

A G E N D A

CITY PLANNING COMMISSION

SEPTEMBER 13, 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 July 12, 1984 City Planning  
Commission minutes.

OLD BUSINESS:

1. VAC-16-84  
(ABEYANCE FROM  
8-9-84) Petition of Vacation submitted by CALIFORNIA FEDERAL  
SAVINGS AND LOAN ASSOCIATION to vacate a portion  
of Daisetta Street, generally located west of Lamb  
Boulevard and north of Thyme Avenue.

NEW BUSINESS:

1. TENTATIVE MAP  
TENAYA I Property generally located on the north side of  
Westcliff Drive west of Rainbow Boulevard, N-U  
Zone (under Resolution of Intent to R-CL).  
Owner: Thomas T. Beam  
Subdivider: Plaster Development Co.  
No. of Acres: 2.5 No. of Lots: 14
2. FINAL MAP  
TENAYA I Property generally located on the north side of  
Westcliff Drive west of Rainbow Boulevard, N-U  
Zone (under Resolution of Intent to R-CL).  
Owner: Thomas T. Beam  
Subdivider: Plaster Development Co.  
No. of Acres: 2.5 No. of Lots: 14
3. TENTATIVE MAP  
TIV-ON CONDO-  
MINIUM SUBDIVISION Property generally located between Fremont Street  
on the south and Sunrise Avenue on the north, east  
of Bruce Street, C-2 Zone.  
Owner: Vegas Valley Townhouses, Inc.  
Subdivider: Cy Realty  
No. of Acres: .42 No. of Units: 36
4. FINAL MAP  
TIV-ON CONDO-  
MINIUM SUBDIVISION Property generally located between Fremont Street on  
the south and Sunrise Avenue on the north, east of  
Bruce Street, C-2 Zone.  
Owner: Vegas Valley Townhouses, Inc.  
Subdivider: Cy Realty  
No. of Acres: .42 No. of Units: 36
5. TENTATIVE MAP  
CARMEL CONDO-  
MINIUM SUBDIVISION Property generally located on the west side of Tenth  
Street north of Stewart Avenue, C-2 and R-4 Zones.  
Owner: Chaim, Bonnie & Yehros  
Subdivider: Cy Realty  
No. of Acres: .32 No. of Units: 34

6. FINAL MAP  
CARMEL CONDO-  
MINIUM SUBDIVISION  
Property generally located on the west side of Tenth Street, north of Stewart Avenue, C-2 and R-4 Zones.  
Owner: Chaim, Bonnie & Yehros  
Subdivider: Cy Realty  
No. of Acres: .32 No. of Units: 34
7. FINAL MAP  
CONCORD VILLAGE  
PHASE I  
Property generally located on the east side of Decatur Boulevard, south of Lake Mead Boulevard, R-E Zone (under Resolution of Intent to R-CL).  
Owner/Subdivider: R. A. Homes  
No. of Acres: 10.86 No. of Lots: 93
8. FINAL MAP  
LEWIS HOMES-  
RAINBOW VISTA  
#2  
Property generally located on the north side of Carmen Boulevard, west of Jones Boulevard, N-U Zone (under Resolution of Intent to R-CL).  
Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 8.23 No. of Lots: 53
9. VAC-17-84  
Petition of Vacation submitted by NINABARB, a Nevada Joint Venture, to vacate a portion of Bishop Drive, a 51' right-of-way, located between the south right-of-way of Blair Way and the north right-of-way line of Charleston Boulevard.
10. VAC-18-84  
Petition of Vacation submitted by THOMAS T. BEAM, ET AL, to vacate various Government Patent Reservations generally bounded by Washington Avenue on the north, the Oran K. Gragson Highway on the east, Westcliff Drive on the south, and Buffalo Drive on the west.
11. VAC-20-84  
Petition of Vacation submitted by DELL R. NIELSON, ET AL, to vacate portions of Government Patent Reservations generally located north of Cory Place between Bartona and Mohawk Streets.
12. A-17-84 (A)  
Petition of Annexation submitted by GREG MUNSELL to annex property generally located on the northwest corner of Roberta Lane and Decatur Boulevard, containing approximately one acre.
13. Z-67-84  
Application of E. A. COLLINS for reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west, from N-U (under Resolution of Intent to R-1 and R-PD7) to R-CL.  
Proposed Use: Medium Low Density Residential
14. TENTATIVE MAP  
THE LAKES AT WEST  
SAHARA, PHASE 2  
Property generally located south of Sahara Avenue and west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD7 and R-1) proposed R-CL.  
Owner/Subdivider: E. A. Collins  
No. of Acres: 56.8 No. of Lots: 286
15. Z-42-84  
Application of NEVSUR INSURANCE AGENCY for reclassification of property generally located on the southeast corner of Lake Mead Boulevard and Lorenzi Boulevard, from N-U to C-1 and R-PD20.  
Proposed Uses: Shopping Center and Service  
Station and Medium High Density  
Condominiums

16. Z-61-84 Application of BEN F. WITSELL, ET AL, for reclassification of property generally located south of the intersection of Rock Springs Drive and Washington Avenue, from N-U to R-PD11.  
Proposed Use: Medium Density Residential (Condominiums)
17. Z-62-84 Application of KENNETH JOHANN for reclassification of property located at 1604 and 1610 S. Maryland Parkway, from R-1 and P-R to P-R.  
Proposed Use: Offices
18. Z-63-84 Application of MARILYN T. HAYES for reclassification of property generally located at 4300 West Charleston Boulevard, from P-R to C-1.  
Proposed Use: Office and Retail Shops
19. Z-64-84 Application of RAINBOW EXPRESSWAY, INC. for reclassification of property generally located at the southeast corner of Rainbow Boulevard and Westcliff Drive, from R-E to C-1.  
Proposed Use: Shopping Center, restaurants and bank
20. Z-66-84 Application of PROPERTY DEVELOPERS OF NEVADA, INC. for reclassification of property generally located on the northwest corner of Pecos Road and Washington Avenue, from R-3 to C-1.  
Proposed Use: Convenience store with gasoline sales and retail shops
21. Z-108-63 Request of CONTINENTAL NATIONAL BANK for a Plot Plan Review on property generally located at 2650 West Sahara Avenue, R-1 Zone (under Resolution of Intent to C-1).  
PLOT PLAN REVIEW
22. Z-38-64 Request of VTN for a Plot Plan Review of property generally located on the north side of Oran K. Gragson Highway, east of Torrey Pines, C-1 and R-3 Zone.  
PLOT PLAN REVIEW
23. Z-1-66 (11) Request of KALB CONSTRUCTION COMPANY for a Plot Plan Review of property generally located on the southwest corner of West Charleston Boulevard and Shadow Lane, R-E Zone (under Resolution of Intent to C-1).  
PLOT PLAN REVIEW
24. Z-39-82 Request of A. W. HAM, JR., ET AL, for a Review of Condition to allow a secondary access to the property from Sixth Street on property generally located on the southwest corner of Sixth Street and Charleston Boulevard, P-R Zone.  
WITHDRAWN BY APPLICANT REVIEW OF CONDITION AND PLOT PLAN REVIEW
25. CV-2-81 Request of the City of Las Vegas for a review of the conditions of approval for the City's Misdemeanant Detention Facility relative to the facility being limited to 96 inmates and the use being approved for a maximum of five years on property generally located on the northeast corner of Stewart Avenue and Mojave Road, C-V Zone.  
REVIEW OF CONDITIONS
26. Z-86-76 Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to place one (1) 12' x 24' outdoor advertising sign on property generally located on the northeast corner of West Charleston Boulevard and Monticello Street, C-2 Zone.

27. AV-7-84

Request of MIRIAM DEMARCO for an Administrative Variance to allow an attached carport to come within thirty-five (35) feet of the front property line where fifty (50) feet is required, R-E Zone.

28. AV-8-84

Request of SAM MORREALE for an Administrative Variance to allow 50 units where 49 and a fraction units are allowed on property generally located on the southwest corner of El Parque and Hauck Street, N-U Zone (under Resolution of Intent to R-3).

SUPPLEMENTAL AGENDA  
CITY PLANNING COMMISSION  
SEPTEMBER 13, 1984

1. Z-62-72  
PLOT PLAN REVIEW/  
SATELLITE PARKING  
Request of ARBY'S for a Plot Plan Review and authorization of satellite parking on property located at the northwest corner of Nellis Boulevard and Bonanza Road, C-1 Zone.
2. REQUEST FOR AMEND-  
MENT TO R-PD CHILD  
CARE RESOLUTION  
Request of PATRICIA ANN MAHONEY to allow a child care facility for six (6) children on property located at 6548 Figtree Road, R-PD8 Zone.
3. Z-67-80  
EXTENSION OF TIME  
Request of DOUGLAS E. SIMMS for an Extension of Time on property generally on the northwest corner of Stewart Avenue and Lamb Boulevard, R-E Zone (under Resolution of Intent to C-1).

MINUTES

CITY PLANNING COMMISSION

SEPTEMBER 13, 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  
Les Comeau, Planning Assistant  
Val Steed, Deputy City Attorney  
Linda Owens, Deputy City Clerk

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

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

OLD BUSINESS:

1. VAC-16-84  
(ABEYANCE FROM 8-9-84)  
APPROVED
- Petition of Vacation submitted by CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION to vacate a portion of Daisetta Street, generally located west of Lamb Boulevard and north of Thyme Avenue.
- MR. NULL stated the area to be vacated is a portion of a cul-de-sac on a previous paper street. This item was held in abeyance from the previous meeting because neither the applicant nor a representative were present. Staff would recommend approval, subject to: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, and 2) Standard conditions.
- ED WOLCHAK, 4500 West Oakey Boulevard, appeared and represented the application. They are in agreement with staff's recommendations.
- MR. BUGBEE made a Motion for APPROVAL of VAC-16-84, 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 a date will be set for a public hearing on this item at the September 19, 1984 City Council meeting.

NEW BUSINESS:

1. TENTATIVE MAP

TENAYA I

APPROVED

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

Owner: Thomas T. Beam

Subdivider: Plaster Development Co.

No. of Acres: 2.5      No. of Lots: 14

MR. NULL stated there is a 30-foot government patent reservation on the east plat line. Staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-37-84, 2) Record the Order of Vacation for VAC-18-84 before recording the final map, 3) No vehicular access to Westcliff Drive from the abutting lots, 4) Wall statement, 5) Extend sewer line to the west property line as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development, 6) Provide an easement for the 8-inch sewer line shown in the Westcliff Drive alignment as required by the Department of Design and Development, and 7) Standard conditions. A waiver is necessary for the lot frontages on the cul-de-sac with widths less than 30 feet wide. Staff would recommend approval of the conditions and the waiver.

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the owner. They agree with all of staff's conditions except the easement for the sewer line. They do not control all of the property on the Westcliff Drive alignment. The property next to this property was held out from BLM for the future freeway. If they could get an easement from the City, then they would have a continuous access.

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Tenaya I, 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 October 3, 1984.

2. FINAL MAP

TENAYA I

APPROVED

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

Owner: Thomas T. Beam

Subdivider: Plaster Development Co.

No. of Acres: 2.5      No. of Lots: 14

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

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the owner. They are in accord with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Tenaya I, 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.

3. TENTATIVE MAP

TIV-ON CONDO-  
MINIUM SUB-  
DIVISION

APPROVED

Property generally located between Fremont Street on the south and Sunrise Avenue on the north, east of Bruce Street, C-2 Zone.

Owner: Vegas Valley Townhouses, Inc.

Subdivider: Cy Realty

No. of Acres: .42      No. of Units: 36

MR. NULL stated this is a condominium subdivision of an existing development. Staff would recommend the following conditions: 1) Parking spaces and driveways as required by the Department of Design and Development, and 2) Normal conditions.

ED DAVIS, SEA Engineers, 1405 Arville, appeared and represented the applicant. They concur with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for TIV-ON Condominium Subdivision, 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 will be heard by the City Council on October 3, 1984.

4. FINAL MAP

TIV-ON CONDO-  
MINIUM SUB-  
DIVISION

APPROVED

Property generally located between Fremont Street on the south and Sunrise Avenue on the north, east of Bruce Street, C-2 Zone.

Owner: Vegas Valley Townhouses, Inc.

Subdivider: Cy Realty

No. of Acres: .42      No. of Units: 36

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

ED DAVIS, SEA Engineers, 1405 Arville, appeared and represented the applicant. They concur with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for TIV-ON Condominium Subdivision, 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.

5. TENTATIVE MAP

CARMEL CONDO-  
MINIUM SUB-  
DIVISION

APPROVED

Property generally located on the west side of Tenth Street north of Stewart Avenue, C-2 and R-4 Zones.

Owner: Chaim & Bonnie Yehros

Subdivider: Cy Realty

No. of Acres: .32      No. of Units: 34

MR. NULL stated this is a condominium subdivision of an existing development. Staff would recommend the following conditions: 1) Parking spaces and driveways as required by the Department of Design and Development, and 2) Normal conditions.

ED DAVIS, SEA Engineers, 1405 Arville, appeared and represented the applicant. They concur with staff's conditions.

MRS. COLEMAN made a Motion for APPROVAL of the tentative Map for

5. TENTATIVE MAP

(Continued)

Carmel Condominium Subdivision, 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 October 3, 1984.

6. FINAL MAP

CARMEL CONDO-  
MINIUM SUB-  
DIVISION

APPROVED

Property generally located on the west side of Tenth Street, north of Stewart Avenue, C-2 and R-4 Zones.

Owner: Chaim & Bonnie Yahros

Subdivider: Cy Realty

No. of Acres: .32 No. of Units: 34

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

ED DAVIS, SEA Engineers, 1405 Arville, appeared and represented the applicant. They concur with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Carmel Condominium Subdivision, 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.

7. FINAL MAP

CONCORD VILLAGE  
PHASE I

APPROVED

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

Owner/Subdivider: R. A. Homes

No. of Acres: 10.86 No. of Lots: 93

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval. Depending upon the outcome of a zoning case to the north, there may be a connection to this plat either down Ann Gretta Avenue or Coran Lane will have to connect and be brought to the north along the Madeline Lane alignment. Condition No. 6 of the tentative map provides for a portion of the intersection at Coran and Madeline to be vacated. Therefore, staff would recommend the following conditions: 1) Conformance with the tentative map, 2) Conformance to the conditions of approval for the tentative map, and 3) Before recording this final map, vacate a portion of Coran Lane abutting Lot 1 or expunge that portion of Condition No. 6 of the tentative map referencing this lot.

ED DAVIS, SEA Engineers, 1405 Arville, appeared and represented the applicant. They concur with staff's recommendations.

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

7. FINAL MAP

(Continued)

Concord Village, Phase I, 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.

8. FINAL MAP

LEWIS HOMES -  
RAINBOW VISTA #2

APPROVED

Property generally located on the north side of Carmen Boulevard, west of Jones Boulevard, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 8.23 No. of Lots: 53

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

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, 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, Rainbow Vista #2, 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.

9. VAC-17-84

APPROVED

Petition of Vacation submitted by NINABARB, A NEVADA JOINT VENTURE, to vacate a portion of Bishop Drive, a 51 foot right-of-way, located between the south right-of-way line of Blair Way and the north right-of-way line of Charleston Boulevard.

MR. NULL stated this is a request to vacate a street which is unimproved. Staff would recommend the following conditions: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will have to be submitted, 2) Install a curve or knuckle-type intersection at Blair Way and Bishop Drive; remove the asphalt concrete curb on Charleston Boulevard and replace it with a Portland cement concrete curb and gutter as required by the Department of Design and Development. With these conditions, and the standard conditions, staff would recommend approval.

PHYLLIS SCHWARTZ, 1701 West Charleston Boulevard, Bates & Springer, appeared and represented the seller of this property. They are in agreement with staff's conditions.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of VAC-17-84, subject to staff's conditions.

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced a date will be set for a public hearing on this item at the September 19, 1984 City Council meeting.

10. VAC-18-84

APPROVED

Petition of Vacation submitted by THOMAS T. BEAM, ET AL, to vacate various Government Patent Reservations generally bounded by Washington Avenue on the north, the Oran K. Gragson Highway on the east, Westcliff Drive on the south, and Buffalo Drive on the west.

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

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicants. Wherever there is a patent to be vacated there will be streets to replace it.

