainbow Boulevard, C-1 Zone.
Owner/Subdivider: Rainbow-Fremont Limited, Partnership
No. of Acres: 2.36 No. of Units: 38

MR. NULL stated this is a commercial condominium and an addition to an existing commercial subdivision. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-5-69, and 2) Standard conditions.

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

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Rainbow Expressway Center (Commercial Condominium).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

2. FINAL MAP

RAINBOW
EXPRESSWAY
CENTER
(COMMERCIAL
CONDOMINIUM)

APPROVED

Property generally located on the southwest corner of Westcliff Drive and Rainbow Boulevard, C-1 Zone.

Owner/Subdivider: Rainbow-Fremont Limited, Partnership
No. of Acres: 2.36 No. of Units: 38

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

WALTER GRAHAM, 5820 LaJolla Way, appeared and represented the applicant.

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Rainbow Expressway Center (Commercial Condominium).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. REVERSIONARY MAP

CROSSROADS III
(A PORTION)

APPROVED

Property generally located west of Lamb Boulevard, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-PD11).

Owner: California Federal Savings & Loan
Subdivider: Lomac Development
No. of Acres: 8.8 No. of Lots: 1

MR. NULL stated this item and the next two are all concerned with the same project. A portion of Daisetta Street which used to run through the middle of the project was vacated and a small portion outside of the cul-de-sac was inadvertently placed on the tax roles consisting of Lot 17 and taxes are paid on this property. Due to this, there may be a cloud on the title. Staff would recommend the following conditions: 1) Clear title to that portion of Daisetta Street vacated by Document 1368478, Book 1409, before recording the Reversionary Map. Staff would recommend approval.

MICHAEL MYER, Alca Engineering, 4500 West Oakey Boulevard, appeared and represented their client. They concur with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of the Reversionary Map for Crossroads III (A Portion).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

4. TENTATIVE MAP

AUTUMN PLACE

APPROVED

Property generally located on the west side of Lamb Boulevard, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-PD7 and R-PD11).

Owner: California Federal Savings & Loan
Subdivider: Lomac Development
No. of Acres: 16.4 No. of Lots: 110

MR. NULL stated staff would recommend the following conditions:

4. TENTATIVE MAP

(Continued)

1) Conformance to the conditions of approval for Z-93-80, 2) Vacate that portion of the Daisetta Street cul-de-sac lying in Lots 29 and 30 before recording Unit 2, 3) Provide a hydrology study as required by the Division of Land Development and Flood Control, 4) Record the Reversionary Map of a portion of Crossroads III before recording Unit 2, 5) Provide proof of payment for delinquent taxes before the tentative map is approved by the City Council. The applicant has requested a waiver from the requirement that streets shall have a minimum grade of four-tenths percent. The area is flat and water tends to pond in the streets. Staff would recommend approval of the applicant's request for a waiver with the following modifications: that the portion of Chelsea from Ogden Avenue south to Sunrise be below the minimum grade of four-tenths to three-tenths percent and below minimum grade on Sunrise Avenue of .23 percent from Chelsea out across the eastern portion of the subdivision. All the other areas and streets would have to meet the minimum grade of four-tenths percent.

MICHAEL MYER, Alca Engineering, 4500 West Oakley Boulevard, appeared and represented their client. They concur with staff's recommendations.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

5. FINAL MAP

AUTUMN PLACE
UNIT 1

APPROVED

Property generally located west of Lamb Boulevard, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-PD7).
Owner: California Federal Savings & Loan
Subdivider: Lomac Development
No. of Acres: 7.63 No. of Lots: 51

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.

MICHAEL MYER, Alca Engineering, 4500 West Oakley Boulevard, appeared and represented their client.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Autumn Place, Unit 1.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

6. FINAL MAP

METROPOLITAN'S
PARK MEADOWS
WEST II
UNIT NO. 1
(REVISED)

APPROVED

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

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

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

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared and represented the applicant. They are in accord with staff's recommendations. He requested Item No. 28, AV-4-84, Administrative Variance, be heard after this item. The request for the Administrative Variance is due to this revised final map which was revised at the request of the City's staff.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. FINAL MAP

LEWIS HOMES
SAHARA NO. 12C

APPROVED

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

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.5 No. of Lots: 29

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

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

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. VAC-14-84

ABEYANCE

Petition of Vacation submitted by R. A. HOMES, INC. to vacate Coran Lane, a 60 foot wide right-of-way from the east right-of-way line of Decatur Boulevard easterly approximately 350 feet and to vacate approximately the southerly 10 feet of Madeline Drive.

MR. NULL stated staff would recommend approval of the

8. VAC-14-84

(Continued)

Vacation, 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.

Neither the applicant nor representative were present.

MR. JOHNSTON made a Motion for ABEYANCE of VAC-14-84 because there was no one representing the applicant.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

9. VAC-15-84

APPROVED

Petition of Vacation submitted by DELL R. NIELSON, ET AL, to vacate portions of Government Patent Reservations located within Government Lots 10, 11, 22 and 23 generally located on the north side of Cory Place between Upland Boulevard and Mohawk Street.

MR. NULL stated staff would recommend approval of the Vacation, 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.

RUSSELL SILLITOE, Alca Engineering, 2765 South Highland Avenue, appeared and represented the applicant. They concur with staff's recommendations.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of VAC-15-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced that a date will be set for a public hearing on this item at the July 18, 1984 City Council meeting.

10. EXTENSION
OF TIME

TORREY PINES
VILLAGE

TENTATIVE MAP

APPROVED

Request of VTN ON BEHALF OF DASCO, INC. for an Extension of Time on property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).

MR. NULL stated staff would recommend approval of a one-year extension.

MICHAEL BAGSTAD, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of the Extension

10. EXTENSION
OF TIME

(Continued)

of Time for Torrey Pines Village Tentative Map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

11. EXTENSION
OF TIME

VALLEY WEST IX
TENTATIVE MAP

APPROVED

Request of VTN ON BEHALF OF BAILY & MCGAH for an
Extension of Time on property generally located on
the west side of Odette Lane, south of Charleston
Boulevard, N-U Zone (under Resolution of Intent to
R-PD8).

MR. NULL stated staff would recommend approval of a
one-year extension.

MICHAEL BAGSTAD, VTN-Nevada, 2300 Paseo Del Prado,
appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of the Extension
of Time for Valley West IX Tentative Map, subject to
staff's recommendation.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

12. EXTENSION
OF TIME

ROSEWOOD ESTATES
TENTATIVE MAP

APPROVED

Request of G. C. WALLACE ENGINEERS ON BEHALF OF CHISM
HOMES, INC. for an Extension of Time on property
generally located on the southwest corner of Alexander
Road and Lorenzi Boulevard, N-U Zone (under Resolution
of Intent to R-PD6).

MR. NULL stated staff would recommend approval of a
one-year extension.

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

MR. JOHNSTON made a Motion for APPROVAL of the Extension
of Time for Rosewood Estates Tentative Map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

13. EXTENSION
OF TIME

CYPRESS ESTATES

APPROVED

Request of BILLY SLOAT for an Extension of Time on property generally located on the south side of Vegas Drive, east of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD8).

MR. NULL stated staff would recommend approval of a one-year extension.

BILLY SLOAT, 617 Mayfield, appeared and represented the application.

MR. BUGBEE made a Motion for APPROVAL of the Extension of Time for Cypress Estates, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

14. Z-52-84

APPROVED

Application of DECATUR INVESTMENTS, A NEVADA PARTNERSHIP, for reclassification of property generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Eugene Avenue, from R-1 (Single-Family Residence) (a portion under Resolution of Intent to R-3) to R-CL (Single-Family Compact Lot).

Proposed Use: Medium Density Detached
Single-Family Residential

MR. CLEMMER stated there is vacant residential to the north. To the east are single-family developments and to the west is commercial. The project consists of 66 lots, 45 of which are in the 4,000 to 6,000 square foot size, 18 are between 3,500 and 3,900 and 3 are between 3,000 and 3,500. Lot 3 is affected by the Water District site. It is slightly irregular and may need some modification. Lot 50 may need a little modification to have enough buildable area for a house. There is a dedicated alley that needs to be vacated. There is a strip of land along Lake Mead Boulevard that should be incorporated into this tract. Staff feels this is an appropriate land use and would recommend approval, subject to: 1) Conformance to the site plans and elevations amended to provide a 16 foot front setback and two off-street parking spaces, 2) Redesign Lots 3 and 50 for adequate setbacks and buildable area, 3) Vacate the east-west alley 150 feet south of Eugene Avenue, 4) Incorporate the 25 foot waste strip of property into this development, if possible, 5) Install sidewalk on Decatur Boulevard and full-street improvements on Lake Mead Blvd. from Decatur east to the east boundary of this development as required by the Department of Design and Development, and 6) Resolution of Intent with a twelve-month time limit, and standard conditions 7 and 8. Staff has one protest on record.

ERNIE BECKER, JR., 4401 West Washington Avenue, appeared and represented the application. They are in agreement with staff's recommendations. They met with the property owners in the area and have planned this project to meet their approval.

ALBERT P. PHILLIPS, 4609 Stacey Avenue, appeared in protest. He said some of the property owners in the area did not receive notification of this project.

MR. CLEMMER said staff mailed notices to all the property owners for whom they received mailing labels from the County Assessor's Office and a legal notice appeared in the newspaper.

14. Z-52-84

(Continued)

DOLORES WILLIAMS, 4600 Mark Avenue, appeared in protest. They basically agree with the plan but would prefer Mark Avenue eliminated and an outlet installed on Decatur Boulevard.

MR. CLEMMER said staff feels that since this is a low-density project and comparable to the development to the east, they do not want to interrupt the major primary street with too many access streets.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. They do not object to having an outlet onto Decatur Boulevard.

ALBERT P. PHILLIPS requested an access be on Decatur Boulevard rather than the cars from this project accessing onto the interior streets off Decatur Boulevard.

MRS. COLEMAN made a Motion for APPROVAL of Z-52-84, subject to staff's recommendations and staff work out an exit from this project onto Decatur Boulevard by eliminating one of the exits on Ullom Avenue.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

15. TENTATIVE MAP

COLLEGE
HEIGHTS 3-C

APPROVED

Property generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Eugene Avenue, R-E (Residence Estates) and R-1 (Single-Family Residence) Zones (proposed R-CL).
Owner/Subdivider: Decatur Investments, A Nevada Partnership
No. of Acres: 9.1 No. of Lots: 67

MR. NULL stated there is Water District property abutting this project and because of that there are some unusual lot layouts. There is also a piece of Water District property in the cul-de-sac and a City alley coming out into the knuckle on Mark Avenue. Staff would recommend the following conditions: 1) Approval of zoning request Z-52-84, 2) Conformance to the conditions of approval for Z-52-84, 3) Provide a hydrology study as required by the Division of Land Development and Flood Control, 4) No vehicular access to Decatur and Lake Mead Boulevards from the abutting lots, 5) Wall statement, 6) Final map to be recorded on only those portions of the streets with complete right-of-way dedication, and 7) Water District property fronting Eugene Avenue is acquired by the developer and incorporated into the abutting lots. With these conditions, and the standard conditions, staff would recommend approval.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. They are in agreement with staff's recommendations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for College Heights 3-C, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

16. Z-41-84

APPROVED

Application of 330 ASSOCIATES for reclassification of property generally located on the east side of 6th Street and the west side of 7th Street between Lewis Avenue and Clark Avenue, from R-3 (Limited Multiple Residence) and R-4 (Apartment Residence) to P-R (Professional Offices and Parking) and C-1 (Limited Commercial).

Proposed Uses: Four-Story Office Condominium and Parking Lot

MR. CLEMMER stated this office will contain 26,790 square feet. It's three levels of offices with one level of parking half sub-terranean and partly above ground. The 6th Street frontage will contain the office building and the 7th Street property will be grade parking only. Staff feels this is in keeping with the General Plan and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Install street lights on 6th Street and 7th Street and pave the alley as required by the Department of Design and Development, 3) Approval of the landscaping encroachment by the City Council. They will have to provide landscaping on Clark Avenue, but since the area is so small, it will extend into the public right-of-way, and there will have to be an encroachment approval. Standard conditions 1 through 8 should apply to this application. Staff does not have any protests on record.

ALLEN NEL, 1342 South Decatur Boulevard, appeared and represented the applicant. He submitted a rendering of the building. They will be able to comply with staff's recommendations.

No one appeared in protest.

MR. BUGBEE made a Motion for APPROVAL of Z-41-84, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

17. Z-43-84

APPROVED

Application of LLOYD E. AND DOROTHY M. CLARK for reclassification of property generally located 670 feet east of Decatur Boulevard between Lake Mead Boulevard and Coran Lane, from R-E (Residence Estates) to R-PD9 (Residential Planned Development).

Proposed Use: Medium Density Residential (Condominiums)

MR. CLEMMER stated this property consists of approximately 3.5 acres. There is R-1 to the east. There is R-1 to the northeast. There is a church development due north and vacant property to the west. There is an approved R-CL and commercial on the corner of Coran and Decatur and R-3 on the southwest corner. This project consists of 32 units in a condominium development. There will be 8 four-plex buildings. They propose to bring Coran Lane down in line with Madeline Lane. Staff feels that because of the R-CL to the south and the R-1 to the northeast and east that the property should be restricted to an R-CL development. Staff would recommend approval of this project for R-CL zoning, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Provide access on Coran to connect to the east, 3) Dedication of right-of-way and installation of off-site improvements as required by the Department of Design and Development. Staff does not have any protests on record.

17. Z-43-84

(Continued)

JAY DOWNEY, 3160 Valley View, appeared and represented the applicant. With an R-CL development there would not be enough open area as in this project. This project has an acre and a quarter of open space. They propose a small section in the southeast corner will be cut off by the street that is to be dedicated. They will fence that section, run water to it, put in grass, trees, etc. and make it like a park to be maintained by the Association. They are asking for 9 units per acre and with the R-CL there will be 7 units per acre. They contacted 44 persons in the area and turned in a petition with 21 signatures in favor.

BILLY J. SLOAT, 617 Mayfield, appeared as the developer of the property. Every homeowner he spoke to in the area was in approval of this project. The three-bedroom units will be approximately \$70,000 and approximately \$68.00 for the two-bedroom units.

No one appeared in opposition.

MR. CLEMMER said that if R-PD9 zoning is approved, staff would have the following conditions in addition to those already stated: 1) Provide a 4-foot decorative block wall along the east and south sides of Parcel 1 with an attractive interior and exterior exposure of landscaping, 2) Provide for landscaping and irrigation and perpetual maintenance of Parcel 2 in the CC&R's, 3) Conformance to the plot plan and elevations amended to reverse the buildings so that the frontage is towards Coran, and 4) Standard conditions 2 through 8.

MR. BUGBEE made a Motion for APPROVAL of Z-43-84 with R-PD9 zoning and staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

18. Z-44-84

APPROVED

Application of NORSE LEASING CORPORATION for reclassification of property located at 2401 West Bonanza Road, from C-1 (Limited Commercial) and C-2 (General Commercial).
Proposed Use: Tavern (adult oriented)

MR. CLEMMER stated this tavern has existed since 1972 in a shopping center. There is a C-2 pattern evolving east of this shopping center on Bonanza. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations, and 3) Planning Commission review any additional signs proposed to be placed for the adult-oriented business.

LARRY LAPENTA appeared as the tenant in the building. The applicant presented this application in his behalf. They have been in business at this location for twelve years. They were approved as an adult-oriented business many years ago, but in writing of the new ordinance they were unable to continue that aspect of their business and now they are requesting that approval.

18. Z-44-84

(Continued)

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of Z-44-84, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

19. Z-45-84

ABEYANCE

Application of MIKE BOGICH for reclassification of property located at 211 South 11th Street, from R-4 (Apartment Residence) to R-5 (Downtown Apartment).
Proposed Use: High Density Apartments (Three Stories)

MR. CLEMMER stated the density that is proposed is appropriate for that area. The project will consist of 48 units. The buildings will be three stories high with half subterranean parking. The R-5 district limits the project to 45 units total and requires a 20 foot rear yard setback and the proposed staircase is within 15 feet of the alley. Staff would recommend approval of the project, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Install street lights and sidewalk on 11th Street and pave the alley as required by the Department of Design and Development, 3) Provide a 20 foot rear yard setback, 4) Limit the project to 45 units as provided in the R-5 district, and standard conditions 1 through 8. Staff does not have any protests on record.

The applicant was not present.

DANNY PARKER, 421 South 13th Street, appeared in protest. There is another apartment project in the area that does not have a manager and it causes a disturbance in the neighborhood. He does not want this project to have the same result.

MR. BUGBEE made a Motion for ABEYANCE of Z-45-84 because the applicant was not present.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN MACK announced this item would be heard again by the City Planning Commission on August 9, 1984.

20. Z-46-84

DENIED

Application of CHARLESTON HEIGHTS BOWL, A NEVADA PARTNERSHIP, for reclassification of property generally located on the south side of Evergreen Avenue, 250 feet west of Decatur Boulevard, from R-1 (Single-Family Residence) and R-3 (Limited Multiple Residence) to C-1 (Limited Commercial).

Proposed Use: 112-Unit Motel to be used in
Conjunction with a Proposed
Casino at the Charleston
Heights Bowl

(Continued)

MR. CLEMMER stated they are proposing a 112-unit motel with 397 parking spaces west of the motel. They plan to enlarge the bowling alley area for a casino in the future. This project will create a need for an additional traffic signal. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations, 3) Relocate the access on both sides of Evergreen to a point approximately 320 feet west of Decatur as required by the Traffic Engineer, 4) Reverse the motel to provide access to the major parking area in the front, 5) Provide traffic signals as required by the Traffic Engineer, 6) Provide a 6-foot block wall on the south and west property lines, 7) Vacation of patent reservations and easements, 8) Approval of this zoning action constitutes approval of satellite parking for the casino, 9) Approval of this zoning does not constitute approval of a gaming license, and 10) Provide a 50% contribution to a traffic signal at Decatur and Evergreen, and 11) This use to be allowed subject to it being developed in conjunction with a casino operation only, and standard conditions 2 through 8. Staff has two protests on record.

BRUCE BECKER, 50 South Jones Boulevard, DAN JUBA, Marnell Corao Associates, and ERNIE BECKER, 4401 West Washington Avenue, appeared and represented the application. The motel will cater to persons visiting on the west side of Las Vegas.

LISA SMITH, 5113 Evergreen Avenue, appeared in protest. She presented petitions with approximately 62 signatures in protest. She objected to the casino and the increased traffic this project would generate.

TINA NOTTIE, 5005 Evergreen Avenue, appeared in protest. They bought their home in that area to get away from the casinos.

KAREN DICKINSON, 5109 Evergreen Avenue, appeared in protest. She presented a petition signed by her husband and herself. She feels the applicant is making enough money with the bowling alley without the motel and casino.

JUDY HANNON, 5417 Evergreen Avenue, appeared in protest. She would like to have additional time to obtain more signatures in protest. There are enough motels and gambling establishments in Las Vegas without this project.

AMOS ELLIOTT, JR., 5012 Evergreen Avenue, appeared in protest. They moved in that area to get away from the gaming and traffic on the Strip and downtown. He doesn't feel a motel is needed in the area.

JOHN LEWIS, 5005 Evergreen Avenue, appeared in protest.

ERNIE BECKER appeared in rebuttal. There will be exits on Alta Drive, Evergreen and Decatur. The casino consists of electronic machines at the present time. There will be a few gaming tables and approximately 100 electronic machines when this project is completed. The motel will be across the street.

BARRY BECKER appeared in rebuttal. The density of the motel will not be any greater than the density to the south and west of this project. They plan to encourage homeowner associations, clubs, etc. to hold their meetings there. In the restaurant they hope to attract persons working in the area. They plan to operate the gaming themselves. The major support of this facility will be persons living in Las Vegas.

20. Z-46-84

(Continued)

There were 5 persons in the audience in protest.

MR. JOHNSTON made a Motion for DENIAL of Z-46-84 because the motel is not compatible with the area.

Voting was as follows:

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

Motion for DENIAL carried by a 3/2 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

21. Z-47-84

APPROVED

Application of BECKER AND SONS for reclassification of property generally located on the northeast corner of Vegas Drive and Jones Boulevard, from R-1 (Single-Family Residence) to C-1 (Limited Commercial) and R-PD16 (Residential Planned Development).