No one appeared in opposition.

MR. JOHNSTON made a Motion for APPROVAL of VAC-18-84, 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 a date will be set for a public hearing on this item at the September 19, 1984 City Council meeting.

11. VAC-20-84

APPROVED

Petition of Vacation submitted by DELL R. NIELSON, ET AL, to vacate portions of Government Patent Reservations generally located north of Cory Place between Bartona and Mohawk Streets.

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

ALLEN BELL, 3433 Losee Road, appeared and represented the applicant. They concur with staff's conditions.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of VAC-20-84, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

"ABSTAINED" Mr. Johnston

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced a date will be set for a public hearing on this item at the September 19, 1984 City Council meeting.

12. A-17-84(A)

APPROVED

Petition of Annexation submitted by GREG MUNSELL to annex property generally located on the northwest corner of Roberta Lane and Decatur Boulevard, containing approximately one acre.

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

GREG MUNSELL, 10209 Gillespie, appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of A-17-84(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

13. Z-67-84

APPROVED

Application of E. A. COLLINS for reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west, from N-U (under Resolution of Intent to R-1 and R-PD7) to R-CL.

Proposed Use: Medium Low Density Residential

MR. FOSTER stated this is a section of land consisting of 640 acres where the zoning was approved. However, the developer had indicated there could be further refinement of the overall property. The parcel on this application was rezoned to R-1 and R-PD7 and now the applicant is requesting R-CL zoning. This parcel consists of 63 acres. There would be a reduction of density of just under one unit per acre. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of the site plans and elevations by the Department of Community Planning and Development, and 3) Recording of a subdivision map. Staff does not have any protests on record.

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's conditions.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-67-84, 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 September 19, 1984.

14. TENTATIVE MAP

THE LAKES AT  
WEST SAHARA,  
PHASE 2

APPROVED

Property generally located south of Sahara Avenue and west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD7 and R-1) proposed R-CL.

Owner/Subdivider: E. A. Collins

No. of Acres: 56.8 No. of Lots: 286

MR. NULL stated this is the subdivision map for the previous rezoning case. Staff would recommend the following conditions: 1) Approval of zoning application Z-67-84, 2) Conformance to the conditions of approval for Z-67-84, 3) Driveways to be provided as required by the Department of Design and Development, 4) No vehicular access to streets 80 feet or more in width from the abutting lots, 5) Wall statement, and 6) Normal conditions. A waiver will be necessary for the length of the cul-de-sac streets. Staff would recommend approval of the conditions and the waiver.

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for The Lakes at West Sahara, Phase 2, subject to the conditions and the waiver.

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 September 19, 1984.

15. Z-42-84

APPROVED

Application of NEVSUR INSURANCE AGENCY for reclassification of property generally located on the southeast corner of Lake Mead Boulevard and Lorenzi Boulevard, from N-U (Non-Urban) to C-1 (Limited Commercial) and R-PD20 (Residential Planned Development).

Proposed Uses: Shopping Center and Service Station  
and Medium High Density Condominiums

MR. FOSTER stated this parcel of land was annexed to the city recently. It is 5 acres in size. The area to the south has been approved for R-CL. To the west that parcel is in the process of being annexed to the city. The applicant is asking for 3.2 acres of C-1 along the north portion and R-PD20 on the south portion. Staff feels C-1 is proper, but is of the opinion multi-family developments should be located west of Lorenzi Boulevard. Staff feels the south portion should be amended to R-CL. The layout would be for one cul-de-sac and rows of lots on each side. Staff would recommend the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 thru 8 shall apply to the C-1 portion, 3) Standard conditions 5 thru 8 shall apply to the R-CL portion, 4) Dedicate 50 feet of right-of-way for Lake Mead Boulevard, 40 feet of right-of-way for Lorenzi Boulevard, 25 foot property line radius at these intersections as required by the Department of Design and Development, and 5) Install street improvements on Lake Mead Boulevard and Lorenzi Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development. Staff does not have any protests on record.

15. Z-42-84

(Continued)

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the applicant. They would like to have R-PD20 zoning and amended down to R-PD17. He would also like to have the Resolution of Intent be for a period of five years because they are zoning this before the shopping center is needed.

AUDREY SILVA, 301 South Lorenzi Boulevard, appeared stating Lorenzi Boulevard should always specify whether it is North or South Lorenzi Boulevard.

MRS. COLEMAN made a Motion for APPROVAL of Z-42-84, subject to C-1 on the north portion and R-CL on the south 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 October 3, 1984.

16. Z-61-84

APPROVED

Application of BEN F. WITSELL, ET AL, for reclassification of property generally located south of the intersection of Rock Springs Drive and Washington Avenue, from N-U (Non-Urban) to R-PD11 (Residential Planned Development).  
Proposed Use: Medium Density Residential  
(Condominiums)

MR. FOSTER stated the subject site is approximately 7.5 acres in size. There is developed R-1 fronting on Washington on the north side. There is a planned development of 14 units per acre east that abuts the Oran Gragson Highway. There is R-1 approved immediately to the west. Staff feels this application should be amended to R-1 on the westerly 5 acres. In addition, staff is recommending a change in the plot plan on the proposed cul-de-sac to make it a through street to the south and west to Tenaya so there would be two-way access to this property. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Approval of revised development plans by Planning Commission on the R-PD11 portion, 3) Standard conditions 2 through 11, 4) Dedicate 40 feet of right-of-way for Washington Avenue and a 25 foot property line radius at the intersection of Washington Avenue and Rock Springs Drive as required by the Department of Design and Development, and 5) Install street improvements on Washington Avenue and Rock Springs Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development. Staff has one protest on record.

LEONARDO DELOONA, 2104 Saratoga, appeared and represented the application. He would like the west portion to be at least R-CL rather than R-1.

DARRELL DALTON, 7108 West Washington Avenue, appeared in protest of the southerly portion being rezoned to R-PD11. He was concerned about the increased traffic and devaluation of his property.

JOHN TAGMIRE, 7001 Alamosa Way, appeared in protest. His main concern was traffic. He felt the entire parcel should be rezoned R-1.

16. Z-61-84

(Continued)

MR. GUTHRIE made a Motion for APPROVAL of Z-61-84, subject to staff's conditions and R-1 on the westerly portion and R-PD11 on the southeast portion.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on October 3, 1984.

17. Z-62-84

APPROVED

Application of KENNETH JOHANN for reclassification of property located at 1604 and 1610 South Maryland Parkway, from R-1 (Single-Family Residence) and P-R (Professional Offices and Parking) to P-R (Professional Offices and Parking).

Proposed Use: Offices

MR. FOSTER stated the transition to P-R has been taking place for several years along Maryland Parkway. The north property is already zoned P-R. They would like to rezone the south property to P-R and put a common roof over the two buildings so it would be one office building. There will be a driveway between the buildings to the rear parking area. Staff would recommend approval, subject to:  
1) Resolution of Intent with a twelve-month time limit,  
2) Standard conditions 1 through 8, and 3) Install side-walks on Maryland Parkway as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development. Staff does not have any protests on record.

KENNETH JOHANN, 5420 Linderow, appeared and represented the applicant. He purchased the building next door to his present building. He plans to remodel it and connect it to his present office.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-62-84, 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 October 3, 1984.

18. Z-63-84

APPROVED

Application of MARILYN T. HAYES for reclassification of property generally located at 4300 West Charleston Boulevard, from P-R (Professional Offices and Parking) to C-1 (Limited Commercial).

Proposed Use: Office and Retail Shops

MR. FOSTER stated this is in the Hyde Park subdivision on the north side of Charleston between Essex and Bedford.

18. Z-63-84

(Continued)

There is a property zoned C-1 to the west. According to the development plan, there will be three different types of businesses on the site: a small retail business on the westerly portion of the building with approximately 350 square feet; an office in the center portion with approximately 958 square feet; and an antique store on the east side of the building with approximately 456 square feet. Staff is concerned with having three businesses due to the parking and feel there should be only two businesses. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) No more than 2 separate business uses shall be permitted on this site. Staff does not have any protests on record.

MARILYN T. HAYES, 2843 Queens Courtyard Drive, appeared and represented the applicant. She wanted the option to rent part of the building for commercial use.

No one appeared in opposition.

MR. FOSTER said staff would like the layout revised to include 8 parking spaces on the site.

MR. JOHNSTON made a Motion for APPROVAL of Z-63-84, 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.

19. Z-64-84

DENIED

Application of RAINBOW EXPRESSWAY, INC. for reclassification of property generally located at the southeast corner of Rainbow Boulevard and Westcliff Drive, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Convenience store with gasoline sales and retail shops

MR. FOSTER stated this is a 7.8 acre site. Immediately to the north is an N-U parcel and a sliver of C-1. There is single-family development to the east and south. Staff feels this application should be amended to a P-R classification to be more compatible with the adjoining R-1. It would also mean they would have to revise their development plan. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 2 through 8, and 3) Revised plot plan approved by the Planning Commission, 4) Cul-de-sac dedicated for Nunca Street as required by the Department of Design and Development, 5) Dedicate 30 feet of right-of-way for Lorenzi, 25 foot property line radius at the intersection of Lorenzi and Westcliff as required by the Department of Design and Development, 6) Install street improvements on Lorenzi and Westcliff and sidewalk on Rainbow and full improvements on the cul-de-sac on Nunca as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development. There are 24 protests on record.

MICHAEL SALTZMAN, 2309 Renaissance Drive, and DAN SHAW, 2309 Renaissance Drive, appeared and represented the applicant.

ROBERT CHESTO, 6725 Cabra Circle, appeared in protest. There are enough stores in the area. The property on

19. Z-64-84

(Continued)

Charleston is already planned for commercial. The shops across Rainbow are having a difficult time staying in business. They did not ask the persons living in the area what types of stores they would patronize. He does not feel the proposed plan is what will finally be constructed. The natural flow of the area is that the area remain residential as a buffer to commercial. Maintenance work is done during the night in commercial areas which is a disturbance to residential areas. The neighbors in the area are concerned about the increase in noise and pollution. This will create a traffic problem. He represents the community at Cabra, Nunca, Lorenzi and a major portion of Stonehaven.

There were 20 persons in the audience in protest.

DAN GRAY, 148 Nunca Street, appeared in protest. He feels they will maintain the property, but is concerned as to the maintenance if the property is sold. He would prefer this property be rezoned to R-1.

SHERMAN LEVINS, 6409 Rocky Point, appeared in protest. They have a traffic problem in the area at the present time.

JIM SCHOEMAKER, 6708 Cabra Street, appeared in protest. He feels this will devalue his property and make it difficult to sell the homes in the area.

GORDON PAULSON, 6625 Lowden Lane, appeared in protest. When he purchased his home in the area he was told this property would be developed as residential.

MICHAEL SALTMAN AND DAN SHAW appeared in support. They plan a berm and wall so this development will be screened from the adjacent homes and provide a sound barrier as well. They feel this property will be developed as they are proposing.

MR. JOHNSTON made a Motion for DENIAL of Z-64-84 because this proposal is not compatible to the adjacent properties to the east and south.

Voting was as follows:

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

Motion for DENIAL carried by a 4/1 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on October 17, 1984 at 2:00 P.M.

20. Z-66-84

APPROVED

Application of PROPERTY DEVELOPERS OF NEVADA, INC. for reclassification of property generally located on the northwest corner of Pecos Road and Washington Avenue, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial).

Proposed Use: Convenience store with gasoline sales and retail shops

MR. FOSTER stated there is R-1 existing to the east. There is R-3 zoning to the north and west. Staff feels there is sufficient commercial in the area and would recommend denial. Staff does not have any protests on record.

PAUL WAGNER, 3925 Cule de Este, appeared and represented the application. The children in the area would not have

20. Z-66-84

(Continued)

to cross a busy street to patronize the stores.

MR. POSTER said that if this item would be approved, it would be subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 8, 3) Install sidewalks and street lighting on Washington Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

A petition was presented containing approximately 89 signatures in favor of this application.

MR. BUGBEE made a Motion for APPROVAL of Z-66-84, 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 October 3, 1984.

(THERE WAS A RECESS AT THIS TIME.)

21. Z-108-63

PLOT PLAN  
REVIEW

APPROVED

Request of CONTINENTAL NATIONAL BANK for a Plot Plan Review on property generally located at 2650 West Sahara Avenue, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is to use a mobile home on the site until they construct a new facility. Staff would recommend approval, subject to: 1) This use shall cease on 3/13/86, 2) Refurbish the landscaping as required by the Department of Community Planning and Development, and 3) Standard conditions 1 through 8.

THOMAS POWERS, 4652 LaFonda Drive, appeared and represented the bank.

MR. JOHNSTON made a Motion for APPROVAL of Z-108-63, 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.

CHAIRMAN MACK announced this is final action.

22. Z-38-64

PLOT PLAN  
REVIEW

APPROVED

Request of VTN for a Plot Plan Review of property generally located on the north side of Oran K. Gragson Highway, east of Torrey Pines, C-1 and R-3 Zones.

MR. FOSTER stated this is a property that was zoned in 1964 with some conditions pertaining to the plot plan review. It was to consist of garden-type apartments with large open spaces and the density be a maximum of 18 units per acre. They are requesting 18.4 units per acre. They are including two R-1 lots to be used as an entryway into the site. Staff feels it would be more appropriate to have the entryway off Torrey

22. Z-38-64

(Continued)

Pines. Staff would recommend approval, subject to: 1) Conformance to the plot plan amended to change the access from Clarice Avenue to Torrey Pines as required by the Department of Community Planning and Development, 2) Condition No. 2 of the Resolution of Intent be amended from 18 to 18.4 units per acre, 3) Dedicate the full width of Wallace Drive as required by the Department of Design and Development, 4) Install full-width street improvements on Wallace Drive and half-width street improvements on Torrey Pines Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development, 5) Provide a 32-foot wide driveway access to Wallace Drive as required by the Traffic Engineer, 6) Vacate Crestline Drive and Ames Way and reconstruct street improvements along Clarice Avenue as required by the Department of Community Planning and Development, 7) Provide a 6-foot block wall around the entire site, except along Clarice and the wall stepped down to eliminate any site restrictions for the traffic, 8) Standard conditions 2 through 8, 9) Provide 25% contribution toward a traffic signal at Clarice and Jones (\$20,000) as required by the Department of Design and Development, 10) Approval of the building elevations as required by the Department of Community Planning and Development.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the owner. They would like to have the driveway access to Wallace Drive 24 feet wide, rather than 32 feet as recommended by staff.

MR. BUGBEE made a Motion for APPROVAL of Z-38-64, Plot Plan Review, subject to staff's conditions, except have the drive off Clarice Avenue be as shown by the developer and 24-foot wide driveway access to Wallace Drive.

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 October 3, 1984.

23. Z-1-66(11)

PLOT PLAN  
REVIEW

APPROVED

Request of KALB CONSTRUCTION COMPANY for a Plot Plan Review on property generally located on the southeast corner of West Charleston Boulevard and Shadow Lane, R-E Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is a new building being proposed. It will contain 5850 square feet. There will be 22 parking spaces. It will be a retail store. There is commercial existing to the east. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to provide for a mansard roof along Charleston Boulevard with a 5 foot return on the west side, 2) Standard conditions 2 through 8.

WILLIAM G. BROWN, 3794 Las Vegas Boulevard, South, appeared and represented the applicant. They are in agreement with staff's conditions.