Proposed Uses: Auto Parts Store and Medium
High Density Residential

MR. CLEMMER stated this consists of one, two and three story buildings, one, two and three bedroom units. They plan to have an 18 to 20 foot setback from the low density to the east and then a one-story building. The one-story building will be 45 feet from the R-1 property lines and then there will be two-story buildings. They are proposing 120 units on the property. Staff felt the "L" shaped piece should be rezoned to an R-PD12 density. The applicant offered to reduce the density of the 40-acre parcel immediately north of this proposal by 30 units. Staff would recommend approval of the R-PD16, but denial of the C-1, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Provide a 6-foot block wall on the north and east property lines, but not along Carl Avenue, 3) Install street improvements on Vegas Drive and Carl Avenue and sidewalks on Jones Boulevard as required by the Department of Design and Development, 4) Approval of the density reduction under Z-167-63, and 5) Dedicate an alley connecting the existing alley to Vegas Drive or vacate the existing alley. Staff has 61 protests on record.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. They have spent the past year designing this project so it would have very little impact on the residents to the east on Jones and north on Vegas Drive by adding one-story units along there and putting the multi-story more towards Jones and Vegas Drive. There is a paved alley all the way along Jones Boulevard and they are proposing to remove that and put a 20-foot landscaped buffer in there. The same thing will be done on Vegas Drive. There is ample green area and two pools. They have an agreement with Chief Auto Parts for the store.

There were 26 persons in the audience in protest.

WINSTON PARKER, 1821 North Mallard Street, appeared in protest. This will increase the crime in the area. This project will increase the noise in the area and some persons sleep during the daytime. The alleyway is an easement for power poles and if that area stays open, there will not be any buffer zone. There is a shortage of parking spaces in the area at the present time.

LLOYD KINNER, 5812 Martita Avenue, appeared in protest. He

21. Z-47-84

(Continued)

represented the persons who signed the petition in protest. They object to strip zoning, high density in a low density area, increased traffic, loss of privacy of the houses that back up to this project. The persons who live in the area bought their houses there because they wanted to live in a quiet area.

RAY JAMISON, 5821 Martita Avenue, appeared in protest. They have a child care center in their home and do not want transients in the area causing harm to the children.

PAT LANDSEY, 5808 Vegas Drive, appeared in protest. They have enough commercial in the area already.

BETTY MARTIN, 5825 Martita Avenue, appeared in protest. They may sell their house if this project goes into the area because her husband is a day sleeper and this project will create too much noise. There is a flood control problem in the area.

ERNIE BECKER, 4401 West Washington Street, appeared in rebuttal. In the early 1970's they applied for townhouses in this area but only developed the lots and sold them and did not build any houses. They put in the alley and pay the taxes on it. There is a power easement on the alley and a City easement on the alley for the sewer line. This development takes all that into consideration. Flood water comes down the alley and will continue to do so until the property is developed. Since he is not around the property, the trash would have to come from persons living in the area or passing through. Only single-stories will back up to the abutting property owners.

BARRY BECKER appeared in rebuttal. The density of this project is compatible with the Master Plan. Access to the parking lot is on Jones Boulevard and Vegas Drive. They have eliminated the alley so there will not be any cars going by the homes. Where they have indicated "compact" on their map they mean small cars.

WINSTON PARKER said he objects to cars driving on the alley between this project and the homes.

BARRY BECKER said this application provides for no access into the parking lot from the alley so there will not be any vehicular traffic on the alley.

MRS. COLEMAN made a Motion for APPROVAL of Z-47-84, subject to staff's conditions and a block wall along the east line to Vegas Drive and along the north line of the Vegas Drive portion and allow the C-1 and R-PD16 zoning.

Voting was as follows:

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

Motion for APPROVAL carried by a 3/2 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

(There was a three-minute recess at this time.)

22. Z-167-63

PLOT PLAN
REVIEW

APPROVED

Request of BECKER AND SONS for a Plot Plan Review on property generally located on the northeast corner of Jones Boulevard and Carl Avenue, R-1 Zone (under Resolution of Intent to R-3).

MR. CLEMMER stated this is a companion case to the last item where staff made a condition that the density of this project be reduced from 24.89 units per acre to 23.89 units per acre because the 30 units involved will be transferred to the other site.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application.

MR. CLEMMER said staff would recommend approval, subject to: 1) The R-3 development on the north half and southeast quarter of this site is hereby limited to a maximum of 23.89 units per acre, and 2) Conformance to the original conditions of approval for Z-167-63.

MR. BUGBEE made a Motion for APPROVAL of Z-167-63, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

23. Z-48-84

APPROVED

Application of ESTATE 12 GENERAL PARTNERSHIP for reclassification of property located at 2393 South Potosi Street, from P-R (Professional Offices and Parking) to C-1 (Limited Commercial).
Proposed Use: Commercial Child Care Facility

MR. CLEMMER stated this property was annexed into the city with P-R zoning granted by the County. The property to the south was granted C-1 zoning. There is rural density residential to the north and northwest of this site. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, and 2) Install street improvements on Potosi Street as required by the Department of Design and Development, and 3) Standard conditions 1 through 8. Staff does not have any protests on record.

WILMA LITTLEFORD, 6600 Pickford Lane, appeared and represented the application. The surrounding property owners are in approval of the child care facility.

MR. BUGBEE made a Motion for APPROVAL of Z-48-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

APPROVED

Application of MAURY ABRAMS for reclassification of property generally located on the southeast corner of Buffalo Drive and Charleston Boulevard, from N-U (Non-Urban) to R-4 (Apartment Residence).

Proposed Use: Medium High Density Residential (Apartments)

MR. CLEMMER stated this project is 27.35 units per acre. Staff feels that since Holmby is dedicated on the south side of the tract and farther east Holmby is also dedicated, that it would continue through to Buffalo Drive and should also be dedicated. In the south and southwestern area there is rural density residential. In the past cases where there has been the same type of situation, staff has required that there be three R-E lots facing the probable R-E development to the south. This project is nearly R-3 zoning. Staff feels it should be reduced to an R-3 project for the north 498 feet with R-E on the strip of three lots facing Holmby with Holmby dedicated. There will have to be a revision to the plot plan. The units consist of 2 two-bedroom units with two-car parking spaces for each unit. They propose 124 units in total and staff is asking for a reduction to 77 units. Staff does not have any protests on record. Staff would recommend approval of R-3, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Application be amended to R-3 on the north 498.64 feet and R-E on the south 230 feet, 3) Conformance to the plot plan and elevations amended to delete the south 230 feet, 4) Provide a 20 foot rear yard setback, 5) Construct a 6-foot block wall between the R-3 and R-E, 5) Dedicate 50 feet of right-of-way for Charleston Boulevard and Buffalo Drive and 30 feet of right-of-way for Holmby Avenue and 25 foot radius corners at the intersections of the aforementioned streets, 6) Install street improvements on Charleston Boulevard, Buffalo Drive and Holmby Avenue as required by the Department of Design and Development, 7) Standard conditions 2 through 8 shall apply to the R-3 portion.

JOHN VORNSAND, 300 South 4th Street, appeared and represented the applicant. This project will contain 124 Spanish-style luxury garden apartments with fireplaces in each unit, swimming pool, two car garage and recreation building. The only vehicular access is on Buffalo Drive. This will eliminate any traffic problems on Charleston Boulevard. They have reduced the southerly units on the proposed plan to single-story units to create an area of lesser intensity. This project contains only 11 units in excess of the R-3 requirement. They object to the R-E buffer that staff is recommending.

MAURY ABRAMS, 3311 Jones Boulevard, appeared and represented the application. The R-E lots will be difficult to sell because they will be abutting the apartment project. They would be willing to hold the buildings back from Holmby and make them one story in height with the same architecture as the balance of the project.

RICHARD MCGINNIS, 7605 Charles Conrad Circle, appeared in protest. This project will decrease the value of his home. The crime rate will increase in the area. This will increase the traffic congestion on West Charleston Boulevard.

OSCAR LONG, 7613 Paul Wetz, appeared in protest. He was concerned about the increased traffic created by this project.

IRA BRODY, Paul Wetz, appeared in protest. He moved from an apartment into a house and does not want apartments right next to him.

JOHN VORNSAND appeared in rebuttal stating there will be a

24. Z-49-84

(Continued)

mix of commercial in lower and higher densities creating a desirable street scape and neighborhood mix. This project will be buffered from the residential area to the north by Charleston Boulevard.

MAURY ABRAMS appeared in rebuttal. The rent will be in the \$350 to \$450 range for one-bedroom units. They will be laid out for a possible condominium conversion.

DEPUTY CITY ATTORNEY VAL STEED said the applicant is entitled to have the Commission take action on his application as submitted.

JOHN VORNSAND said they prefer to have action taken on their application with the recommendation of Holmby on the south.

MR. CLEMMER said that if this application is approved, it would be subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan and elevations amended to provide the dedication of right-of-way for Holmby Avenue, 3) Install street improvements on Charleston Boulevard, Buffalo Drive and Holmby Avenue as required by the Department of Design and Development, and 4) Standard conditions 2 through 8.

MR. BUGBEE made a Motion for APPROVAL of Z-49-84, subject to a deed restriction limiting the development to no more than 124 units, single-story buildings on the south portion of the property and staff's conditions with the Planning Commission reviewing the plans.

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston, Mr. Bugbee

"NOES" Mrs. Coleman, Mr. Guthrie

Motion for APPROVAL carried by a 3/2 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

25. Z-50-84

APPROVED

Application of THOMAS AND JEANNE SENIUR for reclassification of property generally located on the north side of Torrey Pines Drive between Lone Mountain Road and Washburn Road, from R-E (Residence Estates) to R-PD2 (Residential Planned Development).

Proposed Use: Low Density Detached Single-Family Residential

MR. CLEMMER stated southeast of this property is R-1 zoning. The General Plan anticipates higher densities than R-E south of this property. This proposal is two units per acre which is comparable to R-E. The only difference is this project will use private streets. This project consists of eight lots. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the site plan, 3) Install street improvements on Lone Mountain Road and Torrey Pines Drive as required by the Department of Design and Development, and 4) Record a parcel map. Staff does not have any protests on record.

THOMAS SENIUR, 6440 Lone Mountain Road, appeared and represented the application. He is in agreement with staff's recommendations.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-50-84, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this would be heard Aug. 1, 1984 by the City Council.

26. Z-51-84

APPROVED

Application of UHS LAS VEGAS PROPERTIES, INC. for reclassification of property generally located on the southwest corner of Goldring Avenue and Shadow Lane, from R-E (Residence Estates) to P-R (Professional Offices and Parking).

Proposed Use: Patron and Employee Parking

MR. CLEMMER stated this is in an area of hospitals where there is a precise plan and P-R is appropriate for this site. Staff would recommend approval of the patron and employee parking, subject to: 1) Resolution of Intent with a twelve-month time limit, and 2) Standard conditions 1 through 3 and 5 through 7. There are no protests on record.

ATTY. ARNOLD WEINSTOCK, 630 South 4th Street, appeared and represented the applicant. They are in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of Z-51-84, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

27. Z-53-84

APPROVED

Application of PAMELA CANTOR for reclassification of property generally located on the southeast corner of Michael Way and Marietta Avenue, from N-U (Non-Urban) to C-1 (Limited Commercial).

Proposed Use: Restaurant, Bar and Arcade

MR. CLEMMER stated the area to the north is low-density residential. To the west is a single-family detached area. Staff has discussed this application with the architect and it was agreed to eliminate the access that was proposed to Marietta Avenue and provide a 6-foot block wall along the south side of Marietta. Staff feels that the primary access to the development should be from Vegas Drive and that the access to Michael Way be eliminated as well. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan amended to eliminate the access to Marietta Avenue and Michael Way and provide access to Vegas Drive, 3) Provide a 6-foot block wall along the north property line and along the west property line set back 6 feet for landscaping along the west property line, but to the street line on the north, 4) Eliminate the proposed arcade use, 5) This approval does not constitute approval of a casino use or bar, 6) Install street improvements on Michael Way and Marietta Avenue as required by the Department of Design and Development, and 7) Standard conditions 2 through 8. Staff does not have any protests on record.

KEITH FARRIS, 770 East Sahara Avenue, architect, appeared and represented the applicant. They are in agreement with staff, but cannot guarantee access to Vegas Valley Drive. This will be a family-oriented local restaurant. They have eliminated the arcade concept from their plans.

No one appeared in opposition.

27. Z-53-84

(Continued)

MR. BUGBEE made a Motion for APPROVAL of Z-53-84, subject to staff's conditions, except that access to Michael Way shall be allowed.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

28. AV-4-84

ADMINISTRATIVE
VARIANCE

APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for an Administrative Variance to allow 12 lots to be less than the required 65 feet in width on Lots 46 through 50 and 54 through 60 of Block 2 in the Metropolitan's Park Meadows West II Subdivision on property generally located on the northeast corner of Gowan Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-1).

MR. CLEMMER stated this application involves 12 lots that are 63 feet wide. The Code provides for a 5% reduction in the frontage and the area. They had to reduce the lots due to a realignment that the City required on this street. Staff recommends approval, subject to: 1) Conformance to the site plan.

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

MRS. COLEMAN made a Motion for APPROVAL of AV-4-84, Administrative Variance, subject to staff's condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

29. CV-1-71

C-V USE REVIEW

APPROVED

Request of THE HEBREW ACADEMY for a C-V Use Review to allow a portable classroom facility on property located at 1600 East Oakley Boulevard, C-V Zone.

MR. CLEMMER stated they are proposing a portable classroom south of the gym. There is residential to the north. The gym will screen the portable classroom. Staff feels it's an appropriate location and would recommend approval, subject to: 1) Conformance to the plot plan, and 2) This portable classroom shall be removed in two years unless an extension is duly approved by the Planning Commission.

GERALDINE RENTCHLER, 1201 South Rancho Drive, appeared and represented The Hebrew Academy. They are in agreement with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of CV-1-71, C-V Use Review, subject to staff's recommendations.

29. CV-1-71

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

30. Z-23-64

PLOT PLAN
REVIEW

APPROVED

Request of NATIONAL CONVENIENCE STORES, INC. for a Plot Plan Review to construct a 3,075 square foot convenience market and to utilize the existing gasoline facilities on property generally located on the southeast corner of West Sahara Avenue and Arville Street (4325 West Sahara Avenue), C-1 Zone.

MR. CLEMMER stated this proposed site backs up to R-1 lots to the south. They are proposing to shift the building from the originally approved location south towards those residential buildings. There is a 20 foot alley and 10 foot distance from the alley to this proposed building as a buffer. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) Standard conditions 2 through 8.

GUY WEIBLING, 2365 Renaissance Drive, appeared and represented the applicant. They are in agreement with staff's recommendations. They plan to incorporate a trash compacter within the store and there will be none outside of the store. They will tear down the existing car wash and building, taking the 7,000 square feet that is under roof and reducing it to 3,100 square feet.

MR. JOHNSTON made a Motion for APPROVAL of Z-23-64, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

31. MISC-1-84

WAIVER OF
CONDITIONS

APPROVED

Request of MIKE ALEGRIA for a Waiver of Conditions on property located at 1823 West Charleston Boulevard, Space 17, R-MH Zone.

MR. CLEMMER stated this is an older mobile home park. The spaces are shallow and with the modern mobile homes it is difficult to fit them on the smaller sites. This site is 51 feet deep and a 47 foot mobile home is located there. It is 4 feet 4 inches from the R-1 lots and the front is in the driveway. The Code calls for 5 foot setbacks on the front and sides. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

MICHAEL ALEGRIA, 1823 West Charleston Boulevard, Space 17, appeared and represented the application.

31. MISC-1-84
(Continued)

MR. JOHNSTON made a Motion for APPROVAL of MISC-1-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

32. Z-58-78

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of GEORGE F. KALB CONSTRUCTION COMPANY for a Reinstatement and Extension of Time on property generally located north of Meadows Lane, on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1).

MR. CLEMMER stated this project expired May 20, 1984, one year after the completion of the Red Lobster. The zoning has been in existence since 1978 but there has been considerable development on the property. Staff would recommend approval, subject to: 1) Extension of Time shall expire August 1, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

GEORGE KALB, 3250 Spring Mountain Road, appeared and represented the application.

MR. BUGBEE made a Motion for APPROVAL of Z-58-78, Reinstatement and Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. PLANNING COMMISSION
MEETING

Consider cancelling the July 24, 1984 meeting.

MR. BUGBEE made a Motion to APPROVE the cancellation of the July 24, 1984 City Planning Commission meeting.

Voting was as follows:

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

Motion to CANCEL THE JULY 24, 1984 CITY PLANNING COMMISSION MEETING carried unanimously.

SUPPLEMENTAL AGENDA:

1. A-15-84

APPROVED

Petition of Annexation submitted by JAMES B. MCCALL, ET AL to annex property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 900 acres.

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

1. A-15-84
(Continued)

JAY DOWNEY, 3160 Valley View, appeared and represented the applicants. They are in agreement with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of A-15-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. WAIVER OF
STREET
IMPROVEMENTS
PM-19-84

APPROVED

Request of DELL R. NIELSON ON BEHALF OF MURRAY DUBOEF AND ALBERT BARA for a waiver of the requirement for installation of street improvements on Washington Avenue and Harris Street, west of Nellis Boulevard.

MR. NULL stated staff would not object to waiving the street improvements for this parcel map until such time as the parcels are developed.

DELL R. NIELSON appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of the Waiver of Street Improvements for PM-19-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

3. EXTENSION OF
TIME

TORREY PINES
CLUSTERS
TENTATIVE MAP

ABEYANCE

Request of TANDEM DEVELOPMENTS, INC. for an Extension of Time on property generally located on the southwest corner of Torrey Pines Drive and Balzar Avenue, N-U Zone (under Resolution of Intent to R-PD14).

MR. NULL stated staff would recommend a one-year extension.

The applicant was not present.

MRS. COLEMAN made a Motion for ABEYANCE of the Extension of Time for Torrey Pines Clusters Tentative Map because no one was present to represent the application.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

4. Z-30-72

PLOT PLAN
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to construct two (2) 14' x 48' off-premise advertising signs on property generally located on the northeast corner of Eastern Avenue and Sahara Avenue, C-1 Zone.

MR. CLEMMER stated the original plot plan did not show off-premise signs. There are off-premise signs in this area along Sahara Avenue. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations. They are proposing two signs: one on the south side of the shopping center site and one on the north side. They are 250 feet apart.

TOM MALEGGIO, 1211 West Bonanza Road, appeared and represented the applicant. They will be taking down four off-premise signs that are located on Sahara just east of Maryland Parkway.

MR. BUGBEE made a Motion for APPROVAL of Z-30-72, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried by a 3/2 vote.

CHAIRMAN MACK announced this is final action.

5. Z-18-68(29)

PLOT PLAN
REVIEW

APPROVED

Request of DANIEL W. HALBY, D.O., LTD. for a Plot Plan Review to allow the approved 7 foot side yard setback from the west property line to be reduced to 5 feet for a proposed two-story medical office building on property located at 2496 West Charleston Boulevard, C-D Zone.

MR. CLEMMER stated the adjacent residential property owners were notified of this application to the west of this site. On the original building location, it had shown a 7 foot setback. The adjacent property owners were notified and they requested an 8-foot block wall from a point 114 feet south of the north property line to 50 feet south of the Becker property that faced Shetland. There is a residential property on Charleston and will probably remain residential for a long time. Staff feels that because the building is being shifted farther west toward that residential development that it be approved, but subject to: 1) Conformance to the plot plan amended to provide an 8-foot block wall commencing 114 feet south of the north property line extending to a point 25 feet north of Charleston Boulevard, which is to the front of the building, and extend the Italian Cypress from the north property line to the front of the building along the west property line, and remove the foyer.

DR. DANIEL W. HALBY, 3900 West Charleston Boulevard, appeared and represented the application. The extra 2 feet is needed since there is only one ingress and egress to the back parking area. He has already spent approximately \$7,500 to rearrange the electrical on the property. There will not be any windows on the west side facing the residential property which will make the building cooler with the sun on the west side. This building will face another proposed medical building on the east side of the property.

5. Z-18-68(29)
(Continued)

EDWARD SILVA, 2500 West Charleston Boulevard, appeared in protest. He agrees with the 8-foot block wall, the Italian Cypress trees along the whole length of the building and the front part of the property separated by a 2-or 3-foot block wall. He objects to a block wall or trees 4 feet or higher near his driveway because it would obstruct his vision when backing out of his driveway.

MR. JOHNSTON made a Motion for APPROVAL of Z-18-68(29), subject to staff's conditions and that the block wall be built entirely along the west property line to a point of the proposed building line and then reduced to a height of 3 feet to the sidewalk and Cypress trees planted all the way to the front building line.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on August 1, 1984.