MR. BUGBEE made a Motion for APPROVAL of Z-1-66(11), Plot

23. Z-1-66(11) Plan Review.  
(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.
24. Z-39-82 Request of A. W. HAM, JR., ET AL, for a Review of  
CONDITION to allow a secondary access to the property  
AND PLOT from Sixth Street on property generally located on the  
PLAN REVIEW southwest corner of Sixth Street and Charleston Boule-  
vard, P-R Zone.  
CHAIRMAN MACK announced this item has been withdrawn  
WITHDRAWN from the agenda.
25. CV-2-81 Request of the CITY OF LAS VEGAS for a Review of the condi-  
tions of approval for the City's Misdemeanant Detention  
REVIEW OF Facility relative to the facility being limited to 96  
CONDITION inmates and the use being approved for a maximum of  
WITHDRAWN five years on property generally located on the northeast  
corner of Stewart Avenue and Mojave Road, C-V Zone.  
CHAIRMAN MACK announced this item has been withdrawn  
from the agenda.
26. Z-86-76 Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot  
Plan Review to place one (1) 12' x 24' outdoor advertising  
PLOT PLAN sign on property generally located on the northeast corner  
REVIEW of West Charleston Boulevard and Monticello Street, C-2 Zone.  
APPROVED MR. FOSTER stated this is an existing commercial site. They  
are proposing to locate the sign right on the corner. There  
is residential right across the street so staff feels the  
sign should be located 100 feet to the east. Staff would  
recommend approval, subject to: 1) Conformance to the  
plot plan and elevations amended to shift the sign 100 feet  
east of Monticello Drive.  
TOM LEGO, 1211 West Bonanza Road, appeared and represented  
Donrey Outdoor Advertising Company. Donrey is leasing the  
property to locate their sign.  
The owner of the property, Ernie Becker, Jr., stated he would  
prefer moving the sign 100 feet to the east.  
MR. BUGBEE made a Motion for APPROVAL of Z-86-76, Plot Plan  
Review, as recommended by staff.  
Voting was as follows:  
"AYES" Chairman Mack, Mr. Johnston, Mr. Bugbee,  
Mrs. Coleman, Mr. Guthrie  
"NOES" None  
Motion for APPROVAL carried unanimously.

27. AV-7-84

ADMINISTRATIVE  
VARIANCE

APPROVED

Request of MIRIAM DEMARCO for an Administrative Variance to allow an attached carport to come within thirty-five (35') of the front property line where fifty (50') feet is required, R-E Zone.

MR. FOSTER stated this is a request to allow a deviation in the front setback where 50 feet is required. The applicant has a 35 foot setback. This property was "L" shaped. The applicant wants to divide the property into two lots. This land was used as a side yard, but would be used as a front yard when the property is divided. There are provisions in the code where this could be allowed. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) Recording a land division.

MIRIAM DEMARCO, 1900 West Bonanza Road, appeared and represented the application. She is in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of AV-7-84, Administrative Variance, 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.

28. AV-8-84

ADMINISTRATIVE  
VARIANCE

APPROVED

Request of SAM MORREALE for an Administrative Variance to allow 50 units where 49 and a fraction units are allowed on property generally located on the southwest corner of El Parque and Hauck Street, N-U Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this is a request to allow one additional unit. Staff would recommend approval which would permit a total of 50 units on this property. This would be within the 5% deviation.

PATRICIA PAGE, Golden Desert Investments, 1324 South Eastern Avenue, appeared and represented the applicant.

MR. FOSTER also said that if this is approved it would be subject to: 1) Conformance to the plot plan.

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

SUPPLEMENTAL AGENDA;

1. Z-62-72

PLOT PLAN  
REVIEW/  
SATELLITE  
PARKING

APPROVED

Request of ARBY'S for a Plot Plan Review and authorization of satellite parking on property located at the northwest corner of Nellis Boulevard and Bonanza Road, C-1 Zone.

MR. FOSTER stated there is an Arby's being proposed on this site in an existing shopping center. On the site they can only provide 13 parking spaces, so they are seeking permission to use the additional spaces in the overall shopping center. Staff would recommend approval, subject to: 1) Conformance to the plot plan, and 2) Standard conditions 2 through 8.

HARRY SACHS, 4116 Vegas Drive, appeared and represented the application. They are in agreement with staff's conditions.

MR. BUGBEE made a Motion for APPROVAL of Z-62-72, Plot Plan Review/Satellite Parking, 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 October 3, 1984.

2. REQUEST FOR AMEND-  
MENT TO R-PD CHILD  
CARE RESOLUTION

WITHDRAWN

Request of PATRICIA ANN MAHONEY to allow a child care facility for six (6) children on property located at 6548 Figtree Road, R-PD8 Zone.

MR. FOSTER stated this is in a single-family subdivision. The applicant is requesting six children where the resolution in R-PD zones only allows a maximum of four children. Staff recommends denial.

PATRICIA ANN MAHONEY, 6548 Figtree Road, appeared and represented the applicant. There is a park across the street. There are two exits from the area. Her neighbors do not object to having six children in her child care facility. MICHAEL MAHONEY was also present.

After discussion it was decided the applicant would apply for a Variance from the Board of Zoning Adjustment. The \$25 fee paid to appear at this meeting will be applied toward the \$100 Variance fee.

PATRICIA ANN MAHONEY withdrew this application from the agenda.

3. Z-67-80

EXTENSION  
OF TIME

APPROVED

Request of DOUGLAS E. SIMMS for an Extension of Time on property generally located on the northwest corner of Stewart Avenue and Lamb Boulevard, R-E Zone (under Resolution of Intent to C-1).

MR. FOSTER stated this is their fourth request for an extension of time. The applicant is requesting a one year extension. Staff would recommend approval, subject to: 1) Conformance to all ordinance amendments enacted subsequent to the original approval, and 2) Resolution of Intent shall expire October 1, 1985.

3. Z-67-80

DOUGLAS E. SIMMS was present.

(Continued)

MR. BUGBEE made a Motion for APPROVAL of Z-67-80, Extension of Time, 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.

ADJOURNMENT:

There being no further business to come before the City Planning Commission the meeting adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

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HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
SEPTEMBER 13, 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: JOHNSTON, MACK, BUGBEE, COLEMAN, GUTHRIE  
EXCUSED: KENNEDY, TRACY

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

MINUTES: Approval of the July 12, 1984 City Planning  
Commission minutes.

ACTION: ABEYANCE  
COLEMAN/UNANIMOUS

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OLD BUSINESS:

1. VAC-16-84                      Petition of Vacation submitted by CALIFORNIA FEDERAL  
    (Abeyance from                SAVINGS AND LOAN ASSOCIATION to vacate a portion of  
    8-9-84)                      Daisetta Street, generally located west of Lamb  
                                    Boulevard and north of Thyme Avenue.
- ACTION: APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

1. If the Order of Vacation is not recorded within one year after approval  
by the City Council, or an extension is not granted by the Planning  
Commission, 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  
TO BE HEARD BY CITY COUNCIL: SEPTEMBER 19, 1984 TO SET DATE FOR PUBLIC HEARING

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NEW BUSINESS:

1. TENTATIVE MAP                      Property generally located on the north side of  
    TENAYA I                      Westcliff Drive, west of Rainbow Boulevard, N-U  
                                    Zone (under Resolution of Intent to R-CL).  
                                    Owner: Thomas T. Beam  
ACTION: APPROVED                      Subdivider: Plaster Development Co.  
BUGBEE/UNANIMOUS                      No. of Acres: 2.5                      No. of Lots: 14

CONDITIONS:

1. Conformance to the conditions of approval for Z-37-84.
2. Record the Order of Vacation for VAC-18-84 before recording the final  
map.
3. No vehicular access to Westcliff Drive from the abutting lots.

1. TENTATIVE MAP - TENAYA I (Continued)

4. If a wall is constructed on an exterior boundary street, the CC&Rs shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Extend sewer line to the west property line as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. Provide an easement for the eight inch (8") sewer line shown in the Westcliff Drive alignment as required by the Department of Design and Development.
7. A waiver is permitted for lot frontages on the cul-de-sac with widths to be at least 20' wide.
8. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COUNCIL: OCTOBER 3, 1984

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2. FINAL MAP                      Property generally located on the north side of  
TENAYA I                      Westcliff Drive, west of Rainbow Boulevard, N-U  
                                    Zone (under Resolution of Intent to R-CL).  
                                    Owner: Thomas T. Beam  
ACTION: APPROVED              Subdivider: Plaster Development Co.  
                 COLEMAN/UNANIMOUS      No. of Acres: 2.5      No. of Lots: 14

CONDITIONS:

1. Approval of the Tentative Map.
2. Conformance with the Tentative Map.
3. Conformance to the conditions of approval for the Tentative Map.

STAFF RECOMMENDATION: APPROVAL

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3. TENTATIVE MAP                      Property generally located between Fremont Street  
TIV-ON-CONDO-                      on the south and Sunrise Avenue on the north, east  
MINIUM SUBDIVISION                      of Bruce Street, C-2 Zone.  
                                    Owner: Vegas Valley Townhouses, Inc.  
                                    Subdivider: Cy Realty  
ACTION: APPROVED              No. of Acres: .42      No. of Units: 36  
                 JOHNSTON/UNANIMOUS

CONDITIONS:

1. Parking spaces and driveways as required by the Department of Design and Development.
2. 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 part 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.

3. TENTATIVE MAP - TIV-ON-CONDOMINIUM SUBDIVISION (Continued)

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: OCTOBER 3, 1984

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4. FINAL MAP                      Property generally located between Fremont Street on  
                                         the south and Sunrise Avenue on the north, east of  
                                         Bruce Street, C-2 Zone.  
                                         Owner: Vegas Valley Townhouses, Inc.  
                                         Subdivider: Cy Realty  
ACTION: APPROVED                      No. of Acres: .42                      No. of Units: 36  
                                         JOHNSTON/UNANIMOUS

CONDITIONS:

1. Approval of the Tentative Map.
2. Conformance with the Tentative Map.
3. Conformance to the conditions of the approval for the Tentative Map.

STAFF RECOMMENDATION: APPROVAL

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5. TENTATIVE MAP                      Property generally located on the west side of Tenth  
                                         Street, north of Stewart Avenue, C-2 and R-4 Zones.  
                                         Owner: Chaim, Bonnie & Yehros  
                                         Subdivider: Cy Realty  
ACTION: APPROVED                      No. of Acres: .32                      No. of Units: 34  
                                         COLEMAN/UNANIMOUS

CONDITIONS:

1. Parking spaces and driveways as required by the Department of Design and Development.
2. 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.
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: OCTOBER 3, 1984

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6. FINAL MAP                      Property generally located on the west side of Tenth  
                                         Street, north of Stewart Avenue, C-2 and R-4 Zones.  
                                         Owner: Chaim, Bonnie & Yehros  
                                         Subdivider: Cy Realty  
ACTION: APPROVED                      No. of Acres: .32                      No. of Units: 34  
                                         GUTHRIE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map.
2. Conformance with the tentative map.

6. FINAL MAP - CARMEL CONDOMINIUM SUBDIVISION (Continued)

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

STAFF RECOMMENDATION: APPROVAL

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7. FINAL MAP                      Property generally located on the east side of  
                                    Decatur Boulevard, south of Lake Mead Boulevard,  
CONCORD VILLAGE                R-E Zone (under Resolution of Intent to R-CL).  
PHASE I                            Owner/Subdivider: R.A. Homes  
                                    No. of Acres: 10.86      No. of Lots: 93

ACTION: APPROVED  
          JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance with the Tentative Map.
2. Conformance to the conditions of approval for the Tentative Map.
3. Before recording this final map, vacate the southeast portion of Coran Lane abutting Lot 1 or expunge that portion of Condition No. 6 of the Tentative Map referencing this lot.

STAFF RECOMMENDATION: APPROVAL

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8. FINAL MAP                      Property generally located on the north side of  
                                    Carmen Boulevard, west of Jones Boulevard, N-U  
LEWIS HOMES -                    Zone (under Resolution of Intent to R-CL).  
RAINBOW VISTA #2                Owner/Subdivider: Lewis Homes of Nevada  
                                    No. of Acres: 8.23      No. of Lots: 53

ACTION: APPROVED  
          JOHNSTON/UNANIMOUS

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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9. VAC-17-84                      Petition of Vacation submitted by NINABARB, a  
                                    Nevada Joint Venture, to vacate a portion of  
                                    Bishop Drive, a 51' right-of-way, located between  
ACTION: APPROVED                the south right-of-way of Blair Way and the north  
                                    JOHNSTON/UNANIMOUS right-of-way line of Charleston Boulevard.

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 City Planning Commission, then approval will terminate and a new petition must be submitted.
2. Install a curve or knuckle type intersection at Blair Way and Bishop Drive; remove the asphalt concrete curb on Charleston Boulevard and replace it with a Portland cement concrete curb and gutter as required by the Department of Design and Development.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COUNCIL: SEPTEMBER 19, 1984 TO SET DATE FOR PUBLIC HEARING

10. VAC-18-84

Petition of Vacation submitted by THOMAS T. BEAM, ET AL, to vacate various Government Patent Reservations generally bounded by Washington Avenue on the north, the Oran K. Gragson Highway on the east, Westcliff Drive on the south, and Buffalo Drive on the west.

ACTION: APPROVED

JOHNSTON/UNANIMOUS

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 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

TO BE HEARD BY CITY COUNCIL: SEPTEMBER 19, 1984 TO SET DATE FOR PUBLIC HEARING

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11. VAC-20-84

Petition of Vacation submitted by DELL R. NIELSON, ET AL, to vacate portions of Government Patent Reservations generally located north of Cory Place, between Bartona and Mohawk Streets.

ACTION: APPROVED

BUGBEE/UNANIMOUS

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

TO BE HEARD BY CITY COUNCIL: SEPTEMBER 19, 1984 TO SET DATE FOR PUBLIC HEARING

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12. A-17-84(A)

Petition of Annexation submitted by GREG MUNSELL to annex property generally located on the northwest corner of Roberta Lane and Decatur Boulevard, containing approximately one acre.

ACTION: APPROVED

JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

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13. Z-67-84

Application of E.A. COLLINS for reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west, from N-U (under Resolution of Intent to R-1 and R-PD7) to R-CL.

ACTION: APPROVED

BUGBEE/UNANIMOUS

Proposed Use: Medium Low Density Residential

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the site plans and elevations by the Department of Community Planning and Development.
3. Recording of the subdivision map.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COUNCIL: SEPTEMBER 19, 1984

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PROTESTS: 0

- ACTION: APPROVED  
JOHNSTON/UNANIMOUS

1. Approval of zoning application Z-67-84.
2. Conformance to the conditions of approval for Z-67-84.
3. Driveways to be provided as required by the Department of Design and Development.
4. No vehicular access to streets 80' or more in width from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the CC&Rs shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. A waiver is permitted for the length of the cul-de-sac streets.
7. 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.
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: SEPTEMBER 19, 1984

- CONDITIONS:

- ANNOTATED AGENDA CITY PLANNING COMMISSION - SEPTEMBER 13, 1984 - PAGE SIX

15. Z-42-84 (Continued)

9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development, in the C-1 and R-CL zones.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.
11. Dedicate 50' of right-of-way for Lake Mead Boulevard, 40' of right-of-way for Lorenzi Boulevard, and a 25' property line radius at this intersection as required by the Department of Design and Development.
12. Install street improvements on Lake Mead Boulevard and Lorenzi Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL WITH THE R-PD20 AMENDED TO R-CL PROTESTS: 0  
TO BE HEARD BY CITY COUNCIL: OCTOBER 3, 1984

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16. Z-61-84

Application of BEN F. WITSELL, ET AL, for reclassification of property generally located south of the intersection of Rock Springs Drive and Washington Avenue, from N-U to R-PD11.