6. Z-100-64(119)
PLOT PLAN
REVIEW
ABEYANCE

Request of ILAN SILBERSTEIN for a Plot Plan Review to construct an additional floor to the existing 10 floor office building and to convert the 5th floor from parking to office use on property located at 330 South Third Street, R-4 Zone (under Resolution of Intent to C-2).

The applicant was not present.

MR. BUGBEE made a Motion for ABEYANCE of Z-100-64(119), Plot Plan Review, because no one appeared to represent the application.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

7. CV-1-84
PLOT PLAN
REVIEW
APPROVED

Request of AD-ART ON BEHALF OF SOUTHERN NEVADA MEMORIAL HOSPITAL for a Plot Plan Review to allow directional signs on property located at 1800 West Charleston Boulevard, C-V Zone.

MR. CLEMMER stated this is the Southern Nevada Memorial Hospital site. The directional signs will designate the emergency rooms, etc. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

RALPH BOND, 1800 West Charleston Boulevard, appeared and represented Southern Nevada Memorial Hospital.

MRS. COLEMAN made a Motion for APPROVAL of CV-1-84, Plot Plan Review, subject to staff's recommendation.

Voting was as follows:

7. CV-1-84

(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

8. AV-5-84

ADMINISTRATIVE
VARIANCE

APPROVED

Request of FULSTONE ENTERPRISES for an Administrative Variance on property generally located on the south side of Whispering Sands Drive, west of Bronco Road, R-E Zone.

MR. CLEMMER stated this is newly-annexed property. They are proposing to divide it into three lots fronting on Whispering Sands Drive and one lot fronting Bronco. The depth of the lots is 200 feet, leaving a remainder of 98.44 feet. The R-E zone requires a 100 foot front setback. An Administrative Variance allows for a 5% reduction. The lots are 20,000 square feet or more. Staff would recommend approval, subject to: 1) Conformance to the site plan amended to revise the well lot size and location.

SAL DEMONICA, 3119 High View, appeared and represented the application. They are in agreement with staff's recommendation.

MR. BUGBEE made a Motion for APPROVAL of AV-5-84, Administrative Variance.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

9. Z-167-63

PLOT PLAN
REVIEW

APPROVED

Request of JERRY HILDRETH for a Plot Plan Review on property generally located on the northeast corner of Jones Boulevard and Carl Street, R-1 Zone (under Resolution of Intent to R-3).

MR. CLEMMER stated the applicant is proposing 240 units, consisting of 20 one-bedrooms, 8 three-bedrooms and the balance in two-bedrooms. There are single-family homes fronting this apartment project. Staff feels there should be a 3-foot berm with a wall set back 10 feet from Carl Street with landscaping down the berm would be a better separation of the R-1 homes and this project. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations, and 2) Provide a 3-foot landscaping berm with a 6-foot wall on the top.

JERRY HILDRETH, 1628 Vegas Valley Drive, appeared and represented the application. He is in agreement with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of Z-167-63, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

9. Z-167-63

(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

10. RW-2-84

RAZOR WIRE
REQUEST

APPROVED

Request of LAS VEGAS METROPOLITAN POLICE DEPARTMENT to
install razor wire around the perimeter of the parking
lot fence on property located at 6208 Hargrove Avenue,
R-1 and R-3 Zones (under Resolution of Intent to C-V).

MR. CLEMMER stated this is between the police substation
and an apartment development to the west. Across the
street is a police substation parking lot for future
development. Staff would recommend approval, subject to:
1) Conformance to the plot plan.

CAPTAIN REED, LVMPD, appeared and represented the appli-
cant.

MR. JOHNSTON made a Motion for APPROVAL of RW-2-84, Razor
Wire Request.

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston, Mr. Bugbee,
Mrs. Coleman, 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 11:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA

CITY PLANNING COMMISSION

JULY 12, 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: COLEMAN, MACK, BUGBEE, GUTHRIE, JOHNSTON
EXCUSED: TRACY, KENNEDY

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

MINUTES: Approval of the May 10, 1984 and May 22, 1984 City
Planning Commission minutes.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the southwest corner
of Westcliff Drive and Rainbow Boulevard, C-1 Zone.
RAINBOW Owner/Subdivider: Rainbow-Fremont Limited,
EXPRESSWAY Partnership
CENTER No. of Acres: 2.36 No. of Units: 38
(COMMERCIAL
CONDOMINIUM)

ACTION: APPROVED
BUGBEE/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-5-69.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

2. FINAL MAP Property generally located on the southwest corner
of Westcliff Drive and Rainbow Boulevard, C-1 Zone.
RAINBOW Owner/Subdivider: Rainbow-Fremont Limited,
EXPRESSWAY Partnership
CENTER No. of Acres: 2.36 No. of Units: 38
(COMMERCIAL
CONDOMINIUM)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.

2. FINAL MAP - RAINBOW EXPRESSWAY CENTER (COMMERCIAL CONDOMINIUM) (Continued)

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

STAFF RECOMMENDATION: APPROVAL

- | | |
|--|--|
| 3. REVERSIONARY MAP
CROSSROADS III
(A PORTION) | Property generally located west of Lamb Boulevard,
south of Stewart Avenue, R-1 Zone (under Resolution
of Intent to R-PD11).
Owner: California Federal Savings & Loan
Subdivider: Lomac Development
No. of Acres: 8.8 No. of Lots: 1 |
| ACTION: APPROVED
BUGBEE/UNANIMOUS | |

CONDITION:

1. Submit verification of clear title to that portion of Daisetta Street vacated by Document 1368478, Book 1409 before recording reversionary map.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

- | | |
|--|--|
| 4. TENTATIVE MAP
AUTUMN PLACE | Property generally located on the west side of Lamb
Boulevard, south of Stewart Avenue, R-1 Zone,
(under Resolution of Intent to R-PD7 and R-PD11).
Owner: California Federal Savings and Loan
Subdivider: Lomac Development
No. of Acres: 16.4 No. of Lots: 110 |
| 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-93-80.
3. Vacate that portion of the Daisetta Street cul-de-sac lying in Lots 29 and 30 before recording Unit 2.
4. Provide a hydrology study as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Record reversionary map (a portion) of Crossroads III before recording Unit 2.
6. Provide proof of payment for delinquent taxes before tentative map is approved by the City Council.
7. A waiver be granted from the requirement that streets shall have a minimum grade of 0.4 percent for that portion of Chelseann Street from Ogden Avenue to Sunrise, which will be permitted a minimum grade of 0.3%, and for Sunrise Avenue which will be permitted a minimum grade of 0.23%.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

ANNOTATED AGENDA

CITY PLANNING COMMISSION

JULY 12, 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: COLEMAN, MACK, BUGBEE, GUTHRIE, JOHNSTON

EXCUSED: TRACY, KENNEDY

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

MINUTES: Approval of the May 10, 1984 and May 22, 1984 City
Planning Commission minutes.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the southwest corner
of Westcliff Drive and Rainbow Boulevard, C-1 Zone.
Owner/Subdivider: Rainbow-Fremont Limited,
Partnership
No. of Acres: 2.36 No. of Units: 38
RAINBOW
EXPRESSWAY
CENTER
(COMMERCIAL
CONDOMINIUM)

ACTION: APPROVED
BUGBEE/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-5-69.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

2. FINAL MAP Property generally located on the southwest corner
of Westcliff Drive and Rainbow Boulevard, C-1 Zone.
Owner/Subdivider: Rainbow-Fremont Limited,
Partnership
No. of Acres: 2.36 No. of Units: 38
RAINBOW
EXPRESSWAY
CENTER
(COMMERCIAL
CONDOMINIUM)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.

9. VAC-15-84 Petition of Vacation submitted by DELL R. NIELSON,
ET AL to vacate portions of Government Patent Reser-
vations located within Government Lots 10, 11, 22
ACTION: APPROVED and 23, generally located on the north side of Cory
BUGBEE/UNANIMOUS Place, between Upland Boulevard and Mohawk Street.

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: JULY 18, 1984 TO SET DATE FOR PUBLIC HEARING

10. EXTENSION Request of VTN ON BEHALF OF DASCO, INC. for an
OF TIME Extension of Time on property generally located
 on the west side of Torrey Pines Drive, south of
TORREY PINES Smoke Ranch Road, N-U Zone (under Resolution of
VILLAGE Intent to R-PD14).
TENTATIVE MAP

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

11. EXTENSION Request of VTN ON BEHALF OF BAILY & McGAH for an
OF TIME Extension of Time on property generally located
 on the west side of Odette Lane, south of Charleston
VALLEY WEST IX Boulevard, N-U Zone (under Resolution of Intent to
TENTATIVE MAP R-PD8).

ACTION: APPROVED
GUTHRIE/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

12. EXTENSION Request of G.C. WALLACE ENGINEERS ON BEHALF OF
OF TIME CHISM HOMES, INC. for an Extension of Time on
 property generally located on the southwest corner
ROSEWOOD ESTATES of Alexander Road and Lorenzi Boulevard, N-U Zone
TENTATIVE MAP (under Resolution of Intent to R-PD6).

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

13. EXTENSION OF TIME Request of BILLY SLOAT for an Extension of Time on property generally located on the south side of Vegas Drive, east of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD8).
CYPRESS ESTATES
TENTATIVE MAP

ACTION: APPROVED
BUGBEE/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

14. Z-52-84 Application of DECATUR INVESTMENTS, A NEVADA PARTNERSHIP, for reclassification of property generally located on the east side of Decatur Boulevard, between Lake Mead Boulevard and Eugene Avenue, from R-1 (a portion under Resolution of Intent to R-3) to R-CL.

ACTION: APPROVED
COLEMAN/UNANIMOUS Proposed Use: Medium Density Detached
Single Family Residential

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the site plans and elevations amended as follows:
 - a. Provide a 16' front yard setback and two off-street parking spaces per lot.
 - b. Provide an additional access to Decatur Boulevard, between Eugene Avenue and Lake Mead Boulevard.
 - c. Eliminate Mark Avenue or Sawyer Avenue between Trojan Avenue and Ullom Drive.
3. Redesign Lots 3 and 50 for adequate setbacks and buildable area.
4. Vacate the east-west alley 150' south of Eugene Avenue.
5. Acquire and incorporate the 25' strip of land along the south side of this development, if possible.
6. Install sidewalk on Decatur Boulevard and half-street improvements on Lake Mead Boulevard from Decatur east to the east line of the development as required by the Department of Design and Development.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

PROTESTS: 2

15. TENTATIVE MAP Property generally located on the east side of Decatur Boulevard, between Lake Mead Boulevard and Eugene Avenue, R-E and R-1 Zones (proposed COLLEGE HEIGHTS 3-C R-CL).

ACTION: APPROVED
COLEMAN/UNANIMOUS Owner/Subdivider: Decatur Investments, a Nevada Partnership
No. of Acres: 9.1 No. of Lots: 67

15. TENTATIVE MAP - COLLEGE HEIGHTS 3-C (Continued)

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. Approval of zoning application Z-52-84.
5. Conformance to the conditions of approval for Z-52-84.
6. Provide a hydrology study as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. No vehicular access to Decatur Boulevard and Lake Mead Boulevard from the abutting lots.
8. 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.
9. Final map to be recorded on only those portions of street with complete right-of-way dedication.
10. If the Las Vegas Valley Water District property fronting Eugene Avenue is acquired by the developer, it is to be incorporated into the abutting lots.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

16. Z-41-84

Application of 330 ASSOCIATES for reclassification of property generally located on the east side of 6th Street and the west side of 7th Street, between Lewis Avenue and Clark Avenue, from R-3 and R-4 to P-R and C-1.

ACTION: APPROVED
BUGBEE/UNANIMOUS

Proposed Uses: Four-Story Office Condominium
and Parking Lot

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install street lights on 6th Street and 7th Street and pave the alley as required by the Department of Design and Development.
3. Enter into an encroachment agreement for the landscaping in the public right-of-way.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

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.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

PROTESTS: 0

17. Z-43-84

Application of LLOYD E. AND DOROTHY M. CLARK for reclassification of property generally located 670' east of Decatur Boulevard, between Lake Mead Boulevard and Coran Lane, from R-E to R-PD9.
Proposed Use: Medium Density Residential (Condominiums)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install a 4' decorative block wall along the east and south sides of Parcel 1 with landscaping between the wall and the sidewalk as required by the Department of Community Planning and Development.
3. Provide for landscaping and irrigation and perpetual maintenance of Parcel 2 in the Conditions, Covenants and Restrictions.
4. Provide through access on Coran Lane to connect to the east.
5. Dedication of right-of-way and installation of off-site improvements as required by the Department of Design and Development.
6. Conformance to the plot plans amended to reverse the north/south layout of the development.
7. Conformance to the elevations amended to improve the aesthetics of the buildings as required by the Department of Community Planning and Development.
8. 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.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL WITH APPLICATION AMENDED TO R-CL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

18. Z-44-84 Application of NORSE LEASING CORPORATION for
reclassification of property located at 2401
ACTION: APPROVED W. Bonanza Road, from C-1 to C-2.
JOHNSTON/UNANIMOUS Proposed Use: Tavern (Adult Oriented)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. All additional signs for the adult oriented business shall be reviewed by the Planning Commission.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

PROTESTS: 0

19. Z-45-84 Application of MIKE BOGICH for reclassification
of property located at 211 S. 11th Street, from
R-4 to R-5.
ACTION: ABEYANCE Proposed Use: High Density Apartments
BUGBEE/UNANIMOUS (Three Stories)

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY THE PLANNING COMMISSION: AUGUST 9, 1984

PROTESTS: 1

20. Z-46-84 Application of CHARLESTON HEIGHTS BOWL, A NEVADA
PARTNERSHIP for reclassification of property
generally located on the south side of Evergreen
Avenue, 250' west of Decatur Boulevard, from R-1
to C-1.
ACTION: DENIED Proposed Use: 112-Unit Motel to be used in
JOHNSTON/3-2 Conjunction with a Proposed
(MACK, GUTHRIE: NO) Casino at the Charleston Heights
Bowl

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

PROTESTS: 71

21. Z-47-84 Application of BECKER AND SONS for reclassification
of property generally located on the northeast
corner of Vegas Drive and Jones Boulevard, from R-1
to C-1 and R-PD16.
ACTION: APPROVED Proposed Uses: Auto Parts Store and Medium
COLEMAN/3-2 High Density Residential
(JOHNSTON, BUGBEE: NO)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install a 6' block wall along the north and east property lines except along Carl Avenue and provide a 6' block wall on the north and east sides of the C-1 that is stepped down to 4' (with the top 2' 50% open) in the front yard areas of the R-PD16.
3. Install street improvements on Vegas Drive and Carl Street and sidewalks on Jones Boulevard as required by the Department of Design and Development.
4. A one unit per acre density reduction be required on Z-167-63.
5. Dedicate an alley connecting the existing alley south to Vegas Drive or vacate the existing alley.
6. Conformance to the plot plan and elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

21. Z-47-84 (Continued)

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.

PROTESTS: 98

STAFF RECOMMENDATION: APPROVAL OF THE R-PD16 BUT DENIAL OF THE C-1
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

22. Z-167-63

PLOT PLAN
REVIEW

Request of BECKER AND SONS for a Plot Plan Review on property generally located on the northeast corner of Jones Boulevard and Carl Avenue, R-1 Zone (under Resolution of Intent to R-3).

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. The R-3 development in the north one-half and the southeast quarter of this site is hereby limited to a maximum of 23.89 units per net acre.
2. Conformance to the original conditions of approval of Z-167-63.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

23. Z-48-84

ACTION: APPROVED

BUGBEE/UNANIMOUS

Application of ESTATE 12 GENERAL PARTNERSHIP for reclassification of property located at 2393 South Potosi Street, from P-R to C-1.
Proposed Use: Commercial Child Care Facility

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install street improvements on Potosi Street as required by the Department of Design and Development.
3. Conformance to the plot plans 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.

23. Z-48-84 (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: AUGUST 1, 1984

PROTESTS: 0

24. Z-49-84

Application of MAURY ABRAMS for reclassification of property generally located on the southeast corner of Buffalo Drive and Charleston Boulevard, from N-U To R-4.

ACTION: APPROVED
BUGBEE/3-2
(COLEMAN, GUTHRIE: NO)

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 require one-story buildings along Holmby Avenue.
3. Dedicate 50' of right-of-way for Charleston Boulevard and Buffalo Drive, 30' of right-of-way for Holmby Avenue and 25' radius corners at the intersections of these streets.
4. Install street improvements on Charleston Boulevard, Buffalo Drive and Holmby Avenue as required by the Department of Design and Development.
5. Record a deed restriction limiting this project to a maximum of 124 units.
6. Approval of the revised development plan as required by the Planning Commission.
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.

PROTESTS: 3

STAFF RECOMMENDATION: APPROVAL WITH APPLICATION AMENDED TO R-3 AND R-E ON THE
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984 SOUTH 230'

25. Z-50-84

Application of THOMAS AND JEANNE SENIUR for reclassification of property generally located on the north side of Torrey Pines Drive, between Lone Mountain Road and Washburn Road, from R-E to R-PD2.

ACTION: APPROVED
BUGBEE/UNANIMOUS

Proposed Use: Low Density Detached Single Family Residential

25. Z-50-84 (Continued)

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the site plan.
3. Install street improvements on Lone Mountain Road and Pines Drive as required by the Department of Design and Development.
4. Recording of parcel maps.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

PROTESTS: 0

26. Z-51-84

Application of UHS LAS VEGAS PROPERTIES, INC. for reclassification of property generally located on the southwest corner of Goldring Avenue and Shadow Lane, from R-E to P-R.

ACTION: APPROVED
JOHNSTON/UNANIMOUS Proposed Use: Patron & Employee Parking Lot

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

PROTESTS: 0

27. Z-53-84

Application of PAMELA CANTOR for reclassification of property generally located on the southeast corner of Michael Way and Marietta Avenue, from N-U to C-1.

ACTION: APPROVED
BUGBEE/UNANIMOUS Proposed Use: Restaurant, Bar and Arcade

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan amended to:
 - a. Eliminate the access to Marietta Avenue and provide access to Vegas Drive.
 - b. Install a 6' block wall along the north property line and along the west property line set back 6' for landscaping.
 - c. Eliminate the proposed arcade use.
3. This approval does not constitute approval of the casino or bar.
4. Install street improvements on Michael Way and Marietta Avenue as required by the Department of Design and Development.

27. Z-53-84 (Continued)

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.
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.

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL WITH ALL ACCESS TO VEGAS DRIVE
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

28. AV-4-84

ADMINISTRATIVE
VARIANCE

Request of METROPOLITAN DEVELOPMENT CORPORATION for an Administrative Variance to allow 12 lots to be less than the required 65' in width on Lots 46 through 50 and 54 through 60 of Block 2 in the Metropolitan's Park Meadows West II Subdivision on property generally located on the northeast corner of Gowan Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-1).

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

29. CV-1-71

C-V USE REVIEW

Request of THE HEBREW ACADEMY for a C-V Use Review to allow a portable classroom facility on property located at 1600 E. Oakey Boulevard, C-V Zone.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. This portable classroom shall be removed in two years unless an extension is approved by the Planning Commission.

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

30. Z-23-64

PLOT PLAN
REVIEW

Request of NATIONAL CONVENIENCE STORES, INC. for a Plot Plan Review to construct a 3,075 square foot convenience market and to utilize the existing gasoline facilities on property generally located on the southeast corner of W. Sahara Avenue and Arville Street (4325 W. Sahara Avenue), C-1 Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

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

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

31. MISC-1-84

WAIVER OF
CONDITIONS

Request of MIKE ALEGRIA for a Waiver of Conditions on property located at 1823 W. Charleston Boulevard, Space #17, R-MH Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

32. Z-58-78

REINSTATEMENT
AND EXTENSION
OF TIME

Request of GEORGE F. KALB CONSTRUCTION CO. for a Reinstatement and Extension of Time on property generally located north of Meadows Lane, on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

DIRECTOR'S BUSINESS:

1. PLANNING COMMISSION MEETING Consider cancelling the July 24, 1984 meeting.

ACTION: APPROVED CANCELLATION
BUGBEE/UNANIMOUS

SUPPLEMENTAL AGENDA:

1. A-15-84 Petition of Annexation submitted by JAMES B. McCALL, ET AL to annex property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 987 acres.