ACTION: APPROVED  
GUTHRIE/4-1  
(BUGBEE: NO)

Proposed Use: Medium Density Residential  
(Condominiums)

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. The application is hereby amended to reclassify the westerly five acres to R-1.
3. Approval of revised development plans by the Planning Commission on the R-PD11 portion.
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 in the R-PD11 zone.
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 in the R-PD11 zone.
6. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets in the R-PD11 zone.
7. Satisfaction of City Code requirements and design standards of all City departments in the R-PD11 zone.
8. Approval of the parking and driveway plans by the Traffic Engineer in the R-PD11 zone.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development in the R-PD11 zone.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services in the R-PD11 zone.
11. Dedicate 40 feet of right-of-way for Washington Avenue and a 25' property line radius at the intersection of Washington Avenue and Rock Springs Drive as required by the Department of Design and Development.
12. Install street improvements on Washington Avenue and Rock Springs Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

PROTESTS: 3

STAFF RECOMMENDATION: APPROVAL WITH THE WEST 5 ACRES AMENDED TO R-1  
TO BE HEARD BY CITY COUNCIL: OCTOBER 3, 1984

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17. Z-62-84                      Application of KENNETH JOHANN for reclassification  
of property located at 1604 and 1610 S. Maryland  
ACTION: APPROVED                      Parkway, from R-1 and P-R to P-R.  
         BUGBEE/UNANIMOUS                      Proposed Use: Offices

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COUNCIL: OCTOBER 3, 1984

PROTESTS: 0

18. Z-63-84                      Application of MARILYN T. HAYES for reclassification  
of property generally located at 4300 West Charleston  
ACTION: APPROVED                      Boulevard, from P-R to C-1.  
         JOHNSTON/UNANIMOUS                      Proposed Use: Office and Retail Shops

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. A maximum of two (2) separate uses (businesses) shall be permitted on this site at any one time.
3. Revise the parking layout to provide a minimum of eight (8) parking spaces.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COUNCIL: OCTOBER 3, 1984

PROTESTS: 0

19. Z-64-84                      Application of RAINBOW EXPRESSWAY, INC. for reclassi-  
fication of property generally located at the south-  
east corner of Rainbow Boulevard and Westcliff Drive,  
ACTION: DENIED                      from R-E to C-1.  
         JOHNSTON/4-1                      Proposed Use: Shopping Center, Restaurants,  
         (BUGBEE: NO)                      and Bank

STAFF RECOMMENDATION: APPROVAL WITH THE APPLICATION AMENDED TO P-R  
TO BE HEARD BY CITY COUNCIL: OCTOBER 17, 1984

PROTESTS: 49

20. Z-66-84

Application of PROPERTY DEVELOPERS OF NEVADA, INC.  
for reclassification of property generally located  
on the northwest corner of Pecos Road and Washington  
Avenue, from R-3 to C-1.

ACTION: APPROVED  
BUGBEE/UNANIMOUS

Proposed Use: Convenience store with gasoline  
sales and retail shops

CONDITIONS:

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

STAFF RECOMMENDATION: DENIAL  
TO BE HEARD BY CITY COUNCIL: OCTOBER 3, 198

PROTESTS: 89

21. Z-108-63

Request of CONTINENTAL NATIONAL BANK for a Plot Plan  
Review on property generally located at 2650 West  
Sahara Avenue, R-1 Zone (under Resolution of Intent  
to C-1).

PLOT PLAN REVIEW

ACTION: APPROVED  
JOHNSTON/UNANIMOUS

CONDITIONS:

1. This use shall cease on March 13, 1986.
2. Refurbish the landscaping as required by the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same 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.

21. Z-108-63 PLOT PLAN REVIEW (Continued)

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 Design and Development.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

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22. Z-38-64 Request of VTN for a Plot Plan Review of property generally located on the north side of Oran K. Gragson Highway, east of Torrey Pines, C-1 and R-3 Zones.
- PLOT PLAN REVIEW

ACTION: APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Condition No. 2 of the Resolution of Intent be amended from 18 to 18.4 units per acre.
3. Dedicate the full width of Wallace Drive as required by the Department of Design and Development.
4. Install full width street improvements on Wallace Drive and half-street improvements on Torrey Pines Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Provide a 24' wide access to Wallace Drive.
6. Post a bond for the installation of curbs, gutters and sidewalks along Clarice Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development when Crestline Drive and Ames Way are vacated.
7. Construct a 6' block wall around the entire project except at the access points where the wall shall be stepped down or set back for sight clearance as required by the Traffic Engineer.
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 Design and Development.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

22. Z-38-64 - PLOT PLAN REVIEW (Continued)

15. Provide a 25% contribution toward a traffic signal at Clarice Avenue and Jones Boulevard (\$20,000) as required by the Department of Design and Development.
16. Approval of the building elevations by the Department of Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL WITH THE DRIVEWAY RELOCATED FROM CLARICE AVENUE TO TORREY PINES DRIVE  
TO BE HEARD BY CITY COUNCIL: OCTOBER 3, 1984

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23. Z-1-66(11) Request of KALB CONSTRUCTION COMPANY for a Plot Plan Review of property generally located on the southwest corner of West Charleston Boulevard and Shadow Lane, R-E Zone (under Resolution of Intent to C-1).
- PLOT PLAN REVIEW
- ACTION: APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

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

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

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24. Z-39-82 Request of A.W. HAM, JR., ET AL, for a Review of Condition to allow a secondary access to the property from Sixth Street on property generally located on the southwest corner of Sixth Street and Charleston Boulevard, P-R Zone.
- REVIEW OF  
CONDITION AND  
PLOT PLAN REVIEW

WITHDRAWN BY APPLICANT

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25. CV-2-81                      Request of the CITY OF LAS VEGAS for a Review of  
                                 REVIEW OF                      the Conditions of approval for the City's Misde-  
                                 CONDITIONS                      meanant Dentention Facility relative to the facility  
                                                      being limited to 96 inmates and the use being approved  
                                                      for a maximum of five years on property generally  
WITHDRAWN BY APPLICANT                      located on the northeast corner of Stewart Avenue and  
                                                      Mojave Road, C-V Zone.

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26. Z-86-76                      Request of DONREY OUTDOOR ADVERTISING COMPANY for a  
                                                      Plot Plan Review to place one (1) 12' x 24' outdoor  
ACTION: APPROVED                      advertising sign on property generally located on  
                                 BUGBEE/UNANIMOUS                      the northeast corner of West Charleston Boulevard  
                                                      and Monticello Street, C-2 Zone.

CONDITION:

1. Conformance to the plot plan and elevations amended to locate the sign 100' east of Monticello Drive.

STAFF RECOMMENDATION: APPROVAL WITH THE SIGN LOCATED 100' TO THE EAST OF  
                                 MONTICELLO DRIVE  
THIS ACTION BY THE CITY PLANNING COMMISSION IS FINAL

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27. AV-7-84                      Request of MIRIAM DEMARCO for an Administrative  
                                                      Variance to allow an attached carport to come  
ACTION: APPROVED                      within thirty-five (35) feet of the front property  
                                 JOHNSTON/UNANIMOUS                      line where fifty (50) feet is required, R-E Zone.

CONDITIONS:

1. Conformance to the plot plan.
2. Recording of the Land Division.

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

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28. AV-8-84                      Request of SAM MORREALE for an Administrative  
                                                      Variance to allow 50 units where 49 and a fraction  
ACTION: APPROVED                      units are allowed on property generally located on  
                                 JOHNSTON/UNANIMOUS                      the southwest corner of El Parque and Hauck Street,  
                                                      N-U Zone (under Resolution of Intent to R-3).

CONDITION:

1. Conformance to the plot plan.

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

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SUPPLEMENTAL AGENDA:

1. Z-62-72                      Request of ARBY'S for a Plot Plan Review and authori-  
                                                      zation of satellite parking on property located at  
                                 PLOT PLAN REVIEW/  
                                 SATELLITE PARKING                      the northwest corner of Nellis Boulevard and Bonanza  
                                                      Road, C-1 Zone.

ACTION: APPROVED  
                                 BUGBEE/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.

1. Z-62-72 - PLOT PLAN REVIEW/SATELLITE PARKING (Continued)
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 Design and Development.
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: OCTOBER 3, 1984

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- |                                                                |                                                                                                                                           |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 2. REQUEST FOR AMEND-<br>MENT TO R-PD CHILD<br>CARE RESOLUTION | Request of PATRICIA ANN MAHONEY to allow a child care facility for six (6) children on property located at 6548 Figtree Road, R-PD8 Zone. |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

WITHDRAWN BY APPLICANT

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- |                                           |                                                                                                                                                                                        |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Z-67-80<br><br>...EXTENSION<br>OF TIME | Request of DOUGLAS E. SIMMS for an Extension of Time on property generally on the northwest corner of Stewart Avenue and Lamb Boulevard, R-E Zone (under Resolution of Intent to C-1). |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ACTION: APPROVED  
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to all ordinance amendments enacted subsequent to the original approval.
2. The Resolution of Intent shall expire on October 1, 1985.

STAFF RECOMMENDATION: APPROVAL FOR 1 YEAR EXTENSION  
TO BE HEARD BY CITY COUNCIL: OCTOBER 3, 1984

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ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
SEPTEMBER 13, 1984

MINUTES:

July 12, 1984

ABEYANCE

OLD BUSINESS:

1. VAC-16-84

(ABEYANCE  
FROM 8-9-84)

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

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

PROTESTS: 0

NEW BUSINESS:

1. TENTATIVE MAP

TENAYA I

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

SPECIAL CONDITIONS: 1. Conformance to the  
conditions of approval  
for Z-37-84.  
2. Record the Order of Vacation  
for VAC-18-84 before record-  
ing the final map.  
3. No vehicular access to  
Westcliff Drive from the  
abutting lots.  
4. Wall statement.  
5. Extend sewer line to the  
west property line as  
required by the Division  
of Land Development and  
Flood Control of the Dept.  
of Community Planning and  
Development.

(OVER)

1. TENTATIVE MAP

6. Provide an easement for the 8" sewer line shown in the Westcliff Drive alignment as required by the Department of Design and Development.
7. A waiver is permitted for lot frontages on the cul-de-sac with widths to be less than 30' wide.
8. Normal conditions.

2. FINAL MAP  
TENAYA I

APPROVED - COLEMAN/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. TENTATIVE MAP  
TIV-ON CONDO-  
MINIUM SUBDIVISION

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

- SPECIAL CONDITIONS:
1. Parking spaces and driveways as required by the Dept. of Design and Development.
  2. Normal conditions.

4. FINAL MAP  
TIV-ON CONDO-  
MINIUM SUBDIVISION

APPROVED - JOHNSTON/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.

5. TENTATIVE MAP  
CARMEL CONDO-  
MINIUM SUBDIVISION

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

- SPECIAL CONDITIONS:
1. Parking spaces and driveways as required by the Dept. of Design and Development.
  2. Normal conditions.

6. FINAL MAP

CARMEL CONDO-  
MINIUM SUBDIVISION

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.

7. FINAL MAP

CONCORD VILLAGE  
PHASE I

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.
  3. Before recording this final map, vacate a portion of Coran Lane abutting Lot 1 or expunge that portion of Condition No. 6 of the tentative map referencing this lot.

8. FINAL MAP

LEWIS HOMES-  
RAINBOW VISTA  
#2

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.

9. VAC-17-84

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

- SPECIAL CONDITIONS:
1. One year to record statement.
  2. Install a curve or knuckle type intersection at Blair Way and Bishop Drive; remove the asphalt concrete curb on Charleston Blvd. and replace it with a Portland cement concrete curb and gutter as required by the Dept. of Design and Development.
  3. Standard conditions.

PROTESTS: 0

10. VAC-18-84

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

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

PROTESTS: 0

11. VAC-20-84

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

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

PROTESTS: 0

12. A-17-84

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

13. Z-67-84

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

SPECIAL CONDITIONS: 1. Resolution of Intent with a  
twelve-month time limit.  
2. Approval of the site plans and  
elevations by the Dept. of  
Community Planning and Development.  
3. Recording of the subdivision map.

PROTESTS: 0

14. TENTATIVE MAP

THE LAKES AT  
WEST SAHARA,  
PHASE 2

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

SPECIAL CONDITIONS: 1. Approval of zoning application Z-67-84.  
2. Conformance to the conditions of  
approval for Z-67-84.  
3. Driveways to be provided as required  
by the Dept. of Design and Development.  
4. No vehicular access to streets 80' or  
more in width from the abutting lots.  
5. Wall statement.  
6. A waiver is permitted for the length  
of the cul-de-sac streets.  
7. Normal conditions.

15. Z-42-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Standard conditions 1 thru 8 shall apply to the C-1 portion.
  3. Standard conditions 5 thru 8 shall apply to the R-CL site.
  4. Dedicate 50' of right-of-way for Lake Mead Blvd., 40' of right-of-way for Lorenzi Blvd. and a 25' property line radius of these intersections as required by the Dept. of Design and Development.
  5. Install street improvements on Lake Mead Blvd. and Lorenzi Blvd. as required by the Division of Land Development and Flood Control of the Dept. of Community Planning and Development.

PROTESTS: 0

16. Z-61-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Approval of revised development plans by P. C. on R-PD11 portion.
  3. Standard conditions 2 thru 8.
  4. Dedicate 40 feet of right-of-way for Washington Ave. and a 25' property line radius at the intersection of Washington Ave. and Rock Springs Dr. as required by the Dept. of Design and Development.
  5. Install street improvements on Washington Ave. and Rock Springs Dr. as required by the Division of Land Development and Flood Control of the Dept. of Community Planning and Development.
  6. R-1 on westerly portion and R-PD11 on 2½ acres on southeast.

PROTESTS: 1 on record with staff.  
Darrell Dalton, 7108 W. Washington Ave.  
John Tagmire, 7001 Alamosa Way

17. Z-62-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.  
(SEE PAGE 6)

17. Z-62-84

2. Standard conditions 1 thru 8.
3. Install sidewalks on Maryland Parkway as required by the Division of Land Development and Flood Control of the Dept. of Community Planning and Development.

PROTESTS: 0

18. Z-63-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve-month time limit.
  2. No more than 2 separate uses shall be permitted on this site.
  3. Eight parking spaces shall be required.

PROTESTS: 0

19. Z-64-84

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

PROTESTS: 24 on record with staff.  
Robert Chesto, 6725 Cabra Circle  
Dan Gray, 148 Nunca Street  
Sherman Levin, 6904 Rocky Point  
Jim Schoemacher, 6708 Cabra Street  
Gordon Paulson, 6625 Lowden Lane  
20 persons in audience

20. Z-66-84

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

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
  2. Standard conditions 1 thru 8.
  3. Install sidewalks and street lighting on Washington Avenue as required by the Division of Land Development and Flood Control of the Dept. of Community Planning and Development.

APPROVED: Approx. 89 signatures on petition.

21. Z-108-63

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. This use shall cease on 3/13/86.
  2. Refurbish the landscaping as required by the Dept. of Community Planning and Development.
  3. Standard conditions 1 thru 8.

22. Z-38-64

PLOT PLAN  
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan amended to change the access from Clarice Ave. to Torrey Pines Dr. by Planning Dept.
  2. Condition No. 2 of the Resolution of Intent be amended from 18 to 18.4 units per acre.
  3. Dedicate the full width of Wallace Drive as required by the Dept. of Design and Development.
  4. Install full width street improvements on Wallace Dr. and 1/2 width street improvements on Torrey Pines Dr. as required by the Division of Land Development and Flood Control of the Dept. of Community Planning and Development.
  5. Provide a 24' wide access to Wallace Dr. as required by the Traffic Engineer.
  6. Vacate Crestline Dr. and Ames Way and reconstruct street improvements along Clarice Ave. as required by the Division of Land Development and Flood Control of the Dept. of Community Planning and Development by posting a bond.  
(SEE PAGE 8)

22. Z-38-64

7. Provide a 6' block wall around the entire project except at the access point at Torrey Pines; the wall shall be stepped down or set back for sight clearance as required by the Traffic Engineer.
8. Standard conditions 2 thru 8.
9. Provide 25% contribution toward a traffic signal at Clarice Ave. & Jones Blvd. (\$20,000) as required by the Dept. of Design and Development.
10. Approval of the building elevations as required by the Dept. of Community Planning and Development.

23. Z-1-66(11)

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations amended to provide the mansard roof along Charleston Blvd. with a 5' return on the west side with faced or textured block along Charleston Blvd.
  2. Standard conditions 2 thru 8.

24. Z-39-82

REVIEW OF  
CONDITION AND  
PLOT PLAN REVIEW

WITHDRAWN BY APPLICANT

25. CV-2-81

REVIEW OF  
CONDITIONS

WITHDRAWN BY APPLICANT

26. Z-86-76

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

- SPECIAL CONDITION:
1. Conformance to the plot plan and elevations amended to shift the sign 100' east of Monticello Drive.

27. AV-7-84

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan.  
2. Recording of the parcel map.

28. AV-8-84

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

SPECIAL CONDITION: 1. Conformance to the plot plan.

SUPPLEMENTAL AGENDA:

1. Z-62-72

PLOT PLAN REVIEW

SATELLITE PARKING

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan.  
2. Standard conditions 2 thru 8.

2. REQUEST FOR AMENDMENT  
TO R-PD CHILD CARE  
RESOLUTION

WITHDRAWN BY APPLICANT - APPLICANT TO APPLY FOR A  
VARIANCE AT THE BZA

3. Z-67-80

EXTENSION OF TIME

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

SPECIAL CONDITIONS: 1. Conformance to all ordinance  
amendments enacted subsequent  
to the original approval.  
2. The Resolution of Intent shall  
expire October 1, 1985.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

September 10, 1984

TO:

FOSTER

FROM:

CLEMMER 

SUBJECT:

PLANNING COMMISSION AGENDA

SEPTEMBER 13, 1984

AGENDA ITEM CONDITIONS

COPIES TO:

CITY ATTORNEY  
CITY CLERK ✓  
RICK WILLIAMS  
LINDSEY MILLS

NEW BUSINESS:

1. Z-67-84

This proposal is to make adjustments in zoning on the internal area of the Lakes property. As initially stated by the developer, the amendment actually reduces the over-all density by .91 units per acre in the 62.7 gross acre Phase II project, i.e., the 24.3 acres of R-PD7 would have allowed 170 units and the 38.4 acres of R-1 would have allowed 173 for a total of 343 whereas only 286 are proposed with this zoning revision.

The nearest property owner beside this developer is over 1,000' away and the lower density development will have no effect other than what has been approved.

The slopes are shown as being maintained by the Home-owner's Association on the tentative map so I don't think we need a zoning condition to that effect.

Staff recommends approval subject to:

1. Resolution of Intent with a twelve month time limit.
2. Approval of the site plans and elevations by the Department of Community Planning and Development.
3. Recording of the subdivision map.

Protests: 0  
PUBLIC HEARING ITEM

CC: 9/19/84

2. Z-42-84

This property was recently annexed. It totals 5.25 acres, of which 3.2 will be developed commercially and 2 acres will be developed with 34 units.

- continued -

To: Foster  
Re: 9/13/84 Agenda Conditions

September 10, 1984  
Page Two

On the commercial site under the current general plan in this neighborhood (L-23-5), there is one site that is 4.5 acres of commercial at Torrey Pines and Vegas Drive so there is additional commercial potential, however, there are other sites which warrant commercial such as the southwest corner of Jones and Lake Mead Boulevard where R-PD10 was denied and a 9 acre C-1 site was reclassified to R-3. Staff would anticipate commercial at Jones and Lake Mead, both corners of Vegas Drive and Lorenzi and both corners of Lorenzi and Lake Mead. If the sites could be limited to the 2-3 acre range on the double corner sites and 5-6 acres at Jones and Lake Mead, the total commercial in this neighborhood would be 20-22 acres which exceeds our current General Plan but may be in line in the new General Plan where the consultant indicated that 2-3 acres per 1000 population would not be out of line when road side businesses and commercial storage facilities were anticipated. Staff feels with O. K. Gragson Highway to west this is a possibility and in addition there will be considerable medium high density development in the neighborhood as there is 10% R-3 type already and more anticipated between O. K. Gragson Highway and Lorenzi.

On the R-PD20, it is actually 34 units on 2 acres which is R-PD17. Park Vista to the south is running 6.9 units per acre at R-CL. The current General Plan advocates not more than doubling, which is 13.8 units per acre.

Staff feels the pool should be shifted to the entry and the 3 models shifted and the pool site with one story side to south. The 7 parking spaces lost can be partly picked up with 4 in the central area and 2 along the pool site for a total of 41 spaces where 39 are required.

Further, if the R-PD14 is approved, the elimination of the six units could be the second floors of the "B" models which could be turned to provide a 15-20' setback to the R-CL units to the south and west. The R-CL rear setback is 10' but higher density developments should provide good fringe design which is similar to R-2 and R-3 zones would be 20-25 setbacks.

- continued -

To: Foster  
Re: 9/13/84 Agenda Conditions

September 10, 1984  
Page Three

Staff recommends approval of the C-1 but only recommends approval of R-CL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Standard conditions 1-8 shall apply to the C-1 portion.
3. Standard conditions 5-8 shall apply to the ~~R-2014~~ site. R-CL
4. Dedicate 50' of right-of-way for Lake Mead Boulevard, 40' of right-of-way for Lorenzi Boulevard and a 25' property line radius of these intersections as required by the Department of Design and Development.
5. Install street improvements on Lake Mead Boulevard and Lorenzi Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

PROTESTS: 0  
PUBLIC HEARING ITEM

CC: 10/3/84

3. Z-61-84

This is a 7.5 acre site with 78 two- and three-bedroom units in buildings that 1 and 2 story sections. Each unit has a 2-car garage and there are 33 guest spaces. The buildings are attractive. The new General Plan profiles reflect the southeast  $2\frac{1}{2}$  acre parcel of M (20) and the westerly 5 acres at ML (6-12) so the 10.4 units per acre proposed is not out of place. The current General Plan provides for 60% in the 7-15 range so it would also be acceptable.

However, there are 4 R-1 homes directly fronting to the South and both General Plans advocate that the 8 density range would be most appropriate.

In discussing the possibility with the developers of providing 4 R-1 lots fronting Washington, he indicated that he needed a window and asked for alternatives which staff indicated good setbacks and aesthetics that may not be acceptable. The developer agreed to shift the northeasterly building back to 45'.

Staff recommends approval with the west 5 acres amended to R-1, subject to:

1. ROI with a twelve month time limit.
2. Approval of revised development plans by P.C.
3. Standard conditions 2-8.
4. Dedicate 40' of right-of-way for Washington Avenue and a 25' property line radius at the intersection of Washington Avenue and Rock Springs Drive as required by the Department of Design and Development.
5. Install street improvements on Washington Avenue and Rock Springs Drive as required by the Division of Land

To: Foster  
Re: 9/13/84 Agenda Conditions

September 13, 1984  
Page Four

Development and Flood Control of the Department of  
Community Planning and Development.

PROTESTS: 1  
PUBLIC HEARING ITEM

CC:10/3/84

To: Foster  
Re: 9/13/84 Agenda Conditions

September 10, 1984  
Page Five

4. Z-62-84

1604 had been converted under P-R standards 15 years ago (Z-40-68); this request reincludes it as it will become one project with a common roof over the center driveway. (1610 is the south lot). This in keeping with the P-R zoning pattern along Maryland Parkway.

Staff recommends approval, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Standard conditions 1-8.
3. Install sidewalks on Maryland Parkway as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

PROTESTS: 0

CC: 10/3/84

THIS IS A PUBLIC HEARING ITEM

5. Z-63-84

This proposal is to allow C-1 in the block east of Essex which with one exception has been held to P-R as far as zoning is concerned. The new profile shows service commercial without office limitations. In the staff recommendation on the exception case, it was pointed out that a 5 lot application east of Essex was denied and the P. C. discussion was to hold the commercial line west of Essex as the lots are shallow depth etc. P. C. recommended denial unanimously. The City Council allowed the C-1 conditionally limited to having the tile for display purposes only with no storage. Two lots west at 4312 a variance was granted for a high sign (C-1 type). At 4318 variances were granted for copy service and Class III and Class II second hand stores with staff recommendation of approval (V-60-81, V-23-76, V-105-80). Staff feels that too many incidences of commercial uses have been introduced to this block to continue a negative stance on zoning and that hopefully we can contain the types of C-1 uses to those which have negligible impact on the R-1 homes to the north.

The proposal will provide retail space (350 sq. ft.), Office (958 sq. ft.) and an antique shop (456 sq. ft.) with code compliant parking. Staff feels that although parking meets the code by having 3 distinct uses, parking will be seriously taxed and there is no street parking and the employees and/or owners will dominate the 7 spaces available. The standard conditions have previously been met.

To: Foster  
Re: 9/13/84 Agenda Conditions

September 10, 1984  
Page Six

Staff recommends approval subject to:

1. Resolution of Intent with a twelve month time limit.
2. No more than 2 separate uses shall be permitted on this site.

PROTESTS: 0

CC: 10/3/84

THIS IS A PUBLIC HEARING ITEM

6. Z-64-84

This proposed shopping center is on 7.7 acres of land. They propose 74,000 square feet of floor area and the various types of uses require 336 spaces with 340 provided.

Shopping centers on this site have been denied twice before under Z-110-78 and Z-70-79 and these were essentially the same at 76,000 square feet of floor area with 336 spaces with one notable exception, i.e., this plan provides a raised landscaped berm, landscaping and wall separation of 30' width widening to a large open space in the southwest portion. The berm appears to be 2½' to 3' high with a 5' or 6' wall with trees and shrubs staggered on both sides, but primarily on the residential sides. I feel that the wall should be continued south along Lorenzi and the rear line of the lots fronting Cabra Street and along the property lines to Rainbow with the landscaping inside the development rather than create a 2/3 acre landscaping situation which will be a maintenance problem if outside. Also the past requirements have been to cul-de-sac Nunca within the property which will disrupt the southwest portion of the building.

The proposed landuse plan under the new General Plan anticipates office development on this site. The new General Plan will also probably provide for increased commercial development which was the basis for a denial recommendation under the current General Plan.

- continued -

To: Foster  
Re: 9/13/84 Agenda Conditions

September 13, 1984  
Page Seven

Staff recommends approval, subject to the application being amended to P-R; if approved, subject to:

1. ROI with a twelve month time limit.
2. Standard conditions 2-8.
3. Conformance to the plot plan, amended to:
  - a. dedicate a cul-de-sac for Nunca Street as required by the Department of Design and Development.
4. Dedicate 30' of right-of-way for Lorenzi Boulevard and a 25' property line radius of the intersection of Lorenzi Boulevard and Westcliff Drive as required by the Department of Design and Development.
5. Install street improvements on Lorenzi Boulevard and Westcliff Drive; a sidewalk on Rainbow Boulevard and full improvements on the cul-de-sac on Nunca Street as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

PROTESTS: ~~18~~  
THIS IS A PUBLIC HEARING ITEM

CC: 10/3/84

7. Z-66-84

This is a 2.25 acre site gross proposed for convenience market (2700 sq. ft.) and 9,500 sq. ft. of retail shops with gasoline sales. There are 58 parking spaces where 30 are required. Landscaping and aesthetics are okay. The current General Plan is satisfied by the site at Owens and Pecos and the new General Plan profile does not reflect service commercial at this corner. Neighborhood compatibility is not a problem.

Staff recommends denial; if approved, subject to:

1. ROI with a twelve month time limit.
2. Standard conditions 1-8.
3. Install sidewalks and street lighting on Washington

- continued -

To: Foster  
Re: 9/13/84 Agenda Conditions

September 11, 1984  
Page Eight

Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

PROTESTS: 0

THIS IS A PUBLIC HEARING ITEM

CC: 10/3/84

8. Z-108-63

This site had been used for the temporary First Western facility twenty years ago but that building was moved to East Charleston and Lamb.

They will develop a new building. Staff members vaguely recall that the landscaping may need to be refurbished. City Council has okayed temporary uses on this site so they need not be bothered.

Staff recommends approval, subject to:

1. This use shall cease on 3/13/86.
2. Refurbish the landscaping as required by the Department of Community Planning and Development.
3. Standard conditions 1-8.

PROTESTS: N/A

P. C. FINAL ACTION

THIS IS NOT A PUBLIC HEARING ITEM

9. Z-38-64

This site was rezoned by ROI in 1964 subject to:

1. That the design be that of "garden type" apartments defined as a planned development project wherein the units are clustered together and large open areas are provided for common use.
2. The number of units per acre be limited to a maximum of 18.

There was no time limit. Staff feels that they have essentially achieved the first condition by providing 2 half-acre sites which provide pools, tot lot, recreation building, and laundry buildings and, in addition, they have 40'-60' courts for passive use.

- continued -

To: Foster  
Re: 9/13/84 Agenda Conditions

September 11, 1984  
Page Nine

On the second condition, they are proposing 18.4 units per acre on the 17.51 acre site, i.e. 322 units where 315 units would be permitted. This necessitates a revision of the condition by the City Council.

We held a meeting with Design & Development, R/W, Traffic Engineering, and the Planning Division relative to site improvements which resulted in a list of conditions imposed which in some cases are atypical but necessary. 7,000 TPD on Clarice & Jones and this development will contribute 1,200 TPD or more. The additional 7 units amounting to 2% is insignificant and that their removal would not accomplish any objective such as open space. Parking is provided at the rate of 2 spaces per unit.

Staff recommends approval, subject to:

1. Conformance to the plot plan amended to change the access from Clarice Avenue to Torrey Pines Drive.
2. Condition No. 2 of the Resolution of Intent be amended from 18 to 18.4 units per acre.
3. Dedicate the full width of Wallace Drive as required by the Department of Design and Development.
4. Install full width street improvements on Wallace Drive and 1/2 width street improvements on Torrey Pines Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Provide a 32' access to Wallace Drive as required by the Traffic Engineer.
6. Vacate Crestline Drive and Ames Way and reconstruct street improvements along Clarice Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Provide a 6' block wall around the entire project except at the access point at Torrey Pines; the wall shall be stepped down or set back for sight clearance as required by the Traffic Engineer.
8. Standard conditions 2-8.
9. Provide 25% contribution toward a traffic signal at Clarice Avenue & Jones Boulevard (\$20,000) as required by the Department of Design and Development.

- continued -

To: Foster  
Re: 9/13/84 Agenda Conditions

September 11, 1984  
Page Ten

10. Approval of the building elevations by the Department of Community Planning and Development.

PROTESTS: N/A  
THIS IS NOT A PUBLIC HEARING

CC: 10/3/84

10. Z-1-66 (11)

This proposed retail facility is 5850 sq. ft. with 22 spaces where 12 spaces are required. The Charleston elevation is very weak. Staff recommends extending the tile mansard around the front with a 5' return on the west side and stuccoing the 8 x 8 x 16 block.

R-E lots to south containing residences have been denied P-R. Trailer park to west in R-E is 40 years old, or so, with a prior approval for conversion.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations amended to provide the mansard roof along Charleston Boulevard with a 5' return on the west side with faced or textured block along Charleston Boulevard.
2. Standard conditions 2-8.

PROTESTS: N/A  
THIS IS NOT A PUBLIC HEARING

P. C. FINAL ACTION

11. CV-2-81

WITHDRAWN  
by Applicant

As you will recall, this facility was proposed at 3-5 different locations with this site finally selected. The following occurred from the Use Permit action in the Bonanza Mojave area and many protestants (153) who feared prisoner release or escape in their area.

Staff did not recommend a five year time limit or maximum number of inmates of 96 but through the hearings these conditions were imposed by the Planning Commission to placate the protestants and ease their fears.

Mike Sheldon indicated that there have been no escapes or prisoners released from the facility and that their initial short-term needs are to add one more bed to each 2 bed room for an additional 48 prisoners or a total of 144 inmates. It is a pleasant looking facility from Bonanza & Mojave.

To: Foster  
Re: 9/13/84 Agenda Conditions

September 11, 1984  
Page Eleven

Staff recommends approval, subject to:

1. Conditions 2 and 5 are hereby expunged.

PROTESTS:  
THIS IS A PUBLIC HEARING

CC: 9/19/84

12. Z-86-76

Our records indicate there is an off-premise sign on this site but not where. Donrey is not aware of one and in that it was a 1968 permit, it could have been removed. The site has 400' of Charleston frontage so staff would advocate that the sign be shifted 100' east of Monticello due to the R-1 zoning northwest of Monticello and Charleston.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations amended to shift the sign 100' east of Monticello Drive.

PROTESTS: N/A  
THIS IS NOT A PUBLIC HEARING

P. C. FINAL ACTION

13. AV-7-84

Currently the lot is divided north and south so there is a rear setback non-conformity. The parcel to the west is owned by the applicant and is a functional part of the house site. The house has existed for over 10 years and fronts Clarkway Drive (35' setback from Clarkway). The reason for this request is to allow a land division to segregate the Bonanza frontage site from the Clarkway site and incorporate the western parcel as the rear yard of the house.

19.88.280 provides existing residential setbacks that have existed for over ten years may be approved by the P.C. Staff has taken a pragmatic position that the site to be separated acts like a vast side yard that is unnecessary to the home site which also follows our approved zoning pattern of R-3 on Bonanza with continuing R-E on the interior. Both parcels will contain in excess of 28,000 sq. ft.