ACTION: APPROVED
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

2. WAIVER OF STREET IMPROVEMENTS PM-19-84 Request of DELL R. NIELSON ON BEHALF OF MURRAY DUBOEF AND ALBERT BARA for a waiver of the requirement for installation of street improvements on Washington Avenue and Harris Avenue, west of Nellis Boulevard.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

3. EXTENSION OF TIME Request of TANDEM DEVELOPMENTS, INC. for an Extension of Time on property generally located on the south-west corner of Torrey Pines Drive and Balzar Avenue, N-U Zone (under Resolution of Intent to R-PD14).
- TORREY PINES CLUSTERS TENTATIVE MAP

ACTION: ABEYANCE
COLEMAN/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: AUGUST 9, 1984

4. Z-30-72 Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to construct two (2) 14' x 48' off-premise advertising signs on property generally located on the northeast corner of Eastern Avenue and Sahara Avenue, C-1 Zone.
- PLOT PLAN REVIEW

ACTION: APPROVED
BUGBEE/3-2 (JOHNSTON, MACK: NO)

CONDITION:

1. Conformance to the plot plan and elevations.

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

5. Z-18-68(29) Request of DANIEL W. HALBY, D.O., LTD. for a Plot Plan Review to allow the approved 7' side yard setback from the west property line to be reduced to 5' for a proposed two-story medical office building on property located at 2496 W. Charleston Boulevard, C-D Zone.
- PLOT PLAN REVIEW

ACTION: APPROVED
JOHNSTON/UNANIMOUS

5. Z-18-68(29) (Continued)

CONDITIONS:

1. Conformance to the plot plan amended to provide an 8' block wall along the west property line commencing 114' south of the north property line and extending to a point 25' north of Charleston Boulevard.
2. Install 5 gallon Italian Cypress 3' apart from the north property line to the front of the building along the west property line.
3. The foyer shown on the front of the building shall be set back a minimum of 25' from the front property line.
4. Construct a 3' high wall with the top 1' 50% open along the west property line from the front of the building to Charleston Boulevard with the 3' height on the south end of the wall subject to the requirements of the Traffic Engineer.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: AUGUST 1, 1984

PROTESTS: 1

-
6. Z-100-64(119) Request of ILAN SILBERTEIN for a Plot Plan Review to construct an additional floor to the existing 10-floor office building and to convert the 5th floor from parking to office use on property located at 330 S. Third Street, R-4 Zone (under Resolution of Intent to C-2).
- PLOT PLAN
REVIEW
- ACTION: ABEYANCE
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY PLANNING COMMISSION: AUGUST 9, 1984

-
7. CV-1-84 Request of AD-ART ON BEHALF OF SOUTHERN NEVADA MEMORIAL HOSPITAL for a Plot Plan Review to allow directional signs on property located at 1800 West Charleston Boulevard, C-V Zone.
- PLOT PLAN
REVIEW
- ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITION:

1. Conformance to the plot plan and elevations.

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

-
8. AV-5-84 Request of FULSTONE ENTERPRISES for an Administrative Variance on property generally located on the south side of Whispering Sands Drive, west of Bronco Road, R-E Zone.
- ADMINISTRATIVE
VARIANCE
- ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITION:

1. Conformance to the site plan.

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

-
9. Z-167-63 Request of JERRY HILDRETH for a Plot Plan Review on property generally located on the northeast corner of Jones Boulevard and Carl Street, R-1 Zone (under Resolution of Intent to R-3).
- PLOT PLAN
REVIEW
- ACTION: APPROVED
GUTHRIE/UNANIMOUS

9. Z-167-63 PLOT PLAN REVIEW (Continued)

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Provide a 3' landscaping berm with a 6' masonry wall on top that is set back a minimum of 10'.

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

10. RW-2-84 Request of LAS VEGAS METROPOLITAN POLICE DEPARTMENT
to install razor wire around the perimeter of the
parking lot fence on property located at 6208
RAZOR WIRE Hargrove Avenue, R-1 and R-3 Zones (under Resolution
REQUEST of Intent to C-V).

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

1. Conformance to the plot plan.

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

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JULY 12, 1984

MINUTES:

May 10, 1984 and
May 22, 1984

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

NEW BUSINESS:

1. TENTATIVE MAP

RAINBOW
EXPRESSWAY
CENTER
(COMMERCIAL
CONDOMINIUM)

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

SPECIAL CONDITION: 1. Conformance to the
conditions of approval
for Z-5-69.

2. FINAL MAP

RAINBOW EXPRESSWAY
CENTER (COMMERCIAL
CONDOMINIUM)

APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee, Coleman, 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.

3. REVERSIONARY MAP

CROSSROADS III
(A PORTION)

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

SPECIAL CONDITION: 1. Clear title to that portion
of Daisetta Street vacated
by Document 1368478 Book 1409
before recording reversionary
map.

4. TENTATIVE MAP
AUTUMN PLACE

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

SPECIAL CONDITIONS:

1. Conformance to the conditions of approval for Z-93-80.
2. Vacate that portion of the Daisetta Street cul-de-sac lying in Lots 29 and 30 before recording Unit 2.
3. Provide a hydrology study as required by the Division of Land Development and Flood Control.
4. Record reversionary map of a portion of Crossroads III before recording Unit 2.
5. Proof of payment for delinquent taxes to be provided before tentative map is approved by the City Council.
6. A waiver be granted from the requirement that streets shall have a minimum grade of four-tenths percent.

Standard conditions 1-3

5. FINAL MAP

AUTUMN PLACE
UNIT 1

APPROVED - GUTHRIE/AYES: Johnston, Mack, Bugbee, Coleman, 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.

6. FINAL MAP

METROPOLITAN'S
PARK MEADOWS
WEST II
UNIT NO. 1
(REVISED)

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

SPECIAL CONDITIONS:

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

13. EXTENSION OF TIME APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
CYPRESS ESTATES

SPECIAL CONDITION: 1. Extension of time for a one-year time period.

14. Z-52-84 APPROVED - COLEMAN/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the site plans and elevations amended to provide a 16' front setback and two off-street parking spaces.
 2. Redesign Lots 3 and 50 for adequate setbacks and buildable area.
 3. Vacate the east-west alley 150' south of Eugene Avenue.
 4. Incorporate the 25' waste strip of property into this development if possible.
 5. Install sidewalk on Decatur Blvd. and full-street improvements on Lake Mead Blvd. as required by the Dept. of Design and Development.
 6. Resolution of Intent with a 12-month time limit.
 7. Staff work out exit from project into Decatur.
 8. Standard conditions 7 and 8.

PROTESTS: Albert P. Phillips, 4609 Stacey Avenue
Dolores Williams, 4600 Mark Avenue

15. TENTATIVE MAP APPROVED - COLEMAN/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
COLLEGE HEIGHTS 3-C

- SPECIAL CONDITIONS:
1. Approval of zoning request Z-52-84.
 2. Conformance to the conditions of approval for Z-52-84.
 3. Provide a hydrology study as required by the Division of Land Development and Flood Control.
 4. No vehicular access to Decatur Blvd. and Lake Mead Blvd. from the abutting lots.
 5. Wall statement.
 6. Final map to be recorded (SEE PAGE 5)

on only those portions of street with complete right-of-way dedication.

7. If Water District property is acquired by the developer, it is to be incorporated into the abutting lots.

Standard conditions 1-3

16. Z-41-84

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

SPECIAL CONDITIONS: 1. ROI with a 12-month time limit.

2. Install street lights on 6th St. and 7th St. and pave the alley as required by the Dept. of Design and Development.

3. Approval of landscaping encroachment by City Council.

PROTESTS: 0

17. Z-43-84

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

SPECIAL CONDITIONS: 1. ROI with a 12-month time limit.

2. Provision of a 4' decorative block wall along the east and south sides of Parcel 1 with attractive interior and exterior exposure of landscaping if R-PD9 is approved.

3. Provide for landscaping and irrigation and perpetual maintenance of Parcel 2 in the CC&R's if R-PD9 is approved

4. Provide thru access on Coran to connect to the east.

5. Dedication of right-of-way and installation of off-site improvements as required by the Dept. of Design and Development.

6. Conformance to the plot plans and elevations amended to reverse the buildings so that the frontage of the buildings is towards Coran.

Standard conditions 2-8

PROTESTS: 0

18. Z-44-84

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

SPECIAL CONDITIONS: 1. ROI with a 12-month time limit.
2. Conformance to the plot plan and elevations.
3. Planning Commission review of any additional signs proposed to be placed for the adult-oriented business.

PROTESTS: 0

19. Z-45-84

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

PROTESTS: Danny Parker, 421 South 13th Street

20. Z-46-84

DENIED - JOHNSTON/AYES: Johnston, Bugbee, Coleman
NOES: Mack, Guthrie

PROTESTS: 2 on record with staff
Lisa Smith, 5113 Evergreen Avenue
Approx. 62 signatures on petitions
Tina Nottie, 5105 Evergreen Avenue
Karen Dickinson, 5109 Evergreen Avenue
Judy Hannon, 5417 Evergreen Avenue
Amos Elliott, Jr., 5012 Evergreen Avenue
John Lewis, 5005 Evergreen Avenue
5 persons in audience

21. Z-47-84

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

- SPECIAL CONDITIONS:
1. ROI with a 12-month time limit.
 2. Provide a 6' block wall along the north and east property lines except it is not required along Carl Avenue.
 3. Install street improvements on Vegas Dr. and Carl St. and sidewalks on Jones Blvd. as required by the Dept. of Design and Development.
 4. C-1 and R-PD16 zoning as submitted by applicant.
 5. Dedicate an alley connecting the existing alley to Vegas Drive or vacate the existing alley.

PROTESTS: 61 on record with staff
Winston Parker, 1821 No. Mallard St.
Lloyd Kenner, 5812 Martita Ave.
Ray Jamison, 5821 Martita Ave.
Pat Landsey, 5808 Vegas Dr.
Betty Martin, 5825 Martita Ave.
26 persons in audience

22. Z-167-63

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

PLOT PLAN REVIEW

- SPECIAL CONDITIONS:
1. The R-3 development in the north one-half and the south-east quarter of this site is hereby limited to a maximum of 23.89 units per acre.

(SEE PAGE 8)

22.

2. Conformance to the original conditions of approval of Z-167-63.

23. Z-48-84

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

- SPECIAL CONDITIONS:
1. ROI with a 12-month time limit.
 2. Install street improvements on Potosi St. as required by the Dept. of Design and Development.

PROTESTS: 0

24. Z-49-84

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

- SPECIAL CONDITIONS:
1. ROI with a 12-month time limit.
 2. The application be amended to R-3 on the north 498.64' and R-E on the south 230'.
 3. Conformance to the plot plan and elevations amended to delete the south 230'; provide a 20' rear yard setback, and construct a 6' block wall along the south line of the R-3 portion.
 4. Dedicate 50' of right-of-way for Charleston Blvd. and Buffalo Dr., 30' of right-of-way for Holmby Ave. and 25' radius corners at the intersections of the aforementioned streets.
 5. Install street improvements on Charleston Blvd., Buffalo Dr. and Holmby Ave. as required by the Dept. of Design and Development.
 6. No. more than 124 units. Standard conditions 2-8 shall apply to the R-3 portion.
 7. Single stories on south portion of property.

PROTESTS: Richard McGinnis, 7605 Charles Conrad Circle
Oscar Long, 7613 Paul Wetz
Ira Brody, Paul Wetz

25. Z-50-84

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

SPECIAL CONDITIONS:

1. ROI with a 12-month time limit.
2. Conformance to the site plan.
3. Install street improvements on Lone Mountain Road and Torrey Pines Drive as required by the Dept. of Design and Development.
4. Recording of a parcel map.

PROTESTS: 0

26. Z-51-84

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

SPECIAL CONDITION: 1. ROI with a 12-month time limit.

PROTESTS: 0 Standard conditions 1-3
 and 5-7.

27. Z-53-84

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

SPECIAL CONDITIONS:

1. ROI with a 12-month time limit.
2. Conformance to the plot plan amended to:
 - a. Allow access to Michael Way and provide access to Vegas Drive.
 - b. Provide a 6' block wall along the north property line and along the west property line set back 6' for landscaping.
 - c. Eliminate the proposed arcade use.

3. This approval does not constitute approval of the casino use or bar.

4. Install street improvements on Michael Way and Marietta Avenue as required by the Dept. of Design and Development.

Standard conditions 2 - 8.

- [illegible]

SPECIAL CONDITIONS: 1. Conformance to the site plan.

- [illegible]

SPECIAL CONDITIONS:

1. Conformance to the plot plans primary location.
2. This portable classroom shall be removed in two years unless an extension is duly approved by the Planning Commission.

- [illegible]

SPECIAL CONDITION: 1. Conformance to the plot plan.

Standard conditions 2-8

31. MISC-1-84 APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None

WAIVER OF
CONDITIONS

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

32. Z-58-78 APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
 NOES: None
- REINSTATEMENT
AND EXTENSION
OF TIME

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

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

DIRECTOR'S BUSINESS:

1. PLANNING COMMISSION APPROVED CANCELLATION OF JULY 24, 1984 MEETING - BUGBEE/AYES:
MEETING Johnston, Mack, Bugbee, Coleman, Guthrie
NOES:
None

SUPPLEMENTAL AGENDA:

1. A-15-84 APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
2. WAIVER OF STREET IMPROVEMENTS
PM-19-84 APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
3. EXTENSION OF TIME

TORREY PINES
CLUSTERS
TENTATIVE MAP ABEYANCE - COLEMAN/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
4. Z-30-72 APPROVED - BUGBEE/AYES: Bugbee, Coleman, Guthrie
NOES: Johnston, Mack

PLOT PLAN REVIEW

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

5. Z-18-68(29) APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
PLOT PLAN REVIEW

SPECIAL CONDITION: 1. Conformance to the plot plan amended to provide an 8' block wall commencing 114' south of the north extending to a point 25' north of Charleston Blvd. along the west property line; provide 5 gallon Italian Cypress 3' apart from the north property line to the front of the building along the west property line and remove the foyer.

2. Block wall built entirely on west property line to a point of the proposed building line and reduced to a height of 3' to the sidewalk.

3. Cypress trees planted all the way to the building line in the front.

PROTESTS: Edward Silva, 2500 W. Charleston Blvd.

6. Z-100-64(119) ABEYANCE - BUGBEE/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
PLOT PLAN REVIEW

7. CV-1-84 APPROVED - COLEMAN/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
PLOT PLAN REVIEW

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

8. AV-5-84 APPROVED - BUGBEE/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
ADMINISTRATIVE
VARIANCE

SPECIAL CONDITION: 1. Conformance to the site plan amended to revise the well lot size and location.

9. Z-167-63 APPROVED - GUTHRIE/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
PLOT PLAN
REVIEW

SPECIAL CONDITIONS: 1. Conformance to the plot plan and elevations.
2. Provide a 3' landscaping berm with a 6' wall on the top.

10. RW-2-84 APPROVED - JOHNSTON/AYES: Johnston, Mack, Bugbee, Coleman, Guthrie
NOES: None
RAZOR WIRE
REQUEST

SPECIAL CONDITION: 1. Conformance to the plot plan.

NAME

ADDRESS

Geri Kenttler
Daniel W. Holt DO
Ralph A. Bond

1201 S. Rancho Dr
3900 W. Charleston Suite T-1
1800 W. Charleston

NAME

ADDRESS

A.P. PHILLIPS

Helen Williams

Billy Sloat

Lega Smith

Judy Hannan

Jean Dickson

Anna M. Nott

~~Anna M. Nott~~

Jannette C. Elliott

J L K 15

Wilma S. Sloat

Totti V. Sloat

4609 STACEY-

4600 Mark Ave

617 Mayfield L.V.

5113 Evergreen

5417 Evergreen

5109 Evergreen Ave

5105 Evergreen Hw.

5012 Evergreen Ave

5012 Evergreen Ave.

5005

6600 Pickford Lane

200 S. 4TH ST

NAME

ADDRESS

Walter J. Graham Jr.

Mike Meyer

G C Wallace

Russell R. Sallitoe ALCA

Michael Bagstey

Ernie Beck Jr

ALLEN G NEL

JAN DOWNNEY

Bruce Becker

DAN JUBA

A. F. L. L. L.

Geo Kalk

EDUARDO C. SILVA

5820 Laidlaw Way L.V. Nev.

4500 W. Oakley Blvd

1100 E. Sahara Ave.

2765 S. Highland

2300 Paseo Del Prado

4405 W WASH MEYER AVE

1685 Westwind Circle

3160 Valley View

50 So. JONES

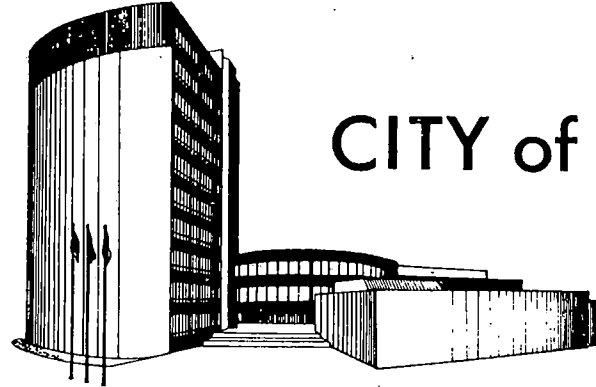
4510 FRESHWATER DR

2365 RENAISSANCE DR.

3250 S. G. C. Rd

2500 W. CHARLESTON

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

July 13, 1984

National Convenience Stores, Inc.
c/o Guy P. Weibling
2365 Renaissance Center, Ste. A
Las Vegas, Nevada 89109

RE: Z-23-64

Gentlemen:

Your request for a Plot Plan Review to construct a 3,075 square foot convenience market and to utilize the existing gasoline facilities on property generally located on the southeast corner of W. Sahara Avenue and Arville Street at 4325 W. Sahara Avenue, C-1 Zone, was considered by the City Planning Commission on July 12, 1984.

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

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



National Convenience Stores, Inc.

July 13, 1984

Page 2

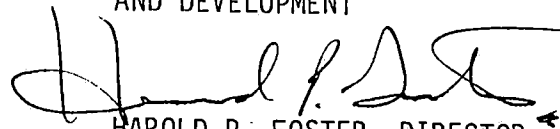
RE: Z-23-64

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

This action by the Planning Commission is final.

Sincerely,

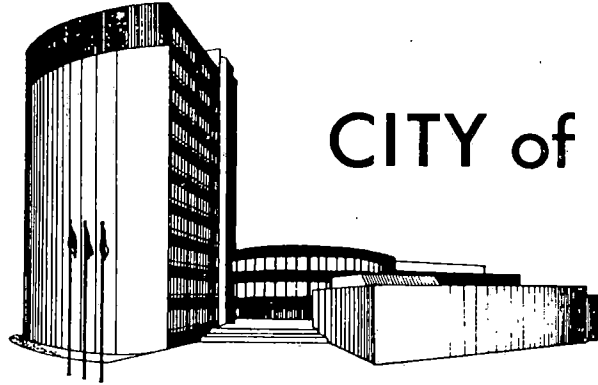
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

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



CITY of LAS VEGAS

July 13, 1984

Mike Alegria
1823 W. Charleston Boulevard
Space #17
Las Vegas, Nevada 89102

RE: MISC-1-84

Dear Mr. Alegria:

Your request for a Waiver of Conditions on property located at 1823 W. Charleston Boulevard, Space #17, R-MHP Zone was considered by the City Planning Commission on July 12, 1984.

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

1. Conformance to the plot plan and elevations.

This item will be considered by the City Council on August 1, 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,

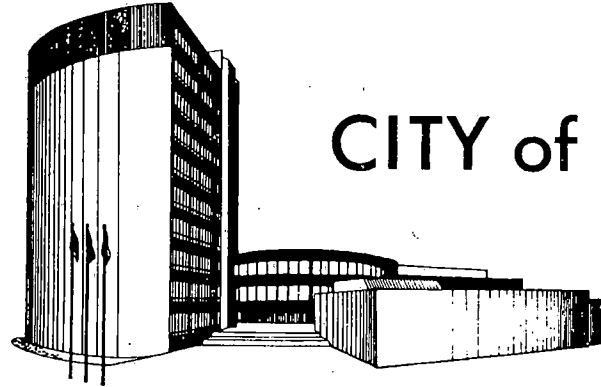
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

July 13, 1984

Ilan Silberteinstein
5665 S. Valley View Blvd. #2
Las Vegas, Nevada 89118

RE: Z-100-64(119)

Dear Mr. Silberteinstein:

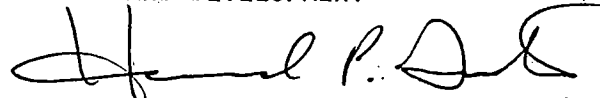
Your request for a Plot Plan Review to construct an additional floor to the existing 10 floor office building and to convert the 5th floor from parking to office use on property located at 330 S. Third Street, R-4 Zone (under Resolution of Intent to C-2), was considered by the City Planning Commission on July 12, 1984.