Staff recommends approval, subject to:

1. Conformance to the plot plan.
2. Recording of the parcel map.

PROTESTS: N/A  
THIS IS NOT A PUBLIC HEARING

P. C. FINAL ACTION

To: Foster  
Re: 9/13/84 Agenda Conditions

September 11, 1984  
Page Twelve

14. AV-8-84

This project was approved for R-3 and a building permit has been issued for 49 units. The land area is 1.9946 acres which allows 49.6 units and section 19.88.230 allows the P.C. may allow the additional unit of less than a 5% deficiency on this large site is less than 1%.

Staff recommends approval, subject to:

1. Conformance to the plot plan.

PROTESTS: N/A  
THIS IS NOT A PUBLIC HEARING

P.C. FINAL ACTION

SUPPLEMENTAL AGENDA:

1. Z-62-72

Arby's provided a breakdown of their customers which proves that they are predominantly a carry-out restaurant which requires 30 spaces. There are 13 spaces on their site and they maintain there are 78 excess spaces in the overall shopping center. (Total: 342 spaces). The CC&Rs they provided do allow free utilization.

19.64.480 provides for parking in another property providing binding contract of sufficient duration exists and is approved by the City Council. CC&Rs provide 65 years.

Staff recommends approval, subject to:

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

PROTESTS: N/A  
THIS IS NOT A PUBLIC HEARING

CC: 10/3/84  
SATELLITE PARKING

2. REQUEST FOR  
AMENDMENT TO  
CHILD CARE  
RESOLUTION

The R-PD section did not contain provision for child care facilities. The PC enacted a Resolution that due to the land areas in R-PD zones being less than the 6,500 sq. ft. provided for in R-1 where 6 children are permitted and in this case (Z-110-80) the lots are likened to R-CL and 2/3 the size of R-1. Staff feels that the PC position of disintensifying these uses in the higher density areas is prudent but on the other side of the coin the six limit

To: Foster  
Re: 9/13/84 Agenda Conditions

September 11, 1984  
Page Thirteen

was originally predicated on potential family size and six was a high range possibility. Staff is rather borderline but would tend to support the P.C.'s well considered position and therefore recommend denial of an amendment.

PROTESTS: N/A  
THIS IS NOT A PUBLIC HEARING

P.C. FINAL ACTION

3. Z-67-80

This is the fourth request for an Extension of Time. New profiles reflect SC for this site.

Staff recommends approval, subject to:

1. Conformance to all ordinance amendments enacted subsequent to the original approval.
2. The ROI shall expire 10/1/85.

PROTESTS: N/A  
THIS IS NOT A PUBLIC HEARING

CC: 10/3/84

RCC:1m

## INTER-OFFICE MEMORANDUM

September 13, 1984

## TO:

FOSTER

## FROM:

~~NULL~~

## SUBJECT:

CITY PLANNING COMMISSION  
SEPTEMBER 13, 1984  
AGENDA ITEM CONDITIONS

## COPIES TO:

VAL STEED  
LINDA OWENS ✓  
LINDSEY MILLS

OLD BUSINESS:

## 1. VAC-16-84

*set date:*  
*cc 10/3/84*

This item was held in abeyance from the last meeting because the applicant or his agent was not present.

## Conditions:

1. One year to record.
2. Standard conditions.

NEW BUSINESS:1. Tentative Map  
Tenaya I

*CC: 10/3/84*

## Conditions:

- Conformance to the conditions of approval for Z-37-84
- Record the Order of Vacation for VAC-18-84 before recording the final map.
- No vehicular access to Westcliff Drive from the abutting lots.
- Wall statement.
- Extend sewer line to the west property line as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
- Provide an easement for the eight (8) inch sewer line shown in the Westcliff Drive alignment as required by the Department of Design and Development.
- A waiver is permitted for lot frontages on the cul-de-sac with widths to be at least 20 feet.
- Normal conditions.

- continued -

To: Foster  
Re: 9/13/84 Conditions

September 13, 1984  
Page Two

2. Final Map  
Tenaya I  
Conditions:
  - Approval of the Tentative Map.
  - Conformance with the Tentative Map.
  - Conformance to the conditions of approval for the Tentative Map.
3. Tentative Map  
Tiv-On  
Condominium  
Subdivision  
*cc 10/3/84*  
Conditions:
  - Parking spaces and driveways as required by the Department of Design and Development.
  - Normal conditions.
4. Final Map  
Tiv-On  
Conditions:
  - Approval of the Tentative Map.
  - Conformance with the Tentative Map.
  - Conformance to the conditions of approval for the Tentative Map.
5. Tentative Map  
Carmel  
Condominium  
Subdivision  
*cc: 10/3/84*  
Conditions:
  - parking spaces and driveways as required by the Dept. of Design and Development.
  - normal conditions.
6. Final Map  
Carmel  
Conditions:
  - approval of the Tentative Map
  - conformance with the Tentative Map.
  - conformance to the conditions of approval for the Tentative Map
7. Final Map  
Concord Village  
Phase I  
Conditions:
  - conformance with the Tentative Map
  - Conformance to the conditions of approval for the Tentative Map
  - Before recording this final map, vacate a portion of Coran Lane abutting Lot 1 or expunge that portion of Condition No. 6 of the Tentative Map referencing this lot.

- continued -

To: Foster  
Re: 9/13/84 Agenda Conditions

September 13, 1984  
Page Three

8. Final Map  
Lewis Homes  
Rainbow Vista #2
- Conditions:
- Conformance with the Tentative Map
  - Conformance to the conditions of approval for the Tentative Map
9. VAC-17-84
- set date  
cc: 10/3/84*
- This is a paper street.  
Conditions: staff recommends approval
- One year to record statement.
  - Install a curve or knuckle type intersection at Blair Way and Bishop Drive; remove the asphalt concrete curb on Charleston Boulevard and replace it with a Portland cement concrete curb and gutter as required by the Department of Design and Development.
  - Standard conditions.
10. VAC-18-84
- set date  
cc: 10/3/84*
- Staff recommends approval  
Conditions:
- One year to record
  - Standard conditions
11. VAC-20-84
- set date  
cc: 10/3/84*
- Staff recommends approval  
Conditions:
- One year to record
  - Standard Conditions
12. A-17-84 (A)
- 
- Staff recommends approval  
Approximately 1 acre  
R-E county zoning  
N-U City equivalent
14. Tentative Map  
The Lakes At  
West Sahara,  
Phase 2
- cc 9/19/84*
- Conditions:
- approval of zoning application Z-67-84
  - conformance to the conditions of approval for Z-67-84
  - driveways to be provided as required by the Department of Design and Development
  - no vehicular access to streets 80' or more in width from the abutting lots
  - wall statement
  - a waiver is permitted for the length of the cul-de-sac streets
  - normal conditions.

## NAME

## ADDRESS

Charley Johnson

Ed Davis

Scott Wallace

Allen Bell

DENE KRAMETBAUER

BARRY BECKER

NANDO DELUND

Marilyn T. Hayes

MICHAEL A. SALTMAN

Daniel L. Gray

Robert Chesto Jr.

H. Pann

Paul Wagner

Thomas D. Powers

William G. Brown

2300 Paseo de l Prado

1405 ARVILLE Las Vegas

1555 S. Rainbow Blvd.

3433 Loser Rd. NLV.

7022 W CHARLESTON

50 S. Jones

2104 S. MOTOBA

2843 Queens Courtyard

2309 Renaissance Dr. 89109

148 Natica St. 89128

6725 CABRA CIR. 89128

2625 S. ZOWDOWN

3925 Calle de Este

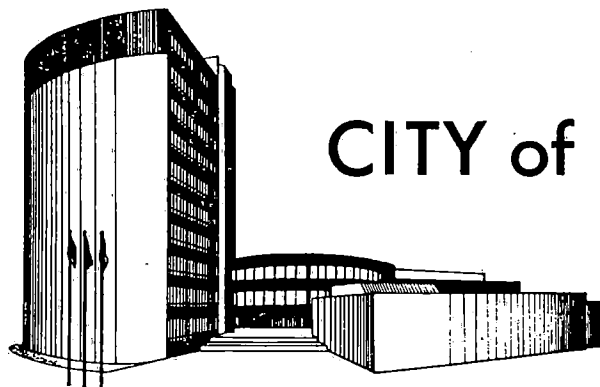
4652 LAFONDA DR. L.V. NV 89121

7794 Las Vegas Blvd. S. 89109

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

September 17, 1984

Mr. Ben F. Witsell, Et Al  
2001 Santa Ynez Drive  
Las Vegas, Nv 89105

Re: Z-61-84

Dear Mr. Witsell:

Your request for reclassification of property located south of the intersection of Rock Springs Drive and Washington Avenue, from N-U to R-PD11, was considered by the City Planning Commission on September 13, 1984.

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

1. Resolution of Intent with a twelve month time limit.
2. The application is hereby amended to reclassify the westerly five acres to R-1.
3. Approval of revised development plans by the Planning Commission on the R-PD11 portion.
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 under ground sprinkler system shall be cause for revocation of a business license in the R-PD11 zone.
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 in the R-PD11 zone.
6. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets in the R-PD11 zone.

- continued -



To: Mr. Ben F. Witsell, Et AL  
Re: Z-61-84

September 17, 1984  
Page Two

7. Satisfaction of City Code requirements and design standards of all City departments in the R-PD11 zone.
8. Approval of the and driveway plans by the Traffic Engineer in the R-PD11 zone.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development in the R-PD11 zone.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services in the R-PD11 zone.
11. Dedicate 40 feet of right-of-way for Washington Avenue and a 25' property line radius at the intersection of Washington Avenue and Rock Springs Drive as required by the Department of Design and Development.
12. Install street improvements on Washington Avenue and Rock Springs Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

This item will be considered by the City Council on October 3, 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,

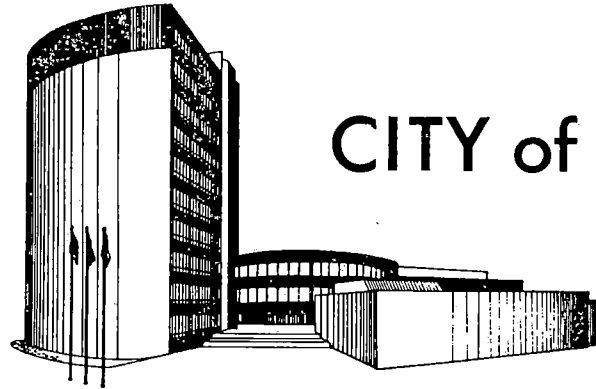
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

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

September 17, 1984

Mr. Thomas T. Beam  
1267 Strong Drive  
Las Vegas, Nv 89102

Re: Tentative Map - Tenaya I

Dear Mr. Beam:

The Tentative Map for Tenaya I on property generally located on the north side of Westcliff Drive west of Rainbow Boulevard was considered by the City Planning Commission on September 13, 1984.

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

1. Conformance to the conditions of approval for Z-37-84.
2. Record the Order of Vacation for VAC-18-84 before recording the final map.
3. No vehicular access to Westcliff Drive from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the CC&Rs shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Extend sewer line to the west property line as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. Provide an easement for the eight inch (8") sewer line shown in the Westcliff Drive alignment as required by the Department of Design and Development.

- continued -



TO: Mr. Thomas T. Beam  
Re: Tentative Map - Tenaya I

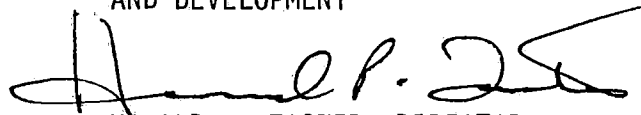
September 17, 1984  
Page Two

7. A waiver is permitted for lot frontages on the cul-de-sac with widths less than 30' wide.
8. A waiver is permitted for lot frontages on the cul-de-sac with widths to be at least 20' wide.
9. 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, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
10. Street names to be provided in accord with the City's Street Name Policy.
11. Subject to all conditions of City departments and State Subdivision Statutes.

The item will be considered by the City Council on October 3, 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,

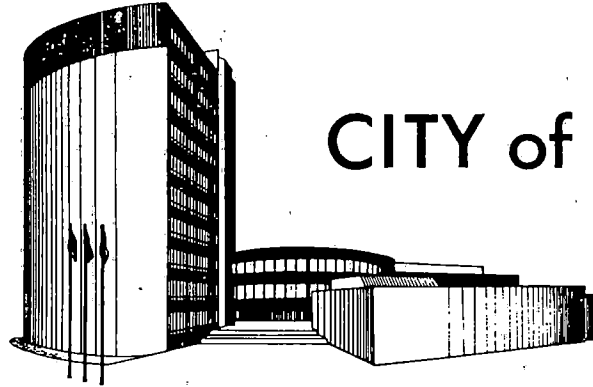
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

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

September 18, 1984

Ms. Marilyn T. Hayes  
2843 Queens Courtyard Dr.  
Las Vegas, Nv 89109

Re: Z-63-84

Dear Ms. Hayes:

Your request for reclassification of property generally located at 4300 West Charleston Boulevard, from P-R to C-1, was considered by the City Planning Commission on September 13, 1984.

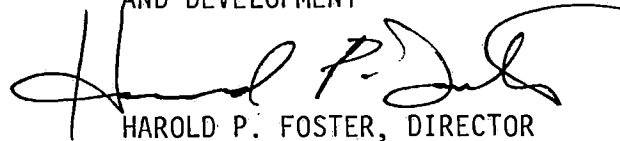
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions;

1. Resolution of Intent with a twelve month time limit.
2. A maximum of two (2) separate uses (businesses) shall be permitted on this site at any one time.
3. Revise the parking layout to provide a minimum of eight (8) parking spaces.

This item will be considered by the City Council on October 3, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. You or your representative are required to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

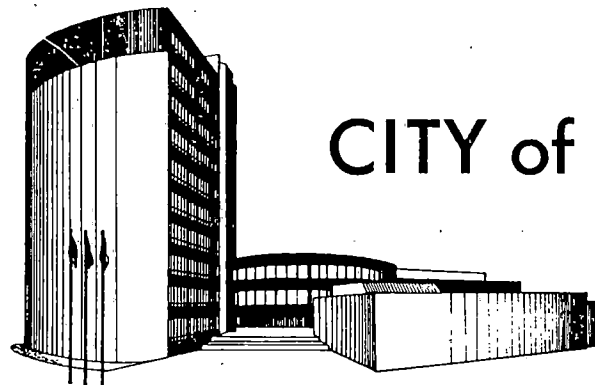


HAROLD P. FOSTER, DIRECTOR

HPF:lm



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

September 18, 1984

Mr. Thomas D. Powers, Vice President  
Continental National Bank  
P. O. Box 19250  
Las Vegas, Nv 89150

Re: Z-108-63 Plot Plan Review

Dear Mr. Powers:

Your request for a Plot Plan Review on property generally located at 2650 West Sahara Avenue, R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on September 13, 1984.

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

1. This use shall cease on March 13, 1986.
2. Refurbish the landscaping as required by the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.

- continued -



To: Mr. Thomas D. Powers  
Re: Z-108-63 Plot Plan Review

September 18, 1984  
Page Two

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 Design and Development.
10. 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

A handwritten signature in dark ink, appearing to read "Harold P. Foster", is written over the typed name.

HAROLD P. FOSTER, DIRECTOR

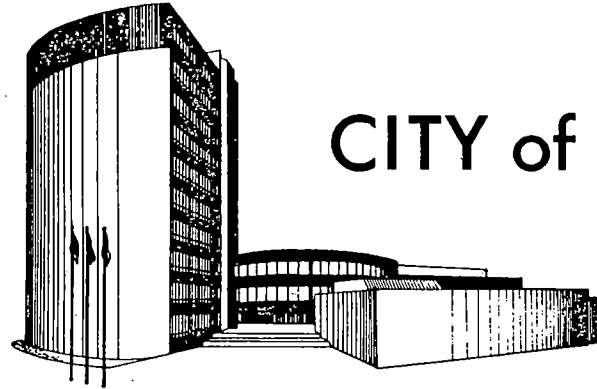
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MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Mr. T. R. Lego  
Donrey Outdoor Advertising  
1211 West Bonanza Road  
P. O. Box 4491  
Las Vegas, Nv 89127-0491

Re: Z-86-76 Plot Plan Review

Dear Mr. Lego:

Your request for a Plot Plan Review on property generally located on the northeast corner of West Charleston Boulevard and Monticello Street, C-2 Zone, was considered by the City Planning Commission on September 13, 1984.