The Commission voted to hold this item in ABEYANCE because there was no representation of the applicant.

This item will again be considered by the Planning Commission on August 9, 1984 at 7:30 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

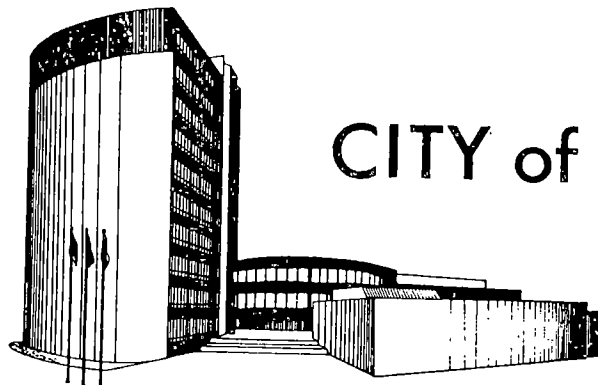
HPF:cme



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

July 13, 1984

Ad-Art Inc.
3921 W. Oquendo Road
Las Vegas, Nevada 89118

RE: CV-1-84

Gentlemen:

Your request on behalf of Southern Nevada Memorial Hospital for a Plot Plan Review to allow directional signs on property located at 1800 West Charleston Boulevard, C-V Zone, was considered by the City Planning Commission on July 12, 1984.

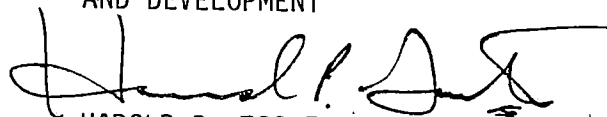
The Commission voted to APPROVE this item subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



Hansen

INTER-OFFICE MEMORANDUM

July 13, 1984

TO:

DENNES JENSEN, CHIEF OF LAND
DEVELOPMENT AND FLOOD CONTROL
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM:

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

SUBJECT:

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

COPIES TO:

CHUCK TURK
BOB GENZER

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

1. Final Map - Rainbow Expressway Center (Commercial Condominium)

The tentative map for Rainbow Expressway Center (Commercial Condominium) is scheduled for the August 1, 1984 City Council agenda. If that map is approved, then the final map will be placed on the next City Council agenda upon meeting the requirements of your division.

2. Final Map - Autumn Place Unit 1

The tentative map for Autumn Place is scheduled for the August 1, 1984 City Council agenda. This final map is also scheduled for that meeting.

3. Final Map - Metropolitan's Park Meadows West II Unit No. 1 (Revised)

This item will be placed on the City Council agenda upon meeting the requirements of your division.

4. Final Map - Lewis Homes Sahara No. 12C

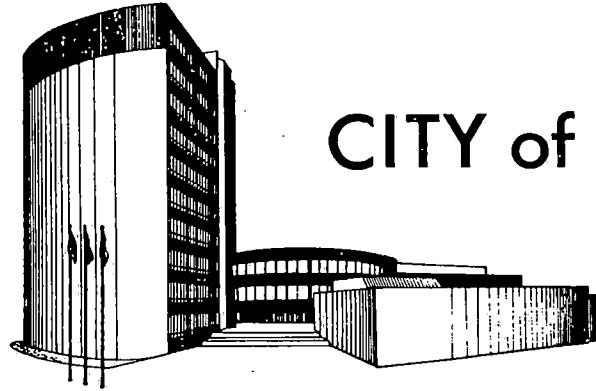
This item will be placed on the City Council agenda upon meeting the requirements of your division.

5. Reversionary Map - Crossroads III(A Portion)

The tentative map for Autumn Place is scheduled for the August 1, 1984 City Council agenda. This reversionary map is also scheduled for that meeting.

HAN:cme

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



CITY of LAS VEGAS

July 13, 1984

Rainbow-Fremont Limited, Partnership
c/o Kenneth J. Brown Assoc.
3355 W. Spring Mountain Road #242
Las Vegas, Nevada 89102

RE: Tentative Map - Rainbow Expressway Center
(Commercial Condominium)

Gentlemen:

The Tentative Map for Rainbow Expressway Center (Commercial Condominium) on property generally located on the southwest corner of Westcliff Drive and Rainbow Boulevard, C-1 Zone, was considered by the City Planning Commission on July 12, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-5-69.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on August 1, 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

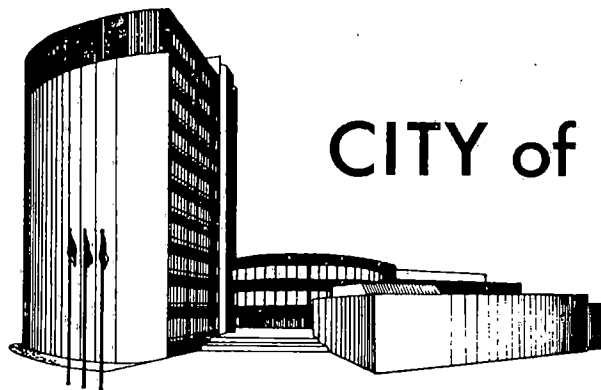


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 13, 1984

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

RE: VAC-14-84

Gentlemen:

Your petition to vacate Coran Lane, a 60' wide right-of-way from the east right-of-way line of Decatur Boulevard easterly approximately 350' and to vacate approximately the southerly 10' of Madeline Drive, was considered by the City Planning Commission on July 12, 1984.

The Commission voted to hold this item in ABEYANCE because there was no representation of the application.

This item will again be considered by the City Planning Commission on August 9, 1984 at 7:30 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,

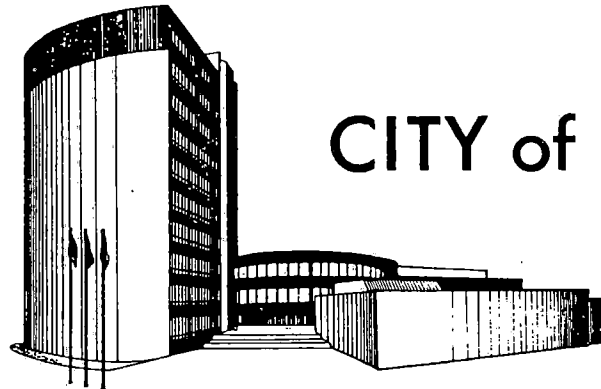
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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

July 13, 1984

VTN Nevada
2300 Paseo Del Prado
Building A Suite 100
Las Vegas, Nevada 89102

RE: Extension of Time - Valley West IX
Tentative Map

Gentlemen:

Your request on behalf of Bailey and McGah for an Extension of Time on Valley West IX Tentative Map on property generally located on the west side of Odette Lane, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD8), was considered by the City Planning Commission on July 12, 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,

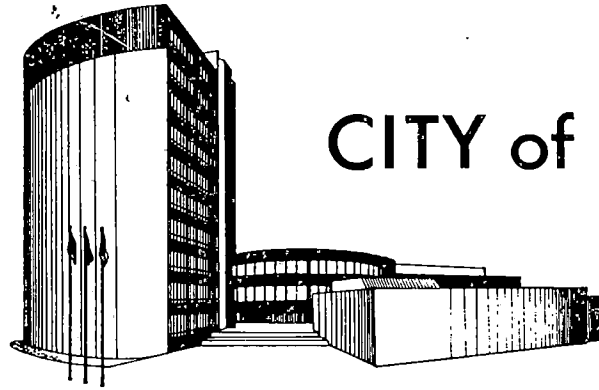
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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
ASHLEY HALL



CITY of LAS VEGAS

July 13, 1984

VTN Nevada
c/o William Jacobsen
2300 Paseo Del Prado
Building A Suite 100
Las Vegas, Nevada 89102

RE: Extension of Time - Torrey Pines Village
Tentative Map

Gentlemen:

Your request on behalf of Dasco, Inc. for the Extension of Time for Torrey Pines Village Tentative Map on property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14), was considered by the City Planning Commission on July 12, 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,

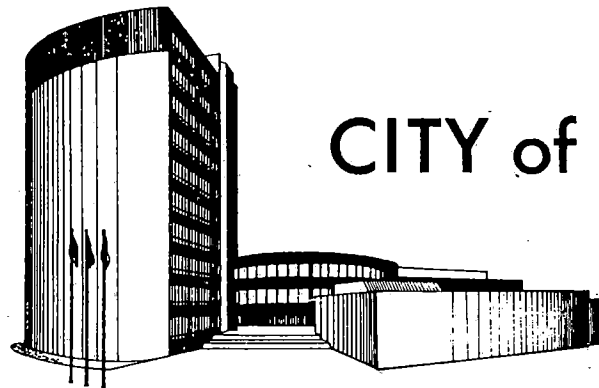
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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
ASHLEY HALL



CITY of LAS VEGAS

July 13, 1984

G.C. Wallace Consulting Engineers
c/o Diana Kovach
1100 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: Extension of Time - Rosewood Estates
Tentative Map

Gentlemen:

Your request on behalf of Chism Homes, Inc. for an Extension of Time for Rosewood Estates Tentative Map on property generally located on the southwest corner of Alexander Road and Lorenzi Boulevard, N-U Zone (under Resolution of Intent to R-PD6), was considered by the City Planning Commission on July 12, 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,

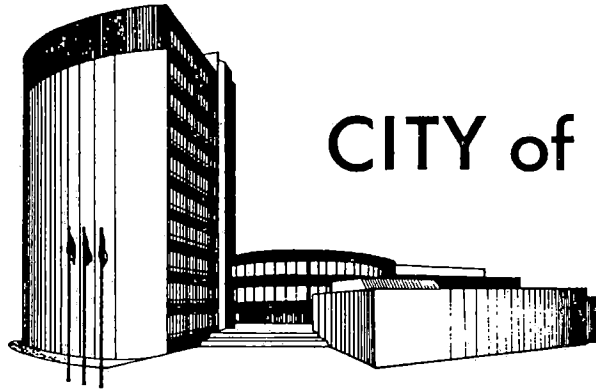
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

July 13, 1984

Billy Sloat
617 Mayfield
Las Vegas, Nevada 89107

RE: Extension of Time - Cypress Estates
Tentative Map

Dear Mr. Sloat:

Your request for an Extension of Time on property generally located on the south side of Vegas Drive, east of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD8), was considered by the City Planning Commission on July 12, 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,

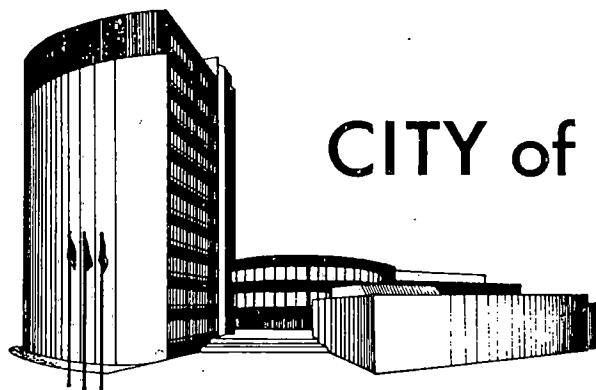
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



MAYOR BILL BRIARE
COUNCILMEN
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 13, 1984

Decatur Investments
50 South Jones Boulevard
Las Vegas, Nevada 89107

RE: Tentative Map - College Heights 3-C

Gentlemen:

The Tentative Map for College Heights 3-C on property generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Eugene Avenue, R-E and R-1 Zones (proposed R-CL), was considered by the City Planning Commission on July 12, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. 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. Approval of zoning application Z-52-84.
5. Conformance to the conditions of approval for Z-52-84.
6. Provide a hydrology study as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. No vehicular access to Decatur Boulevard and Lake Mead Boulevard from the abutting lots.



Decatur Investments

July 13, 1984

Page 2

RE: Tentative Map - College Heights 3-C

8. 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.
9. Final map to be recorded on only those portions of street with complete right-of-way dedication.
10. If the Las Vegas Valley Water District property fronting Eugene Avenue is acquired by the developer, it is to be incorporated into the abutting lots.

This item will be considered by the City Council on August 1, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

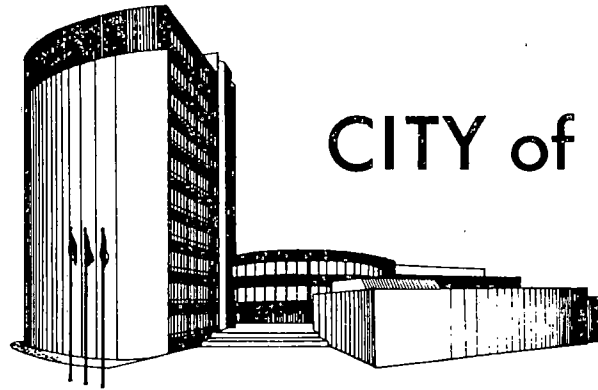
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk

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



CITY of LAS VEGAS

July 13, 1984

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

RE: VAC-15-84

Dear Mr. Nielson:

Your petition to vacate portions of Government Patent Reservations located within Government Lots 10, 11, 22 and 23 generally located on the north side of Cory Place between Upland Boulevard and Mohawk Street, was considered by the City Planning Commission on July 12, 1984.

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

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

At the July 18, 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



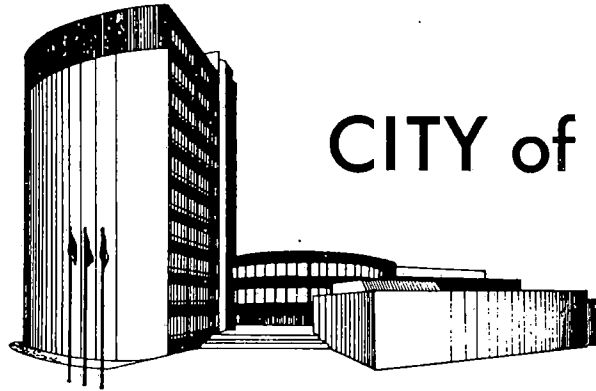
HPF:HAN:cme

cc: City Clerk

CLV-7009

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

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



CITY of LAS VEGAS

July 13, 1984

James B. McCall, Et Al
3700 Las Vegas Boulevard So.
Apartment #760
Las Vegas, Nevada 89109

RE: A-15-84

Dear Mr. McCall:

Your petition to annex property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 987 acres, was considered by the City Planning Commission on July 12, 1984.

The Commission voted to approve this item.

Sincerely,

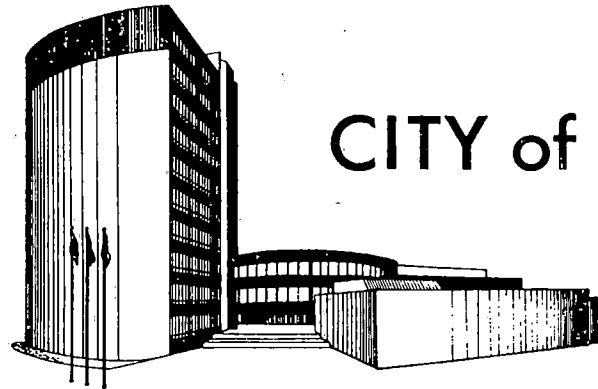
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Attorney



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

July 13, 1984

Tandem Developments, Inc.
869 Foothill Boulevard
Suite E
Upland, California 91786

RE: Extension of Time - Torrey Pines Clusters
Tentative Map

Gentlemen:

Your request for an Extension of Time for Torrey Pines Clusters Tentative Map on property generally located on the southwest corner of Torrey Pines Drive and Balzar Avenue, N-U Zone (under Resolution of Intent to R-PD14), was considered by the City Planning Commission on July 12, 1984.

The Commission voted to hold this item in ABEYANCE because there was no representation of the application.

This item will again be considered by the City Planning Commission on August 9, 1984 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

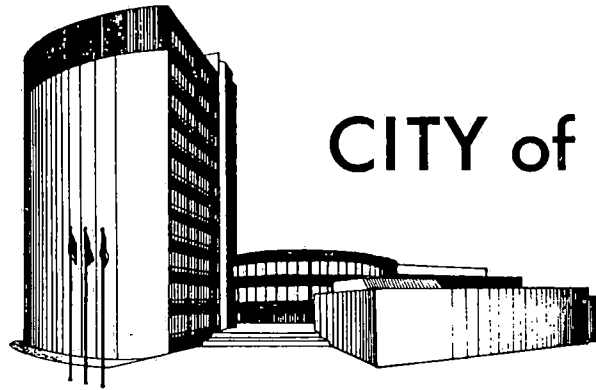
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme



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



CITY of LAS VEGAS

July 13, 1984

Michael Loudermilk, Et Al
c/o Kenneth J. Brown Assoc.
3355 W. Spring Mountain Rd. #242
Las Vegas, Nevada 89102

RE: Final Map - Rainbow Expressway Center

Gentlemen:

The Final Map for Rainbow Expressway Center on property generally located on the southwest corner of Westcliff Drive and Rainbow Boulevard, C-1 Zone, was considered by the City Planning Commission on July 12, 1984.

The Commission voted to recommend APPROVAL of this map, 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.

Your map will now be referred to the Division of Land Development and Flood Control for review. After satisfying the requirements of that Division, the map will be forwarded to the City Council.

Sincerely,

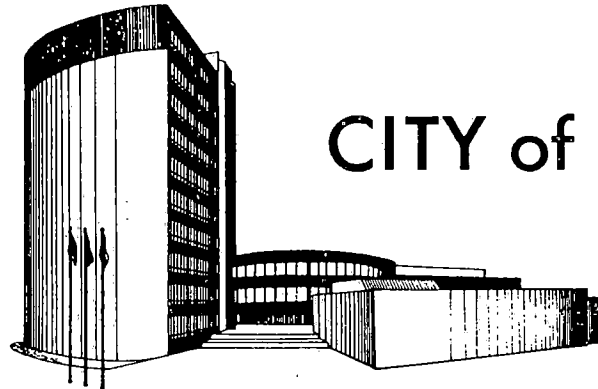
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: Division of Land Development
and Flood Control



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

July 13, 1984

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

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

Gentlemen:

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

The Commission voted to recommend APPROVAL of this map, subject to the following conditions:

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

Your map will be referred to the Division of Land Development and Flood Control for review. After satisfying the requirements of that Division, the map will be forwarded to the City Council.

Sincerely,

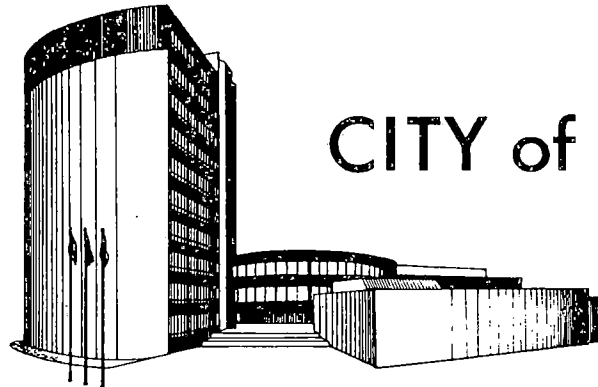
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: Division of Land Development
and Flood Control



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

July 13, 1984

California Federal Savings & Loan
3990 South Maryland Parkway
Las Vegas, Nevada 89101

RE: Tentative Map - Autumn Place

Gentlemen:

The Tentative Map for Autumn Place on property generally located on the west side of Lamb Boulevard, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-PD7 and R-PD11), was considered by the City Planning Commission on July 12, 1984.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Conformance to the conditions of approval for Z-93-80.
3. Vacate that portion of the Daisetta Street cul-de-sac lying in Lots 29 and 30 before recording Unit 2.
4. Provide a hydrology study as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Record reversionary map (a portion) of Crossroads III before recording Unit 2.
6. Provide proof of payment for delinquent taxes before tentative map is approved by the City Council.



California Federal Savings & Loan
July 13, 1984
Page 2
RE: Tentative Map - Autumn Place

7. A waiver be granted from the requirement that streets shall have a minimum grade of 0.4 percent for that portion of Chelseann Street from Ogden Avenue to Sunrise, which will be permitted a minimum grade of 0.3%, and for Sunrise Avenue which will be permitted a minimum grade of 0.23%.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on August 1, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

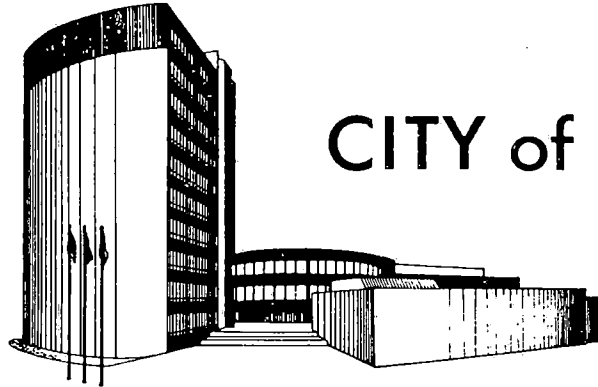
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk

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



CITY of LAS VEGAS

July 13, 1984

California Federal Savings & Loan
3990 S. Maryland Parkway
Las Vegas, Nevada 89101

RE: Reversionary Map - Crossroads III (A Portion)

Gentlemen:

The Reversionary Map for Crossroads III (A Portion) on property generally located west of Lamb Boulevard, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-PD11), was considered by the City Planning Commission on July 12, 1984.

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

1. Submit verification of clear title to that portion of Daisetta Street vacated by Document 1368478, Book 1409 before recording reversionary map.

This item will be considered by the City Council on August 1, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk

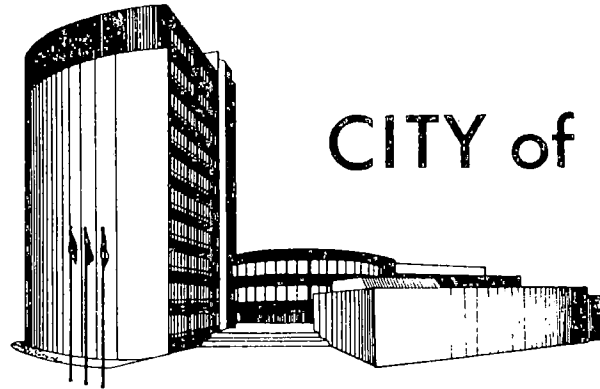


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 13, 1984

California Federal Savings & Loan
3990 South Maryland Parkway
Las Vegas, Nevada 89109

RE: Final Map - Autumn Place Unit 1

Gentlemen:

The Final Map for Autumn Place Unit 1 on property generally located west of Lamb Boulevard, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-PD7), was considered by the City Planning Commission on July 12, 1984.

The Commission voted to recommend APPROVAL of this map, 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 will be considered by the City Council on August 1, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk

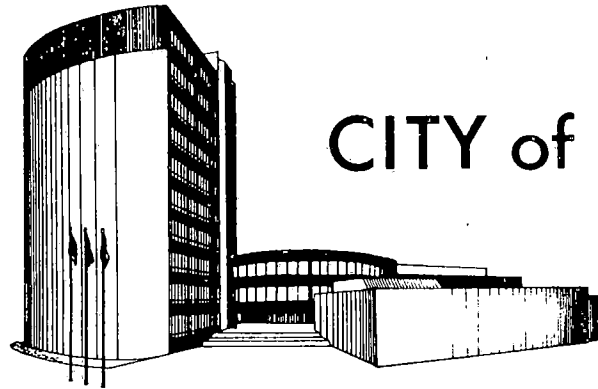


MAYOR BILL BRIARE

COUNCILMEN
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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 13, 1984

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

RE: Final Map - Park Meadows West II Unit No. 1 (Revised)

Gentlemen:

The Final Map for Park Meadows West II Unit No. 1 (Revised) on property generally located on the northeast corner of Tenaya Way and Gowan Road, N-U Zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on July 12, 1984.

The Commission voted to recommend APPROVAL of this map, subject to the following conditions:

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

Your map will now be referred to the Division of Land Development and Flood Control for review. After satisfying the requirements of that Division, the map will be forwarded to the City Council.

Sincerely,

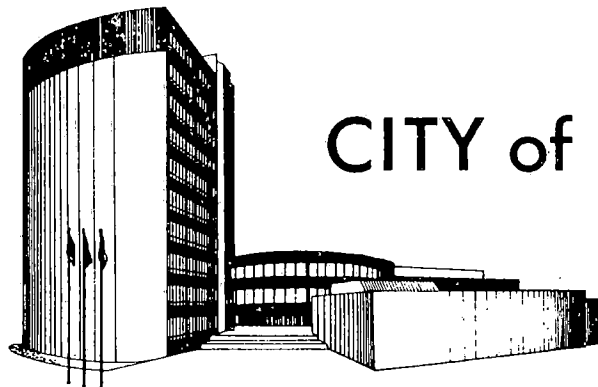
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: Division of Land Development
and Flood Control



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

July 13, 1984

Dell R. Nielson
800 Lucy Lane
Las Vegas, Nevada 89107

RE: PM-19-84 - Waiver of Street Improvements

Dear Mr. Nielson:

Your request on behalf of Murray Duboef and Albert Bara for a waiver of the requirement for installation of street improvements on Washington Avenue and Harris Avenue, west of Nellis Boulevard, was considered by the City Planning Commission on July 12, 1984.

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

This item will be considered by the City Council on August 1, 1984 at 2:00 P.M. in the Council Chamber of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

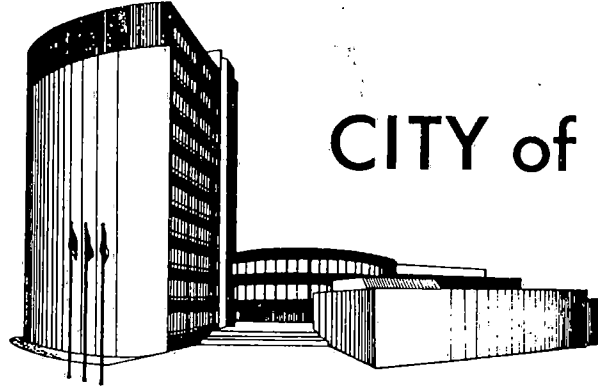
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk
Murray Duboef and Albert Bara
4034 White Sail Circle
Westlake Village, California 91361



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

July 13, 1984

UHS Las Vegas Properties, Inc.
c/o Ernest W. Libman
620 Shadow Lane
Las Vegas, Nevada 89106

RE: Z-51-84

Gentlemen:

Your request for reclassification of property generally located on the southwest corner of Goldring Avenue and Shadow Lane, from R-E to P-R, was considered by the City Planning Commission on July 12, 1984.

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

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



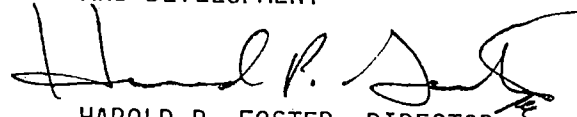
UHS Las Vegas Properties, Inc.
July 13, 1984
Page 2
RE: Z-51-84

6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

This item will be considered by the City Council on August 1, 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

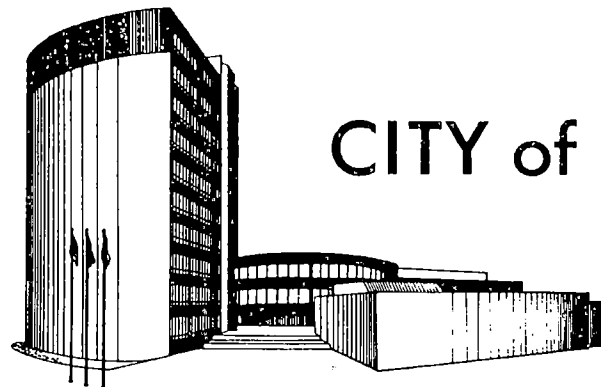
HPF:cme
cc: City Clerk

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

July 13, 1984

Norse Leasing Corp.
c/o Larry LaPenta
2401 W. Bonanza Road
Las Vegas, Nevada 89106

RE: Z-44-84

Gentlemen:

Your request for reclassification of property located at 2401 W. Bonanza Road, from C-1 to C-2, was considered by the City Planning Commission on July 12, 1984.

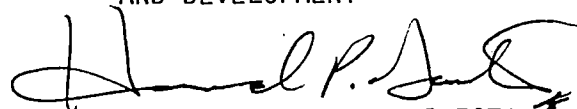
The Commission voted to refer this item with a recommendation of APPROVAL subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations.
3. All additional signs for the adult oriented business shall be reviewed by the Planning Commission.

This item will be considered by the City Council on August 1, 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,

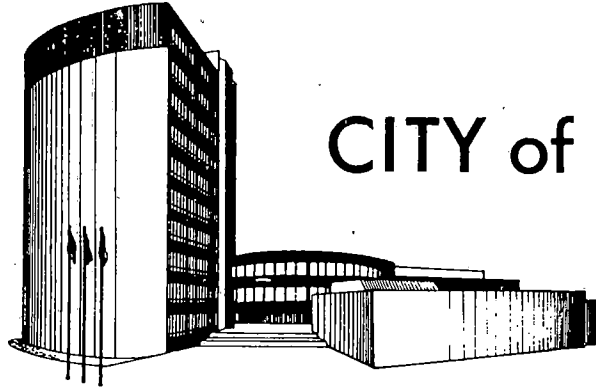
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk



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



CITY of LAS VEGAS

July 13, 1984

Pamela Cantor
3953 Waterford Lane
Las Vegas, Nevada 89109

RE: Z-53-84

Dear Ms. Cantor:

Your request for reclassification of property generally located on the south-east corner of Michael Way and Marietta Avenue, from N-U to C-1, was considered by the City Planning Commission on July 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan amended to:
 - a. Eliminate the access to Marietta Avenue and provide access to Vegas Drive.
 - b. Install a 6' block wall along the north property line and along the west property line set back 6' for landscaping.
 - c. Eliminate the proposed arcade use.
3. This approval does not constitute approval of the casino or bar.
4. Install street improvements on Michael Way and Marietta Avenue as required by the Department of Design and Development.
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.



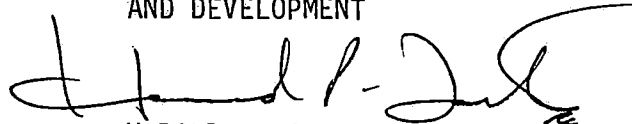
Pamela Cantor
July 13, 1984
Page 2
RE: Z-53-84

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 August 1, 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,

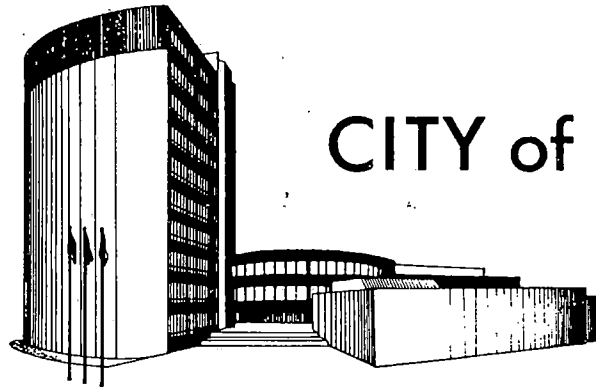
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

July 13, 1984

Metropolitan Development Corp.
c/o Diana Kovach
G.C. Wallace Consulting Engineers
1100 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: AV-4-84

Gentlemen:

Your request for an Administrative Variance to allow 12 lots to be less than the required 65' in width on Lots 46 through 50 and 54 through 60 of Block 2 in the Metropolitan's Park Meadows West II Subdivision on property generally located on the northeast corner of Gowan Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on July 12, 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,

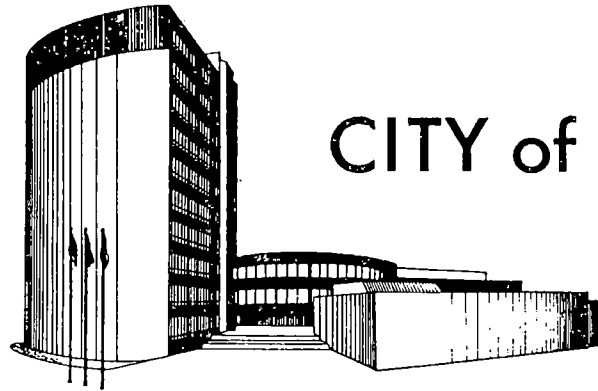
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

July 13, 1984

The Hebrew Academy
520 S. 4th Street
Las Vegas, Nevada 89101

RE: CV-1-71

Gentlemen:

Your request for a C-V Use Review to allow a portable classroom facility on property located at 1600 E. Oakey Boulevard, C-V Zone, was considered by the City Planning Commission on July 12, 1984.

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

1. Conformance to the plot plan.
2. This portable classroom shall be removed in two years unless an extension is approved by the Planning Commission.

This action by the Planning Commission is final.

Sincerely,

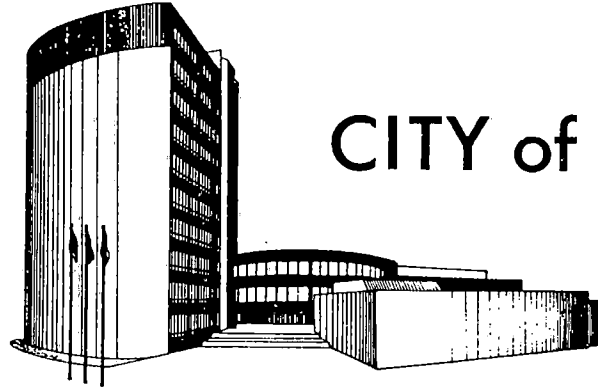
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: James A. Post



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

July 13, 1984

Fulstone Enterprises
c/o Sal Dimodica
3555 S. Highland #13
Las Vegas, Nevada 89103

RE: AV-5-84

Gentlemen:

Your request for an Administrative Variance on property generally located on the south side of Whispering Sands Drive, west of Bronco Road, R-E Zone, was considered by the City Planning Commission on July 12, 1984.

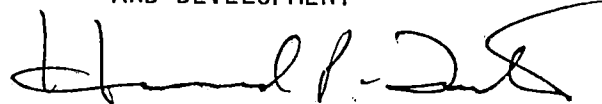
The Commission voted to APPROVE this item subject to the following condition:

1. Conformance to the site plan.

This action by the Planning Commission is final.

Sincerely,

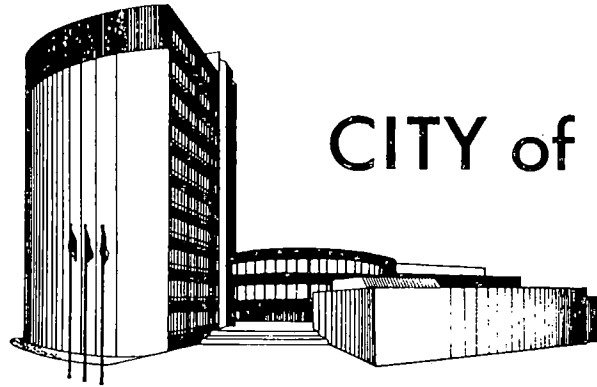
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

July 13, 1984

Jerry Hildreth
3651 S. Lindell Road
Suite A
Las Vegas, Nevada 89103

RE: Z-167-63

Dear Mr. Hildreth:

Your request for a Plot Plan Review on property generally located on the northeast corner of Jones Boulevard and Carl Street, R-1 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on July 12, 1984.

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

1. Conformance to the plot plan and elevations.
2. Provide a 3' landscaping berm with a 6' masonry wall on top that is set back a minimum of 10'.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

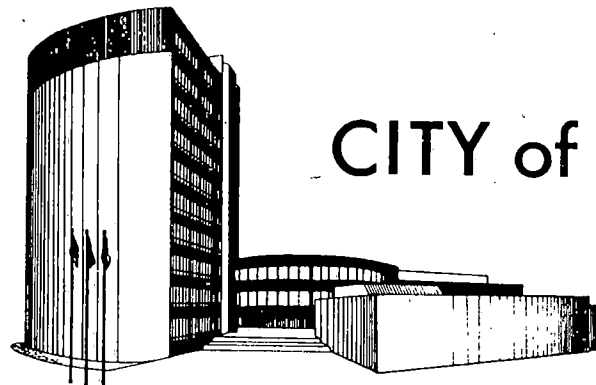


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 13, 1984

Captain George Reed
Las Vegas Metropolitan Police Dept.
West Substation
6208 Hargrove Avenue
Las Vegas, Nevada 89107

RE: RW-2-84

Dear Captain Reed:

Your request to install razor wire around the perimeter of the parking lot fence on property located at 6208 Hargrove Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-V), was considered by the City Planning Commission on July 12, 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 unless appealed within ten (10) days of the date of this action.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



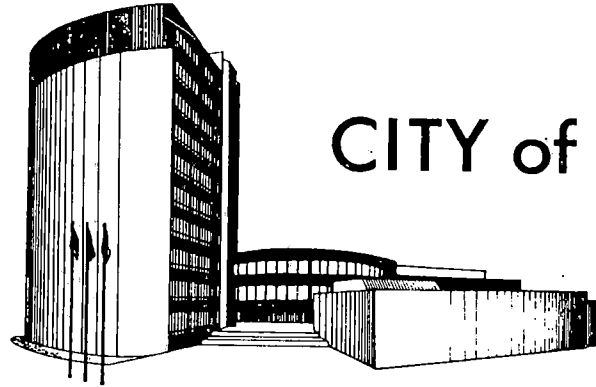
HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: Randall Walker



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

July 13, 1984

Charleston Heights Bowl
A Nevada Partnership
c/o Ernest A. Becker
740 S. Decatur Boulevard
Las Vegas, Nevada 89107

RE: Z-46-84

Gentlemen:

Your request for reclassification of property generally located on the south side of Evergreen Avenue, 250' west of Decatur Boulevard, from R-1 and R-3 to C-1, was considered by the City Planning Commission on July 12, 1984.

The Commission voted to refer this item with a recommendation of DENIAL because it was felt C-1 would not be compatible at this location.

This item will be considered by the City Council on August 1, 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,

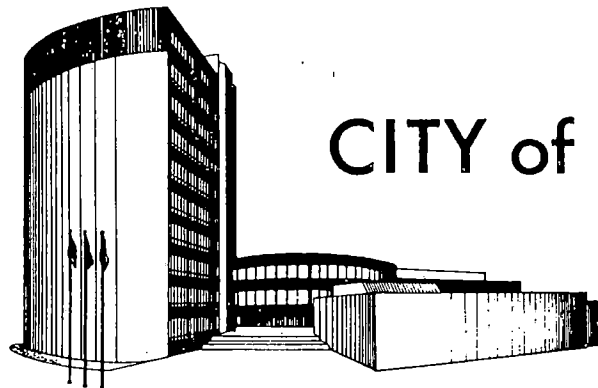
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

July 13, 1984

Becker and Sons
50 S. Jones Blvd.
Suite 100
Las Vegas, Nevada 89101

RE: Z-167-63

Gentlemen:

Your request for a Plot Plan Review on the northeast corner of Jones Boulevard and Carl Avenue, R-1 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on July 12, 1984.

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

1. The R-3 development in the north one-half and the southeast quarter of this site is hereby limited to a maximum of 23.89 units per net acre.
2. Conformance to the original conditions of approval of Z-167-63.

This item will be considered by the City Council on August 1, 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,

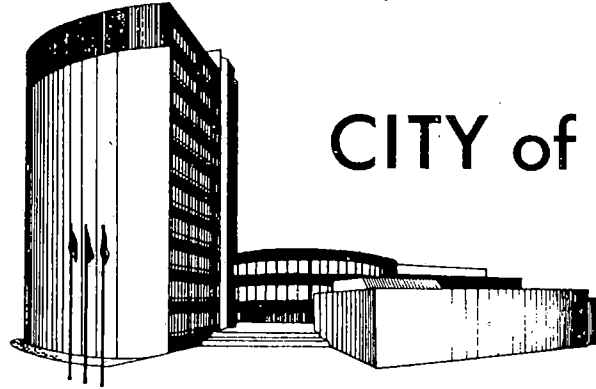
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

July 13, 1984

Estate 12 General Partnership
c/o Wilma Lee Littleford
Estate 12
1019 S. Decatur Boulevard
Las Vegas, Nevada 89107

RE: Z-48-84

Gentlemen:

Your request for reclassification of property located at 2393 South Potosi Street, from P-R to C-1, was considered by the City Planning Commission on July 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install street improvements on Potosi Street as required by the Department of Design and Development.
3. Conformance to the plot plans 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.