The Commission voted to **approve** this item subject to the following conditions:

1. Conformance to the plot plan and elevations amended to locate the sign 100' east of Monticello Drive.

The action of the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER  
DIRECTOR

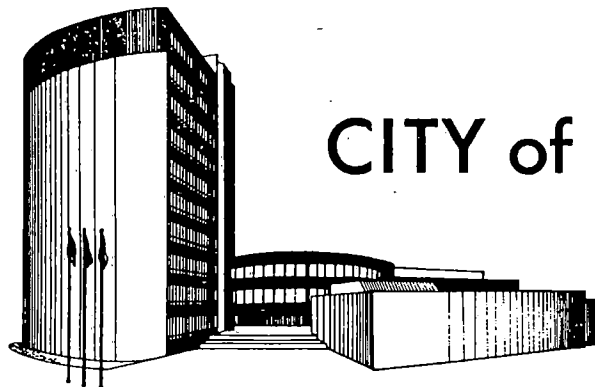
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MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Ms. Miriam DeMarco  
1900 West Bonanza Road  
Las Vegas, Nv 89106

Re: AV-7-84

Dear Ms. DeMarco:

Your request for an administrative variance to allow an attached carport to come within thirty-five (35) feet of the front property line where fifty (50) feet is required in an R-E Zone, was considered by the City Planning Commission on September 13, 1984.

The Commission voted to approve your request, subject to the following conditions:

1. Conformance to the plot plan.
2. Recording of the Land Division.

This action by the Planning Commission is final.

Sincerely,

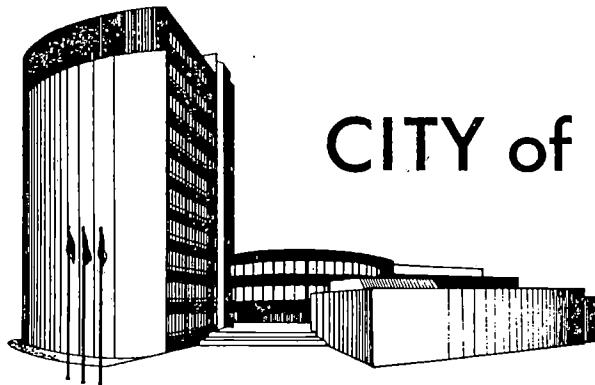
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:1m



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

September 18, 1984

Mr. Sam Morreale  
Golden Desert Investments, Ltd.  
1324 S. Eastern Avenue  
Las Vegas, Nv 89104

Re: AV-8-84

Dear Mr. Morreale:

Your request for an administrative variance to allow 50 units where 49 and a fraction units are allowed on property generally located on the southwest corner of El Parque and Hauck Street, N-U Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on September 13, 1984.

The Commission voted to **approve** this request, subject to the following condition:

1. Conformance to the plot plan.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

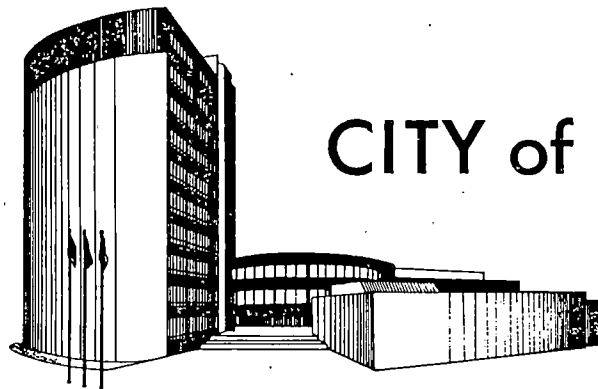


HAROLD P. FOSTER, DIRECTOR

HPF:1m



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

September 18, 1984

Mrs. Patricia A. Mahoney  
6548 Fig Tree Road  
Las Vegas, Nv 89108

Re: Request for Amendment to R-PD Child Care Resolution

Dear Mrs. Mahoney:

As per your request, the above referenced item on the September 13, 1984 Planning Commission agenda has been withdrawn.

It is this Department's understanding that you intend to file for a Variance with the Board of Zoning Adjustment.

Please feel free to contact this office should you require any additional information.

Sincerely,

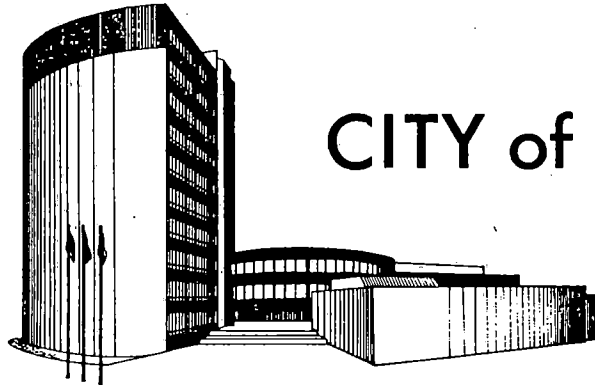
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER  
DIRECTOR

HPF:1m



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

September 18, 1984

Mr. Douglas E. Simms  
3548 Saddleback Court  
Las Vegas, Nv 89121

Re: Z-67-80 Extension of Time

Dear Mr. Simms:

Your request for an Extension of Time on property generally located on the northwest corner of Stewart Avenue and Lamb Boulevard, R-E Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on September 13, 1984.

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

1. Conformance to all ordinance amendments enacted subsequent to the original approval.
2. The Resolution of Intent shall expire on October 1, 1985.

This item will be considered by the City Council on October 3, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER  
DIRECTOR

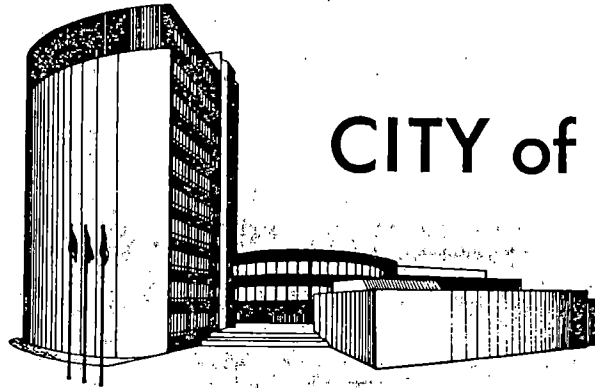
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MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 19, 1984

R. A. Homes  
3430 E. Flamingo Road  
Suite 103  
Las Vegas, Nv 89121

Re: Final Map - Concord Village, Phase I

Dear Sirs:

The Final Map for Concord Village, Phase I on property generally located on the east side of Decatur Boulevard, south of Lake Mead Boulevard, was considered by the City Planning Commission on September 13, 1984.

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

1. Conformance with the Tentative Map.
2. Conformance to the conditions of approval for the Tentative Map.
3. Before recording this final map, vacate the southeast portion of Coran Lane abutting Lot 1 or expunge that portion of Condition No. 6 of the Tentative Map referencing this lot.

This item is being referred to the Division of Land Development and Flood Control for further consideration. Upon completion of their review, the map will be forwarded to the City Council.

Sincerely,

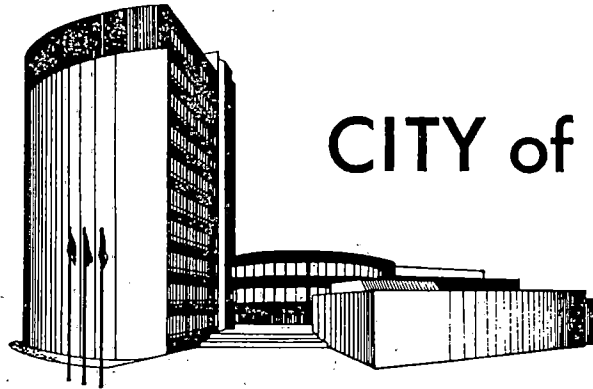
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:1m



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

September 17, 1984

Mr. Kenneth Johann  
Johann Realty  
1604 S. Maryland Parkway  
Las Vegas, Nv 89104

Re: Z-62-84

Dear Mr. Johann:

Your request for reclassification of property located at 1604 and 1610 S. Maryland Parkway, from R-1 to P-R, was considered by the City Planning Commission on September 13, 1984.

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

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

- continued -



To: Mr. Kenneth Johann  
Re: Z-62-84

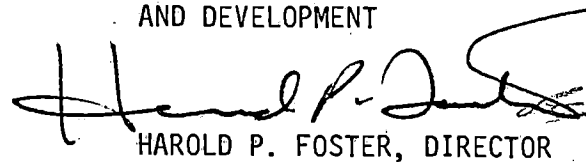
September 17, 1984  
Page Two

7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.
10. Install sidewalks on Maryland Parkway as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

This item will be considered by the City Council on October 3, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

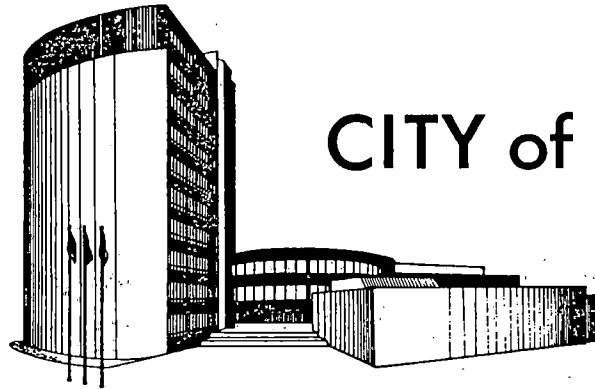
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MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Mr. Michael A. Saltzman  
Renaissance Center  
2309 Renaissance Drive, Suite B  
Las Vegas, Nv 89109

Re: Z-64-84

Dear Mr. Saltzman:

Your request for reclassification of property generally located at the southeast corner of Rainbow Boulevard and Westcliff Drive, from R-E to C-1, was considered by the City Planning Commission on September 13, 1984.

The Commission voted to DENY this item. Your application will be considered by the City Council on October 17, 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:1m

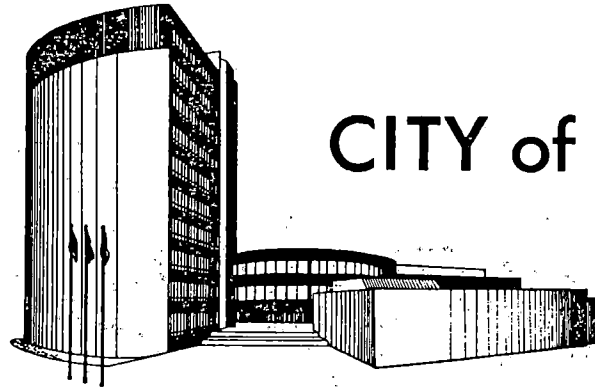


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Mr. Ric Calabrese  
Property Developers of Nevada  
953 E. Sahara Avenue  
Las Vegas, Nv 89104

Re: Z-66-84

Dear Mr. Calabrese:

Your request for reclassification of property generally located on the northwest corner of Pecos Road and Washington Avenue, from R-3 to C-1, was considered by the City Planning Commission on September 13, 1984.

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

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

- continued -



To: Mr. Ric Calabrese  
Re: Z-66-84

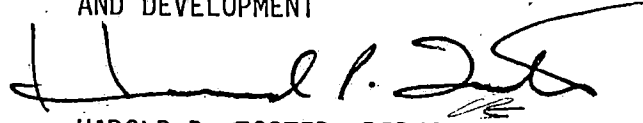
September 18, 1984  
Page Two

8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.
10. Install sidewalks and street lighting on Washington Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

This item will be considered by the City Council on October 3, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

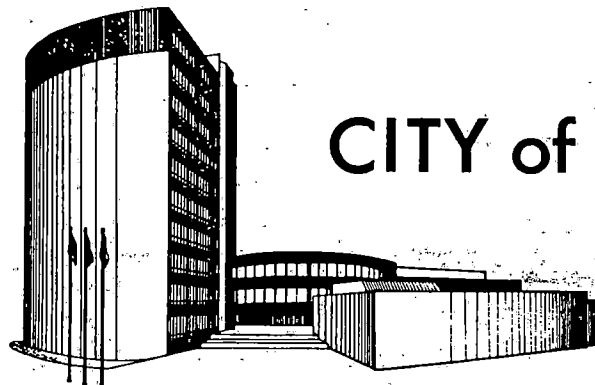
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MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 17, 1984

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

Dear Sirs:

Re: Final Map - Lewis Homes, Rainbow Vista No. 2

The Final Map for Lewis Homes, Rainbow Vista No. 2 on property generally located on the north side of Carmen Boulevard, west of Jones Boulevard, was considered by the City Planning Commission on September 13, 1984.

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

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

This item is being referred to the Division of Land Development and Flood Control for further consideration. Upon completion of their review, the map will be forwarded to the City Council.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

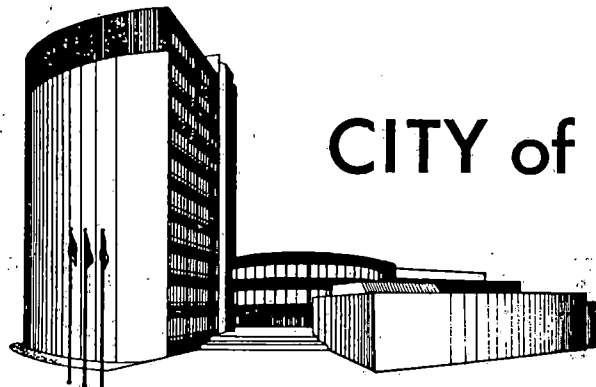
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MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 17, 1984

Mr. E. A. Collins  
Collins Brothers Construction  
P. O. Box 42427, Huntridge Station  
Las Vegas, Nv 89116

Re: Tentative Map - The Lakes at West Sahara, Phase 2

Dear Mr. Collins:

The Tentative Map for The Lakes at West Sahara, Phase 2, on property generally located south of Sahara Avenue and west of Durango Drive, was considered by the City Planning Commission on September 13, 1984.

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

1. Approval of zoning application Z-67-84.
2. Conformance to the conditions of approval for Z-67-84.
3. Driveways to be provided as required by the Department of Design and Development.
4. No vehicular access to streets 80' or more in width from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the CC&Rs shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. A waiver is permitted for the length of the cul-de-sac streets.

- continued -



To: Mr. E. A. Collins  
Re: Tentative Map - The Lakes  
at West Sahara, Phase 2

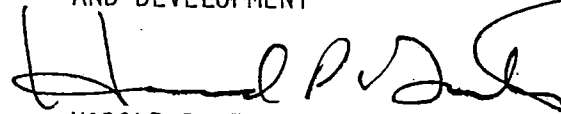
September 17, 1984  
Page Two

7. 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.
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 September 19, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. You or your representative are required to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

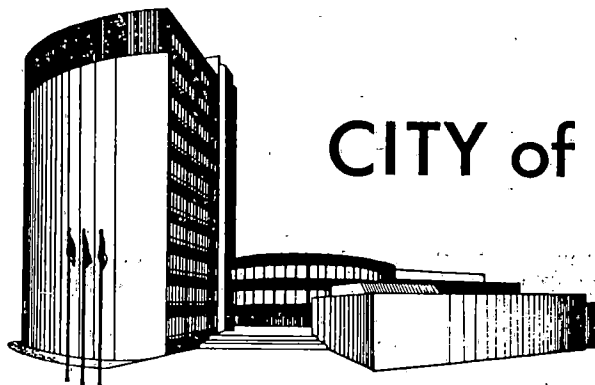
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MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Mr. E. A. Collins  
Collins Brothers Construction  
P. O. Box 42427, Huntridge Station  
Las Vegas, Nv 89116

Re: Z-67-84

Dear Mr. Collins:

Your request for reclassification of property generally bounded by West Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west, from N-U (under Resolution of Intent to R-1 and R-PD7) to R-CL, was considered by the City Planning Commission on September 13, 1984.

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

1. Resolution of Intent with a twelve month time limit.
2. Approval of the site plans and elevations by the Department of Community Planning and Development.
3. Recording of the subdivision map.