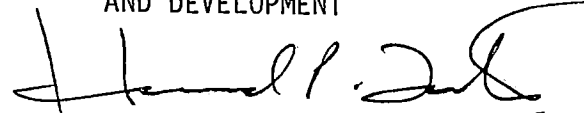
Estate 12 General Partnership
July 13, 1984
Page 2
RE: Z-48-84

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 August 1, 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,

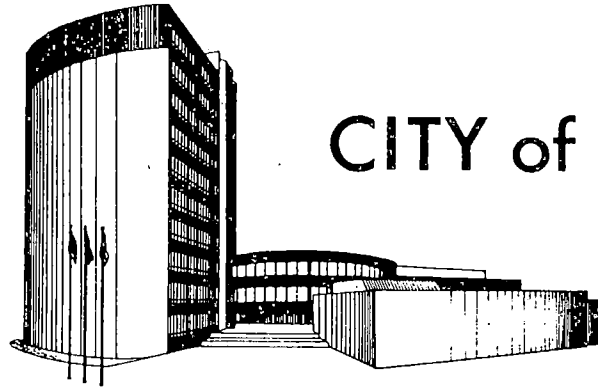
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

July 13, 1984

Thomas and Jeanne Seniur
6440 Lone Mountain Road
Las Vegas, Nevada 89130

RE: Z-50-84

Dear Mr. and Mrs. Seniur:

Your request for reclassification of property generally located on the north side of Torrey Pines Drive between Lone Mountain Road and Washburn Road, from R-E to R-PD2 was considered by the City Planning Commission on July 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the site plan.
3. Install street improvements on Lone Mountain Road and Torrey Pines Drive as required by the Department of Design and Development.
4. Recording of parcel maps.

This item will be considered by the City Council on August 1, 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,

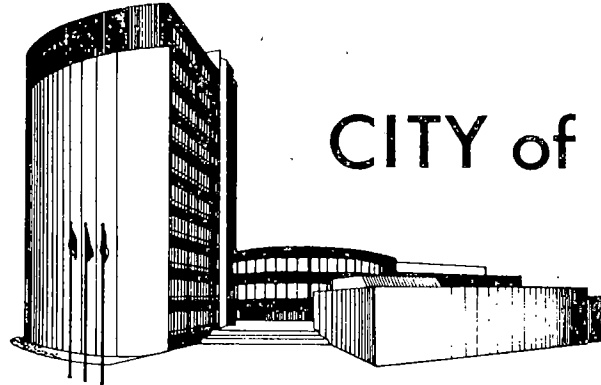
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

July 13, 1984

Donrey Outdoor Advertising Co.
c/o Robert Van Nostrand
1211 W. Bonanza Road
P.O. Box 4245
Las Vegas, Nevada 89127

RE: Z-30-72

Gentlemen:

Your request for a Plot Plan Review to construct two (2) 14'x 48' off-premise advertising signs on property generally located on the northeast corner of Eastern Avenue and Sahara Avenue, C-1 Zone, was considered by the City Planning Commission on July 12, 1984.

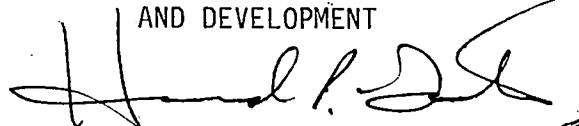
The Commission voted to APPROVE this item subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

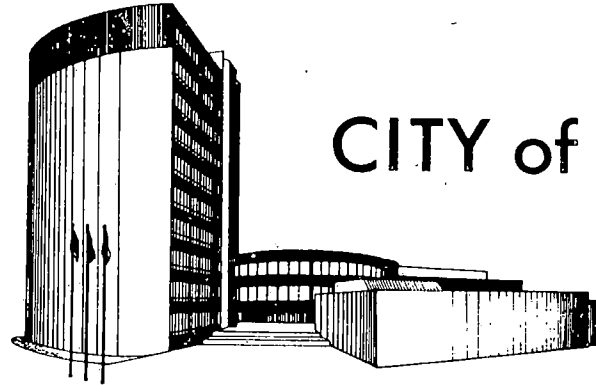


HAROLD P. FOSTER, DIRECTOR

HPF:cme



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



CITY of LAS VEGAS

July 13, 1984

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

RE: Z-58-78

Gentlemen:

Your request for a Reinstatement and Extension of Time on property generally located north of Meadows Lane, on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on July 12, 1984.

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

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

This item will be considered by the City Council on August 1, 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

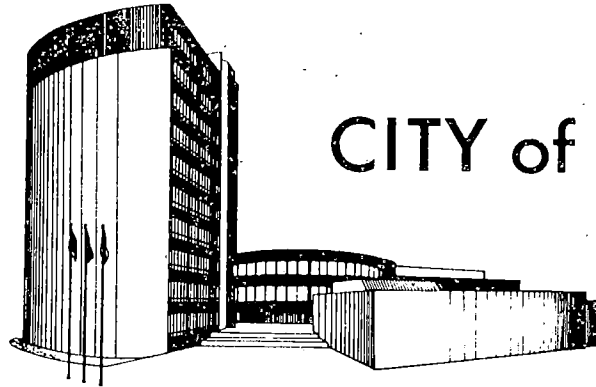
HPF:cme
cc: City Clerk



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

July 13, 1984

Mike Bogich
1336 Johnson Lane
Route 3
Minden, Nevada 89423

RE: Z-45-84

Dear Mr. Bogich:

Your request for reclassification of property located at 211 S. 11th Street, from R-4 to R-5 was considered by the City Planning Commission on July 12, 1984.

The Commission voted to hold this item in ABEYANCE because there was no representation of the applicant at the meeting.

This item will again be considered by the City Planning Commission on August 9, 1984 at 7:30 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

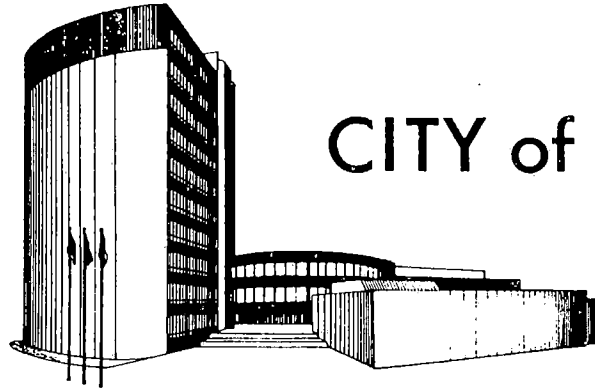


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 13, 1984

Lloyd E. and Dorothy M. Clark
2025 Hastings Avenue
Las Vegas, Nevada 89106

RE: Z-43-84

Dear Mr. and Mrs. Clark:

Your request for reclassification of property generally located 670' east of Decatur Boulevard between Lake Mead Boulevard and Coran Lane, from R-E to R-PD9, was considered by the City Planning Commission on July 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install a 4' decorative block wall along the east and south sides of Parcel 1 with landscaping between the wall and the sidewalk as required by the Department of Community Planning and Development.
3. Provide for landscaping and irrigation and perpetual maintenance of Parcel 2 in the Conditions, Covenants and Restrictions.
4. Provide thru access on Coran to connect to the east.
5. Dedication of right-of-way and installation of off-site improvements as required by the Department of Design and Development.
6. Conformance to the plot plans amended to reverse the north/south layout of the development.
7. Conformance to the elevations amended to improve the aesthetics of the buildings as required by the Department of Community Planning and Development.



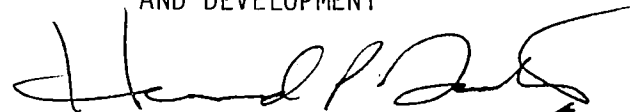
Lloyd E. and Dorothy M. Clark
July 13, 1984
Page 2
RE: Z-43-84

8. 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.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
14. 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 August 1, 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



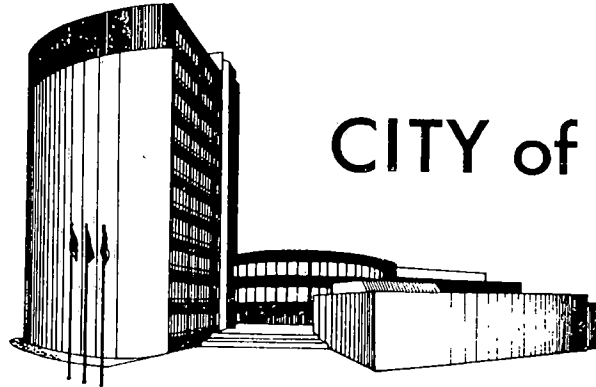
HAROLD P. FOSTER, DIRECTOR

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

July 13, 1984

330 Associates
c/o Allen G. Nel
1342 S. Decatur Boulevard
Las Vegas, Nevada 89102

RE: Z-41-84

Gentlemen:

Your request for reclassification of property generally located on the east side of 6th Street and the west side of 7th Street between Lewis Avenue and Clark Avenue, from R-3 and R-4 to P-R and C-1 was considered by the City Planning Commission on July 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install street lights on 6th Street and 7th Street and pave the alley as required by the Department of Design and Development.
3. Enter into an encroachment agreement for the landscaping in the public right-of-way.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.



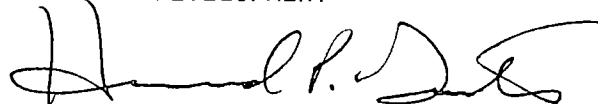
330 Associates
July 13, 1984
Page 2
RE: Z-41-84

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

This item will be considered by the City Council on August 1, 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,

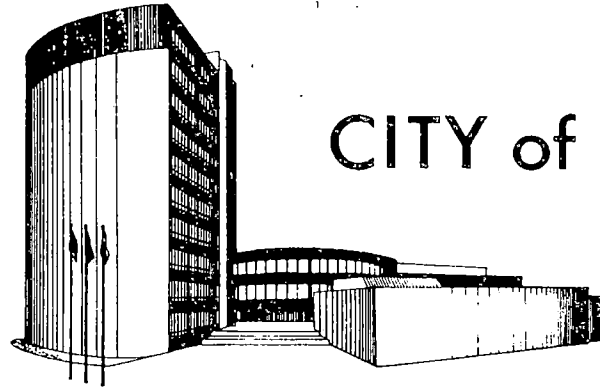
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

July 13, 1984

Becker and Sons
Ernest A. Becker
50 S. Jones Blvd.
Suite 100
Las Vegas, Nevada 89107

RE: Z-47-84

Gentlemen:

Your request for reclassification of property generally located on the northeast corner of Vegas Drive and Jones Boulevard, from R-1 to C-1 and R-PD16 was considered by the City Planning Commission on July 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install a 6' block wall along the north and east property lines except along Carl Avenue and provide a 6' block wall on the north and east sides of the C-1 that is stepped down to 4' (with the top 2' 50% open) in the front yard areas of the R-PD16.
3. Install street improvements on Vegas Drive and Carl Street and sidewalks on Jones Boulevard as required by the Department of Design and Development.
4. A one unit per acre density reduction be required on Z-167-63.
5. Dedicate an alley connecting the existing alley south to Vegas Drive or vacate the existing alley.
6. Conformance to the plot plan and elevations.



Becker and Sons
July 13, 1984
Page 2
Re: Z-47-84

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 August 1, 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,

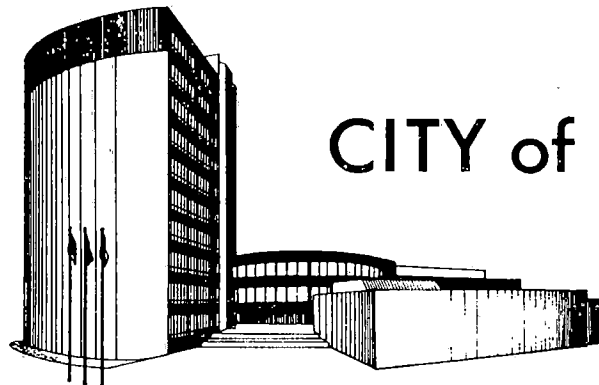
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

July 13, 1984

Decatur Investments
c/o Ernest A. Becker
50 S. Jones Blvd., Ste. 100
Las Vegas, Nevada 89107

RE: Z-52-84

Gentlemen:

Your request for reclassification of property generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Eugene Avenue, from R-1 (a portion under Resolution of Intent to R-3) to R-CL, was considered by the City Planning Commission on July 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the site plans and elevations amended as follows:
 - a. Provide a 16' front yard setback and two off-street parking spaces per lot.
 - b. Provide an additional access to Decatur Boulevard between Eugene Avenue and Lake Mead Boulevard.
 - c. Eliminate Mark Avenue or Sawyer Avenue between Trojan Avenue and Ullom Drive.
3. Redesign Lots 3 and 50 for adequate setbacks and buildable area.
4. Vacate the east-west alley 150' south of Eugene Avenue.
5. Acquire and incorporate the 25' strip of land along the south side of this development, if possible.



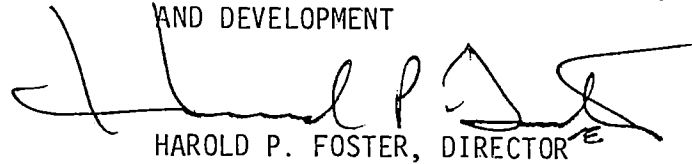
Decatur Investments
July 13, 1984
Page 2
RE: Z-52-84

6. Install sidewalk on Decatur Boulevard and half-street improvements on Lake Mead Boulevard from Decatur east to the east line of the development as required by the Department of Design and Development.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on August 1, 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,

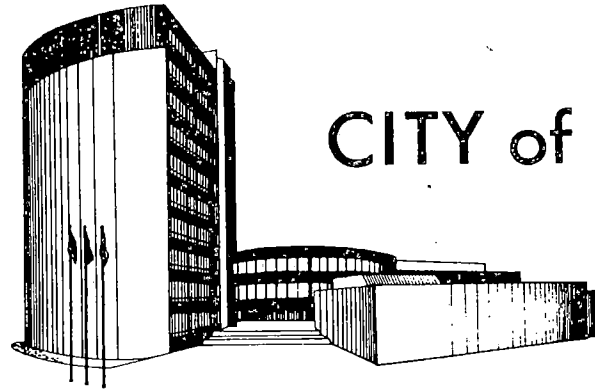
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

July 13, 1984

Maury Abrams
16661 Ventura Boulevard
Encino, California 91436

RE: Z-49-84

Dear Mr. Abrams:

Your request for reclassification of property generally located on the northeast corner of Buffalo Drive and Charleston Boulevard, from N-U to R-4 was considered by the City Planning Commission on July 12, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to require one story buildings along Holmby Avenue.
3. Dedicate 50' of right-of-way for Charleston Boulevard and Buffalo Drive, 30' of right-of-way for Holmby Avenue and 25' radius corners at the intersections of these streets.
4. Install street improvements on Charleston Boulevard, Buffalo Drive and Holmby Avenue as required by the Department of Design and Development.
5. Record a deed restriction limiting this project to a maximum of 124 units.
6. Approval of the revised development plan as required by the Planning Commission.
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.



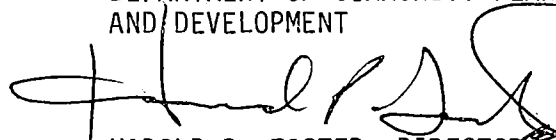
Maury Abrams
July 12, 1984
Page 2
RE: Z-49-84

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

This item will be considered by the City Council on August 1, 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,

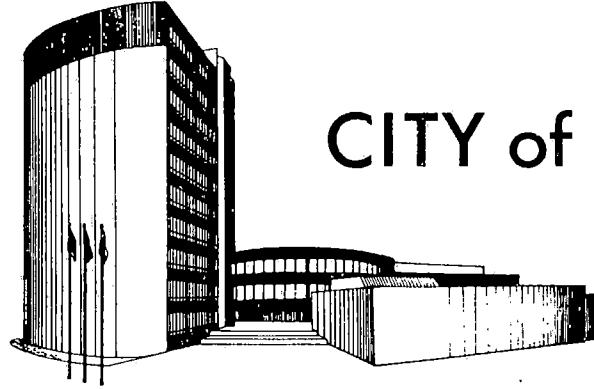
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

July 13, 1984

Daniel W. Halby, D.O., Ltd.
3900 W. Charleston Blvd.
Suite T-1
Las Vegas, Nevada 89102

RE: Z-18-68(29)

Dear Dr. Halby:

Your request for a Plot Plan Review to allow the approved 7' side yard setback from the west property line to be reduced to 5' for a proposed two-story medical office building on property located at 2496 W. Charleston Boulevard, C-D Zone, was considered by the City Planning Commission on July 12, 1984.

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

1. Conformance to the plot plan amended to provide an 8' block wall along the west property line commencing 114' south of the north property line and extending to a point 25' north of Charleston Boulevard.
2. Install 5 gallon Italian Cypress 3' apart from the north property line to the front of the building along the west property line.
3. Remove the foyer shown on the front of the building.
4. Construct a 3' high wall with the top 1' 50% open along the west property line from the front of the building to Charleston Boulevard with 3' height on the south end of the wall subject to the requirements of the Traffic Engineer.

This item will be considered by the City Council on August 1, 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



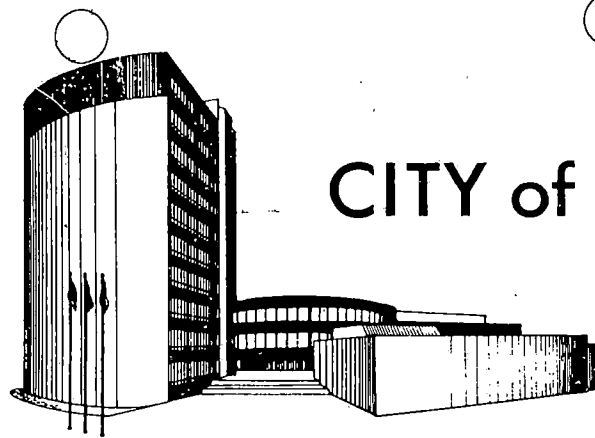
HPF:cme

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



RECEIVED
RECEIVED
CITY of LAS VEGAS

JUL 26 11 3 AM '84

CITY CLERK
CITY CLERK

July 25, 1984

CORRECTED LETTER

Daniel W. Halby, D.O., Ltd.
3900 W. Charleston Blvd.
Suite T-1
Las Vegas, Nevada 89102

RE: Z-18-68(29)

Dear Dr. Halby:

Your request for a Plot Plan Review to allow the approved 7' side yard setback from the west property line to be reduced to 5' for a proposed two-story medical office building on property located at 2496 W. Charleston Boulevard, C-D Zone, was considered by the City Planning Commission on July 12, 1984.

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

1. Conformance to the plot plan amended to provide an 8' block wall along the west property line commencing 114' south of the north property line and extending to a point 25' north of Charleston Boulevard.
2. Install 5 gallon Italian Cypress 3' apart from the north property line to the front of the building along the west property line.
3. The foyer shown on the front of the building shall be set back a minimum of 25' from the front property line.
4. Construct a 3' high wall with the top 1' 50% open along the west property line from the front of the building to Charleston Boulevard with the 3' height on the south end of the wall subject to the requirements of the Traffic Engineer.

This item will be considered by the City Council on August 1, 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 400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

INTER-OFFICE MEMORANDUM

July 12, 1984

TO:

FOSTER

FROM:

A handwritten signature, possibly reading "MULL", is written over the "FROM:" field.

SUBJECT:

CITY PLANNING COMMISSION
JULY 12, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
✓ LINDA OWENS
CINDY EADENEW BUSINESS:

1. TENTATIVE MAP
RAINBOW EXPRESSWAY
CENTER (COMMERCIAL
CONDOMINIUM)

Conditions:

1. Conformance to the conditions of approval
for Z-5-69.

Standard conditions 1-3

2. FINAL MAP
RAINBOW EXPRESSWAY
CENTER (COMMERCIAL
CONDOMINIUM)

Conditions:

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

3. REVERSIONARY MAP
CROSSROADS III
(A PORTION)

Conditions:

- Clear title to that portion of Daisetta Street
vacated by Document 1368478 Book 1409 before
recording reversionary map.

4. TENTATIVE MAP
AUTUMN PLACE

Conditions:

1. Conformance to the conditions of approval
for Z-93-80.
2. Vacate that portion of the Daisetta Street
cul-de-sac lying in Lots 29 and 30 before recording
Unit 2.
3. Provide a hydrology study as required by
the Department of Community Planning & Development.
4. Record reversionary map of a portion of
Crossroads III before recording Unit 2.
5. Proof of payment for delinquent taxes to
be provided before tentative map is approved
by the City Council.

6. A waiver be granted from the requirement that streets shall have a minimum grade of four-tenths per cent.

Standard conditions 1-3

5. FINAL MAP
AUTUMN PLACE
UNIT 1

Conditions:

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

6. FINAL MAP
PARK MEADOWS
WEST II UNIT NO. 1
(REVISED)

Conditions:

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

7. FINAL MAP
LEWIS HOMES
SAHARA NO. 12C

Conditions:

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

8. VAC-14-84

Conditions:

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

Staff recommends approval.

9. VAC-15-84

Conditions:

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

Staff recommends approval

10. - 13 EXTENSIONS OF
TIME FOR:
Torrey Pines Village
Valley West IX
Rosewood Estates
Cypress Estates

Condition:

1. Extension of Time for a one year time period.
- Staff recommends approval.

15. TENTATIVE MAP
COLLEGE HEIGHTS 3-C

Conditions:

1. Approval of zoning request Z-52-84.
2. Conformance to the conditions of approval for Z-52-84.
3. Provide a hydrology study as required by the Department of Community Planning and Development.
4. No vehicular access to Decatur Boulevard and Lake Mead Boulevard from the abutting lots.
5. Wall statement.
6. Final map to be recorded on only those portions of street with complete right-of-way dedication.
7. If water district property is acquired by the developer it is to be incorporated into the abutting lots.
8. Standard conditions 1-3

SUPPLEMENTAL:

1. A-15-84

Approximately 987 acres; R-E County zoning and N-U City equivalent. Staff recommends approval.

2. PM-19-84

Request for waiver of street improvements. Staff would have no objection to waiving required improvements for this parcel map until such time the parcels abutting the streets are developed.

3. EXTENSION OF TIME
TORREY PINES
CLUSTERS
TENTATIVE MAP

Staff recommends approval.
Condition:

1. Extension of Time for a one year time period.

HAN:cme

INTER-OFFICE MEMORANDUM

Date

July 12, 1984

TO:

FOSTER

FROM:

CLEMMER

SUBJECT:

CITY PLANNING COMMISSION MEETING
JULY 12, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
LINDA OWENS
CINDY EADE
RICK WILLIAMS

NEW BUSINESS:

14. Z-52-84

An R-PD35 was denied on a portion of this site (Z-5-83) which was actually about 28 units/acre. A request for R-PD12 was held in abeyance by the City Council on 8/3/83 to 1/4/84 when the applicant withdrew the request due to litigation (Z-60-83) when it was ordered that the deed restriction limit the development to detached single family residences. The current zoning of the site is R-3 (under Resolution of Intent) and R-1. This property is 11.42 gross acres or 9.09 acres net and consists of 5.8 units per gross acre or 7.26 units per net acre.

The sites are very shallow in depth but consist of 45 lots at 4,000 - 6,000 square feet, 18 lots in the 3,500-3,999 range and only 3 in the 3,000-3,499 range and 2 of these 3 lots are problem lots due to vacation needs, design and a water district site which the developer may acquire. Vacation of east-west alley right-of-way 150' south of Eugene is required. Redesign lot 3 and lot 50. Incorporate 25' strip along Lake Mead into the development. Provide building elevations and site plans. Staff recommended approval of the R-PD12 property as being in keeping with the General Plan and this proposal is one-half as dense.

Staff recommends approval subject to:

1. Conformance to the site plans and elevations amended to provide a 16' front setback and two off-street parking spaces.
2. Redesign lots 3 and 50 for adequate setbacks and buildable area.
3. Vacate the east-west alley 150' south of Eugene Avenue.
4. Incorporate the 25' waste strip of property into this development if possible.

Page 2
Agenda Item Conditions

5. Install sidewalk on Decatur Boulevard and full-street improvements on Lake Mead Boulevard as required by the Department of Design and Development.

6. Resolution of Intent with a 12 month time limit.

Standard conditions 7 and 8

PROTESTS:
PUBLIC HEARING

CC: 8/1/84

16. Z-41-84

This proposed 4 story office condominium has one-half floor subteranean parking and 3 floors of offices. The building contains 26,790 square feet and adequate parking is provided (67 spaces). The building is very attractive. A portion of the parking is separated by an alley which requires CC approval. The General Plan profile reflects service commercial for this area and under the existing General Plan, offices on 6th Street and variances for parking west of the high school stadium have been authorized.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.
2. Install street lights on 6th and 7th Streets and pave the alley as required by the Department of Design and Development.
3. Approval of landscaping encroachment by City Council.

Standard conditions 1-8

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

17. Z-43-84

There is a church to the north, single family residences to the east, proposed R-CL (8 units/acre) to the south and vacant property to the west. The existing General Plan can accommodate this proposed density of 9 units to the acre. The new General Plan profile reflects this area as M/L (12 units/acre). The applicant has indicated that he will provide a meandering decorative block wall along the east and south sides of Parcel 1. He will also provide lawn and a pin~~e~~

Page 3
Agenda Item Conditions

Z-43-84 (continued) tree with irrigation on Parcel 2 and provide for maintenance in the CC&R's. Staff feels the window Shadow boxes should be provided along Coran Lane. A letter from Bob McNutt reflected a platted parcel .98'x 3.16' from the center of Coran to the north property line exists along the east side which is a barrier to access. (Shown on College Heights #5 recorded Plat as "Tract A"). I believe your position had been 8 units/acre which 3.49 acres x 8.49 is 29.6 units or essentially 2 units less than proposed. I believe on your advice, Mr. Sloat the prospective developer, has canvassed the area including Hal Ober (R-CL developer) and has received no negative reaction from the neighborhood toward his proposal.

Staff recommends approval of R-CL subject to:

1. ROI with a twelve month time limit amended to R-CL.
2. Provision of a 4' decorative block wall along the east and south sides of Parcel 1 with attractive interior and exterior exposure of landscaping if R-PD9 is approved.
3. Provide for landscaping and irrigation and perpetual maintenance of Parcel 2 in the CC&R's if R-PD9 is approved.
4. Provide thru access on Coran to connect to the east.
5. *Dedication of right-of-way and installation of off-site improvements as required by the Department of Design and Development.
6. Conformance to the plot plans and elevations amended to provide shadow boxes along the Coran Lane exposure if R-PD9 is approved.

Standard conditions 2-8

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

Page 4
Agenda Item Conditions

18. Z-44-84

This adult oriented tavern has existed since 1972. They have been ordered to cease based on the five year limit on nonconforming uses. License indicated they are awaiting the outcome of the pertinent litigation. This is due to this being in a C-1 zone. Jim DiFiore has made the measurement from the surrounding uses and this is not within 1,000' of conflicting uses. There is commercial to the north, and west, the expressway to the south and high density residential to the east. This is an appropriate location and the court may be wondering if we made fair judgements for placement of C-2 district when adult oriented businesses are proposed as the attorney testing our ordinance in Court alluded to that as a probability, when he was taking my deposition.

Staff recommends approval, subject to:

1. ROI with a 12 month time limit.
2. Conformance to the plot plan and elevations.
3. PC review of any additional signs proposed to be placed for the adult oriented business.

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

(Public Services & Fire Services have no connection)

19. Z-45-84

This project is 48 units in three story structures. Two floors of apartments and 1 floor of parking partly subterranean. The parcel is 24,500 square feet which in the R-5 district allows only 45 units. They are providing 55 spaces for the 1 bedroom units. The aesthetics are good. The stairs in the rear yard will require a variance. The current General Plan reflects an urban neighborhood which would support the density but the new General Plan profile reflects service comm. which is questionable. Staff feels that high density residential projects of this nature and offices or service commercial uses are compatible.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.
2. Install sidewalks and street lights on 11th Street and pave the alley as required by the Department of Design and Development.
3. Provide 20' rear yard setbacks and limit the project to 45 units as provided in the R-5 district.

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Z-45-84 (conditions) Standard conditions 1-8

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

20. Z-46-84

This proposed 112 unit motel to be developed in conjunction with a casino in the Charleston Heights Shopping Center is not according to either the existing General Plan or the proposed Plan profiles for the area. The License Department will discuss the access aspect with Ogilvie this afternoon to determine if an overpass is required. There may be patent reservations on these parcels. There is commercial to the north and east, medium high density residential to the south but to the west there are apartments and single family dwellings facing Evergreen 180' west of the Centel building. The proposed parking for the casino on the western parcel and the lots along Evergreen will contain about 400 spaces and the architect estimates 670 will be needed altogether. At 4.5 turns there would be about 2,400 TRD which we don't know how Evergreen would be impacted. The TE commented on the old plan and wasn't aware of the parking lot diagonal access at the curve or the possibility of an overpass or pedestrian crossing in the middle. City Council approval of the satellite parking is required. They are providing 657 spaces and 530-550 should be sufficient to meet code. If the ownership of the northwest parcel (area 120'x 100') is other than the applicant, they will lose 45 spaces leaving 612. If the new general plan could be interpreted to accommodate employment centers which are a desired element in the various communities outside the rigid predetermined locations and on a smaller scale, it may be appropriate to support this proposal if we can eliminate undesirable aspects. The fact that Evergreen is a minor collector with 2,400 TPD added, which activity is a problem that can be rationalized only by the fact that high density zoning had been granted, i.e. R-6 but it was for senior citizens at R-4 density for high rise purposes so that doesn't wash exactly. Ordinarily we could expect 1,200-1,400 TPD for that type of project but not with senior citizens (500 TPD).

The new plan with the 400 space parking use on the westerly 3 acres made a radical change from what the TE reviewed so we've run it back by them and he will probably need time to analyze. He will have a traffic count on Evergreen made tomorrow morning. He wants a signal for pedestrians and possibly 320'

20. Z-46-84 (continued)

He wants the casino to major parking area diagonal access at the reverse curve eliminated. He is not sure of a signal at Evergreen and Decatur and he wants a signal for pedestrians and possibly which 320' west of Decatur on Evergreen. License' decision will affect this.

Staff recommends approval as it is to be part of a casino operation. If approved subject to:

1. ROI with a 12 month time limit,
2. Conformance to the plot plan and elevations amended to:
 - a. Relocate the access on both sides of Evergreen to a point approximately 320' west of Decatur as required by the Traffic Engineer.
 - b. Reverse the motel to provide access to the major parking area in the front.
 - c. Require traffic signals as required by the Traffic Engineer.
 - d. Provide a 6' block wall along the south and west property lines.
3. Vacation of patent reservations and easements.
4. Approval of the zoning action constitutes approval of the satellite parking proposal.
5. Approval of this zoning does not constitute approval of a "gaming" license.
6. Provide 50% contribution to a traffic signal at Decatur.
7. This use is allowed subject to it being developed in conjunction with a casino operation.

Standard conditions 2-8

PROTESTS: 2

PUBLIC HEARING

CC: 8/1/84

21. Z-47-84

This proposal is for 120 one and two bedroom units, 1-3 stories and a auto parts sales facility. The three story aspect is a mezzanine which our code defines as a story but building code does not. The buildings containing the mezzanine are 28' high which is not out of character for the area. The design is such that the two and three story buildings are set back 45' from the low density residential units to the east

Z-47-84 (continued)

and north as they have placed the one story portions to within 18'-20' of the property lines. The R-PD16 is bisected by the proposed commercial and the Vegas Drive site contains 1/3 of the land with less than 1/3 of the units so the intensity is 14 units per acre whereas the Jones site is 17 units per acre. To further complicate things, the next action (Z-167-63) is a comparison case which is allowing that through this action the PC and CC may reduce the density of the R-3 from 24.89 units/acre to 23.89 units/acre so that in effect it is a transfer of density as the new General Plan profile recommends a maximum of 12 units per acre for the site which is 90 units and in that they would like 120 units it is a 30 unit difference and they are offering to reduce the density on 30 acres of the 40 acres involved in Z-167-63.

The current General Plan does not limit the site to 12 units per acre so it is an attempt to respect the new General Plan recommendations for the community. The parking and building aesthetics are good. Note there is a 20' easement for major utility lines along Jones. There is a deadend alley to the east of the Vegas Drive portion. There may be condominiums or apartments as they have not limited the application. Staff recommends approval of the R-PD16 but denial of the C-1, subject to:

1. ROI with a 12 month time limit.
2. Provide a 6' block wall along the north and east property lines except it is not required along Carl Avenue.
3. Install street improvements on Vegas Drive and Carl Street and sidewalks on Jones Boulevard as required by the Department of Design and Development.
4. Approval of the density reduction under Z-167-63.
5. Dedicate an alley connecting the existing alley to Vegas Drive or vacate the existing alley.

Standard conditions 1-8

PROTESTS: 61 PUBLIC HEARING CC: 8/1/84

22. Z-167-63

This request is to allow the limitations of the density from the R-3 24.89 units per acre to 23.89 units per acre in order to justify the difference at Jones and Vegas Drive (Z-47-84) at the same time.

Z-167-63 (continued)

If that item is considered unnecessary or denied, this action can be stricken. If PC feels the transfer should be made it may limit the development of the north one-half and the southeast quarter of this site (30 acres) to a maximum of 23.89 units per acre offered by the owner.

Staff recommends approval subject to:

1. The R-3 development in the north one-half and the southeast quarter of this site is hereby limited to a maximum of 23.89 units per acre.

2. Conformance to the original conditions of approval of Z-167-63.

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 8/1/84

23. Z-48-84

This proposal for a commercial child care facility is not a heavy traffic generator and is supprotive of the residential area to the north. The C-1 to the east (Ole's) extends 600' north of Sahara. This approval will extend it to a 430' depth on the west side of Potosi. Potosi is a minor street. General Plan profile incomplete in this area.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.

2. Install street improvements on Potosi Street as required by the Department of Design and Development.

Standard codnitions 1-8

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

24. Z-49-84

This proposal apartment project on the southeast corner of Buffalo Drive and Charleston Boulevard is 27.35 units per net acre on 4.53 net acres. The community profile reflects a possiblity of SC or translated to zoning C-1 which provides for a U.P. for R-4 density projects. On the profile staff did not anticipate this type of use on the primary street intersections. Each unit has 2 covered parking spaces and in addition there are guest spaces. Building elevations are attractive.

Holmby Avenue is dedicated on the south side and to the east. Our policy has been to provide three

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Z-49-84 (continued)

R-E lots along Holmby as a buffer to the prospective rural development to the south. This would allow 74 apartment units and three R-E site.

Staff recommends approval of R-3 subject to:

1. ROI with a 12 month time limit.
2. The application be amended to R-3 on the north 498.64' and R-E on the south 230'.
3. Conformance to the plot plan and elevations amended to delete the south 230';, provide a 20' rear yard setback, and construct a 6' block wall along the south line of the R-3 portion.
4. Dedicate 50' of right-of-way for Charleston Boulevard and Buffalo Drive, 30' of right-of-way for Holmby Avenue and 25' radius corners at the intersections of the aforementioned streets.
5. Install street improvements on Charleston Boulevard, Buffalo Drive and Holmby Avenue as required by the Department of Design and Development.

Standard conditions 2-8 shall apply to the R-3 portion.

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

25. Z-50-84

This proposal is to allow private drives to serve as 2 unit per acre development of 8 lots. The existing General Plan has this area outside the interim urban planning line but the new community profile reflects M/L-L. They are proposing 30' front yard setbacks on the private drives and 40' rear yards.

Staff recommends approval subject to:

- ~~1.~~ ROI with a 12 month time limit.
- ~~2.~~ Conformance to the site plan.
- ~~3.~~ Install street improvements on Lone Mountain Road and Torrey Pines Drive as required by the Department of Design and Development.
- ~~4.~~ Recording of a parcel map.

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

26. Z-51-84

The proposal for patron and employee parking for a proposed 4 story office north of Goldring is in keeping with the precise plan developed for this area.

Staff recommends approval subject to:

1. ROI with a 12 month time limit.

Standard conditions 1-3 and 5-7.

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

27. Z-53-84

This proposed restaurant, bar and arcade has incompatible aspects in an area where there is low density development to the north and northwest. The community profiles reflects that service commercial is appropriate. The architect agreed to eliminate the access to Marietta Avenue, provide a 6' block wall setback 6' from Marietta Avenue and obtain access to the project from Vegas drive. The Council has indicated that convenience stores should apply for a U.P. or variances so that conversion to arcades would be controlled. Building attractive and the parking is adequate (63 spaces required and 67 are provided).

Staff recommends approval subject to:

1. ROI with a 12 month time limit.

2. Conformance to the plot plan amended to:

a. Eliminate the access to ~~Marietta Avenue~~ and Michael Way and provide access to Vegas Drive.

b. Provide a 6' block wall along the north property line and along the west property line set back 6' for landscaping.

c. Eliminate the proposed arcade use.

3. This approval does not constitute approval of the casino use or bar.

4. Install street improvements on Michael Way and Marietta Avenue as required by the Department of Design and Development.

Standard conditions 2-8

PROTESTS: 0
PUBLIC HEARING

CC: 8/1/84

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28. AV-4-84

There are 12 lots involved where the deviation is 5% or less in width and area.

Staff recommends approval subject to:

1. Conformance to the site plan.

PROTESTS: N/A
NOT A PUBLIC HEARING PC FINAL

29. CV-1-71

This proposed portable classroom facility will be 20'x 40' and in the primary location will be masked by the gym. The alternate location should not be permitted unless a public hearing is held.

Staff recommends approval subject to:

1. Conformance to the plot plans primary location.

2. This portable classroom shall be removed in two years unless an extension is duly approved by the PC.

PROTESTS: N/A
NOT A PUBLIC HEARING PC FINAL

30. Z-23-64

This amendment shifts the building south toward residential but there is 30' of separation due to the alley and 10' setback. Previous gas station (u-8-64)

Staff recommends approval subject to:

1. Conformance to the plot plan.

Standard conditions 2-8.

PROTESTS: N/A
NOT A PUBLIC HEARING PC FINAL

31. MISC-1-84

This request is for an 8" rear setback waiver and 5'-4" front setback waiver. The rear setback is minor and the front setback is better than others in the park. The park may be changed to a commercial use someday based on zoning cases we've had.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A
NOT A PUBLIC HEARING CC: 8/1/84

32. Z-58-78

This expired 5/20/84 which is one year after completion of the Red Lobster development. One past extension and several developments.

Staff recommends approval subject to:

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

PROTESTS: N/A

NOT A PUBLIC HEARING

CC: 8/1/84

SUPPLEMENTAL:

4. Z-30-72

The original plot plan did not reflect off-premise signs. PC wants review of those amendments.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: N/A

NOT A PUBLIC HEARING

PC FINAL

5. Z-16-68(29)

We have notified the adjacent residential property owners to the west. Staff feels if allowed, the wall and landscaping applicable to the north portion of the property should be carried south to Charleston.

Staff recommends approval subject to:

1. Conformance to the plot plan amended to provide an 8' block wall commencing 114' south of the north extending to a point 25' north of Charleston Boulevard along the west property line; provide 5 gallon Italian Cypress 3' apart from the north property line to the front of the building along the west property line and remove the foyer.

PROTESTS:

MODIFIED PUBLIC HEARING

CC: 8/1/84

6. Z-100-64(119)

This proposal will add 19,600 square feet of office to the approved 49,000 square feet for a total of 68,600 square feet by adding 1 story and using the 5th level of parking for office space. This is in the parking exemption area.

Staff recommends approval subject to:

Z-100-64(199) (continued)

~~1.~~ Conformance to the plot plan and amended elevations.

PROTESTS: N/A
NOT A PUBLIC HEARING

CC: 8/1/84

7. CV-1-84

These are mostly 12 square foot directional signs overslightly larger on the west end. Staff sees no problem. They look okay.

Staff recommends approval subject to:

~~1.~~ Conformance to the plot plan and elevations.

PROTESTS: N/A
NOT A PUBLIC HEARING

PC FINAL

*8 AV-5-84

Harry said the property owners were not aware of this request. The wall lot is supposed to be designed differently. The engineering can be revised to enlarge the south lot frontage slightly.

Staff recommends approval subject to:

~~1.~~ Conformance to the site plan amended to revise the well lot size and location.

PROTESTS: N/A
NOT A PUBLIC HEARING

PC FINAL

9. Z-167-63

This plot plan review as required under the original zoning action in 1963. This project consists of 240 one and two bedroom units in 16 unit buildings and all are two stories high. There are 20 one bedroom, 8 three bedroom and 212 two bedroom requiring 297 spaces and 344 spaces are provided. Previous reduction request does not apply to this 1Q3 acre site, although the proposal is 23.3 units/acre. The buildings are aesthetically okay. There are single family residences fronting Carl south but they are providing 35' to 75' setbacks which is exceptionally good fringe design. The side elevation has a center laid in arch and arches at the stairs so the view is interesting.

Staff recommends approval subject to:

~~1.~~ Conformance to the plot plan and elevations.

2. Provide a 3' landscaping berm with a 6' wall on

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Z-167-63 (continued)

PROTESTS: N/A
NOT A PUBLIC HEARING

PC FINAL

10. RW-2-84

This lot is between the police substation, the expressway, apartment project and their proposed parking lot so that the single family residences in this area are not overexposed.

Staff recommends approval subject to:

1. Conformance to the plot plan.

PROTESTS: N/A
NOT A PUBLIC HEARING

PC FINAL (unless
appealed)

RCC:cme