This item will be considered by the City Council on September 19, 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,

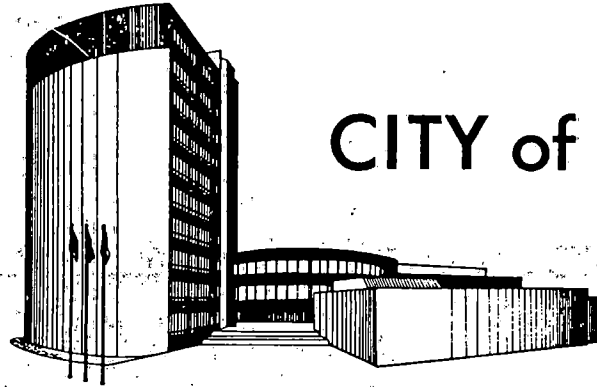
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:lm



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

September 17, 1984

Mr. Cy Yehro  
Cy Realty  
1841 E. Fremont Street  
Las Vegas, Nv 89101

Re: Final Map - Tiv-On Condominium Subdivision

Dear Mr. Yehro:

The Final Map for Tiv-On Condominium Subdivision on property generally located between Fremont Street on the south and Sunrise Avenue on the north, east of Bruce Street, was considered by the City Planning Commission on September 13, 1984.

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

1. Approval of the Tentative Map.
2. Conformance with the Tentative Map.
3. Conformance to the conditions of the approval for the Tentative Map.

This item is being referred to the Land Development and Flood Control Division for further consideration. Upon completion of their review, the map will be forwarded to the City Council.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

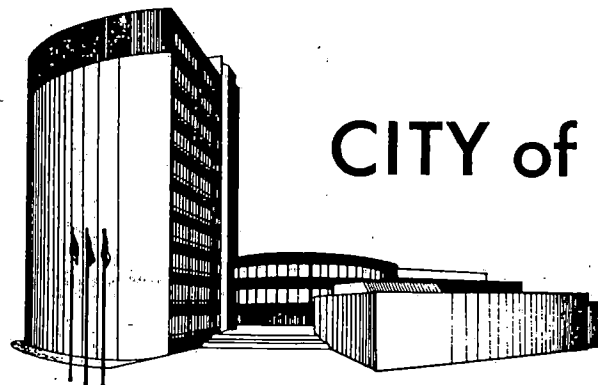
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MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 17, 1984

Mr. Greg Munsell  
1001 S. Third Street  
Las Vegas, Nv 89101

RE: A-17-84 (A)

Dear Mr. Munsell:

Your petition to annex property generally located on the northwest corner of Roberta Lane and Decatur Boulevard, containing approximately one acre, was considered by the City Planning Commission on September 13, 1984.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm

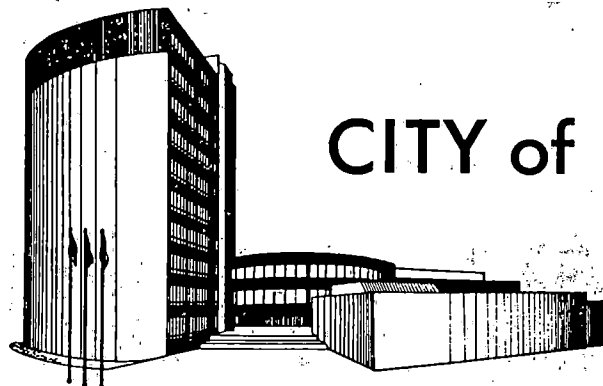


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 17, 1984

Mr. Cy Yehro  
Cy Realty  
1841 E. Fremont St.  
Las Vegas, Nv 89101

Re: Final Map - Carmel Condominium Subdivision

Dear Mr. Yehro:

The Final Map for Carmel Condominium Subdivision on property generally located on the west side of Tenth Street, north of Stewart Avenue, was considered by the City Planning Commission on September 13, 1984.

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

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

This item is being referred to the Division of Land Development and Flood Control for further consideration. Upon completion of their review, the map will be forwarded to the City Council.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

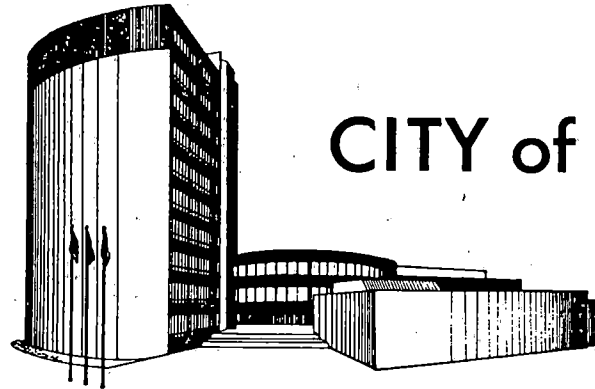
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MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 17, 1984

NINABARB, INC.  
801 Shadow Lane  
Las Vegas, Nv 89106

Re: VAC-17-84

Your petition to vacate a portion of Bishop Drive, a 51' right-of-way, located between the south right-of-way of Blair Way and the north right-of-line of Charleston Boulevard, was considered by the City Planning Commission on September 13, 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 City Planning Commission, then approval will terminate and a new petition must be submitted.
2. Install a curve or knuckle type intersection at Blair Way and Bishop Drive; remove the asphalt concrete curb on Charleston Boulevard and replace it with a Portland cement concrete curb and gutter as required by the Department of Design and Development.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

- continued -



To: NINABARB  
Re: VAC-17-84

September 17, 1984  
Page Two

A date will be set at the September 19, 1984 City Council meeting for a public hearing.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

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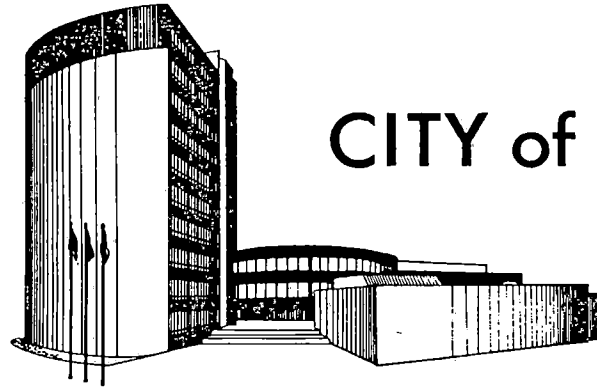
HOWARD A. NULL, CHIEF  
PLANNING DIVISION

HPF:HAN:1m

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

September 18, 1984

Mr. Thomas T. Beam  
1267 Strong Drive  
Las Vegas, Nv 89102

Re: VAC-18-84

Dear Mr. Beam:

Your petition to vacate various Government Patent Reservations generally bounded by Washington Avenue on the north, the Oran K. Gragson Highway on the east, Westcliff Drive on the south and Buffalo Drive on the west was considered by the City Planning Commission on September 13, 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 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 September 19, 1984 City Council meeting, a public hearing date will be set.

Sincerely,

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

HOWARD A. NULL, CHIEF  
PLANNING DIVISION

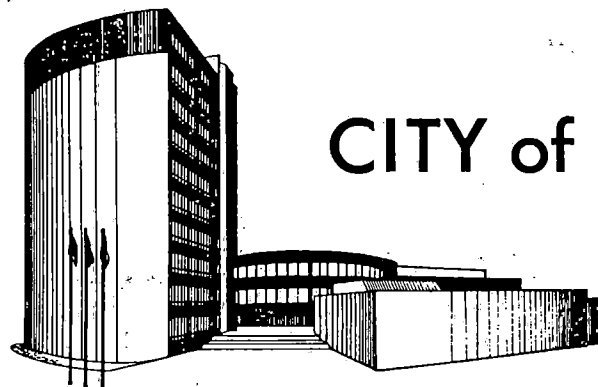
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MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Mr. Thomas T. Beam  
1267 Strong Drive  
Las Vegas, Nv 89102

Re: Final Map - Tenaya I

Dear Mr. Beam:

The Final Map for Tenaya I on property generally located on the north side of Westcliff Drive west of Rainbow Boulevard was considered by the City Planning Commission on September 13, 1984.

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

1. Approval of the Tentative Map.
2. Conformance with the Tentative Map.
3. Conformance to the conditions of approval for the Tentative Map.

This item is being referred to the Division of Land Development and Flood Control for further consideration. Upon completion of their review, the map will be forwarded to the City Council.

Sincerely,

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

HOWARD A. NULL, CHIEF  
PLANNING DIVISION

HPF:HAN:1m

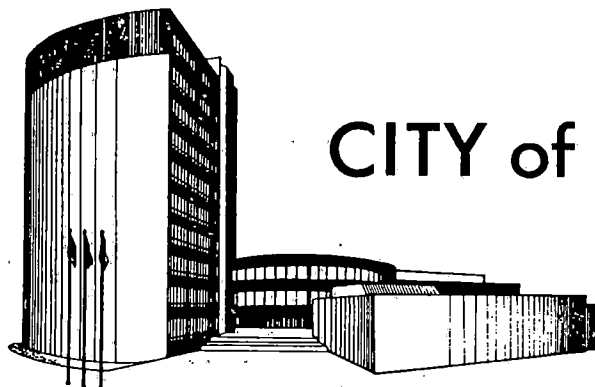


MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 17, 1984

Mr. Dell R. Nielson, ET AL  
c/o Brechler, Rice Associates  
3433 Losee Road  
North Las Vegas, Nevada 89030

RE: VAC-20-84

Dear Sirs:

Your petition to vacate a portion of Government Patent Reservations generally located north of Cory Place between Bartona and Mohawk Streets, was considered by the Planning Commission on September 13, 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.

A public hearing date will be set at the September 19, 1984 City Council meeting.

Sincerely,

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

HOWARD A. NULL, CHIEF  
PLANNING DIVISION

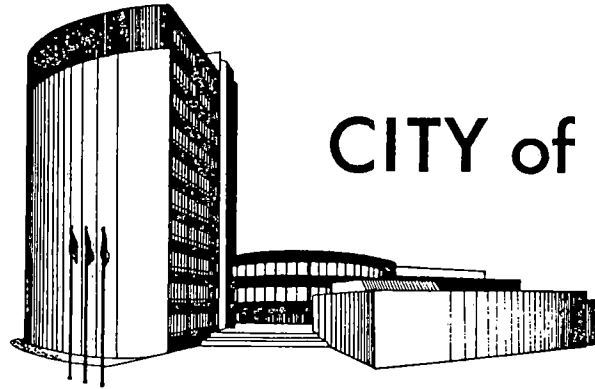
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MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 17, 1984

Mr. Cy Yehro  
Cy Realty  
1841 E. Fremont Street  
Las Vegas, Nv 89101

Re: Tentative Map - Tiv-On Condominium Subdivision

Dear Mr. Yehro:

The Tentative Map for Tiv-On Condominium Subdivision on property generally located between Fremont Street on the south and Sunrise Avenue on the north, east of Bruce Street, was considered by the City Planning Commission on September 13, 1984.

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

1. Parking spaces and driveways as required by the Department of Design and Development.
2. 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 part 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.

- continued -



To: Mr. Cy Yehro  
Re: Tentative Map - Tiv-On Condominium  
Subdivision

September 17, 1984  
Page Two

This item will be considered by the City Council on October 3, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

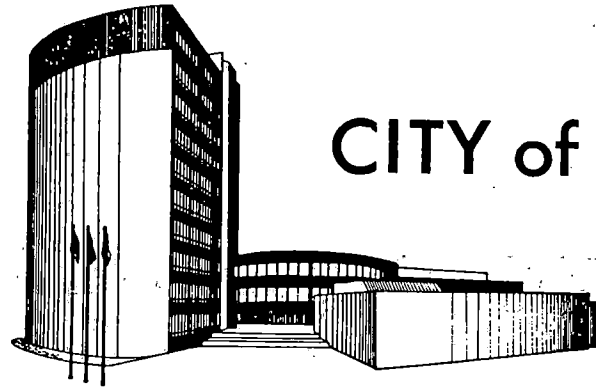
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

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

HAROLD P. FOSTER, DIRECTOR

HPF:lm

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

September 18, 1984

Mr. Ernest Becker, Jr., Vice President  
50 S. Jones Boulevard, Suite 100  
Las Vegas, Nv 89107

Re: Z-42-84

Dear Mr. Becker:

Your request for reclassification of property generally located on the southeast corner of Lake Mead Boulevard and Lorenzi Boulevard, from N-U to C-1 and R-PD20, was considered by the City Planning Commission on September 13, 1984.

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

1. Resolution of Intent with a twelve month time limit.
2. The R-PD20 be amended to R-CL.
3. Conformance to the plot plan and elevations in the C-1 zone.
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 in a C-1 zone.
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 in the C-1 zone.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets, in C-1 zone.

- continued -



To: Mr. Ernest Becker, Jr.  
Re: Z-42-84

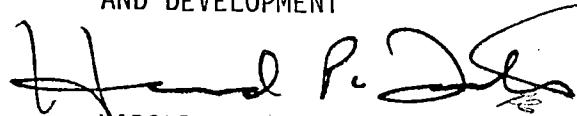
September 18, 1984  
Page Two

7. Satisfaction of City Code requirements and design standards of all City departments in the C-1 and R-CL zones.
8. Approval of the parking and driveway plans by the Traffic Engineer in the C-1 and R-CL zones.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development, in the C-1 and R-CL zones.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.
11. Dedicate 50' of right-of-way for Lake Mead Boulevard, 40' of right-of-way for Lorenzi Boulevard, and a 25' property line radius at this intersection as required by the Department of Design and Development.
12. Install street improvements on Lake Mead Boulevard and Lorenzi Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

This item will be considered by the City Council on October 3, 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 the meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



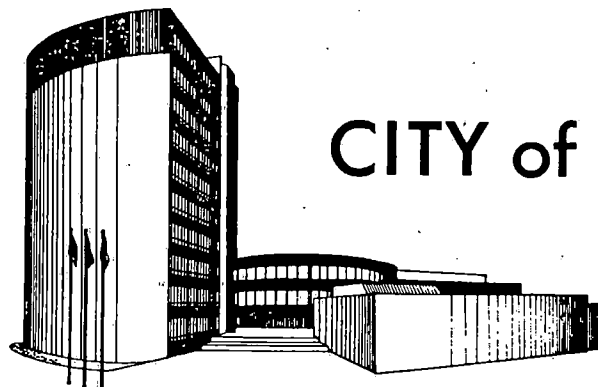
HAROLD P. FOSTER, DIRECTOR

HPF:lm

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

September 17, 1984

Mr. Cy Yehro  
Cy Realty  
1841 E. Fremont Street  
Las Vegas, Nv 89101

Re: Tentative Map - Carmel Condominium Subdivision

Dear Mr. Yehro:

The Tentative Map for Carmel Condominium Subdivision on property generally located on the west side of Tenth Street north of Stewart Avenue, was considered by the City Planning Commission on September 13, 1984.

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

1. Parking spaces and driveways as required by the Department of Design and Development.
2. 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.
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.

- continued -



To: Mr. Cy Yehro  
RE: Tentative Map - Carmel

September 17, 1984  
Page Two

This item will be considered by the City Council on October 3, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

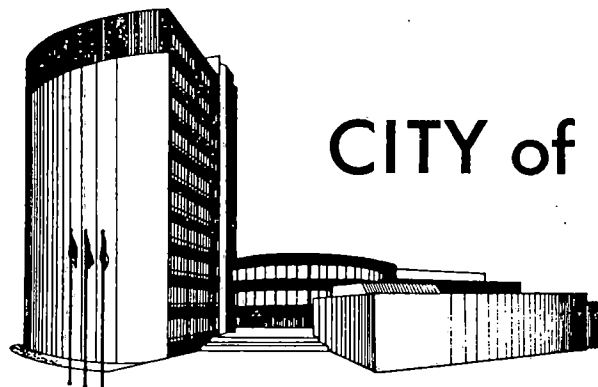
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MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Mr. George Kalb  
Kalb Construction  
3250 Spring Mountain Road  
Las Vegas, Nv 89102-8657

Re: Z-1-66 (11) Plot Plan Review

Dear Mr. Kalb:

Your request for a Plot Plan Review on property generally located on the southeast corner of West Charleston Boulevard and Shadow Lane, R-E Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on September 13, 1984.

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

1. Conformance to the plot plan and elevations amended to provide for the mansard roof to also be installed on the north side and for 5' on the west side of the building. There shall be faced or textured block on the north side of the building.
2. Conformance to the plot plan and elevations.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.

- continued -



To: Mr. George Kalb  
Re: Z-1-66 (11) Plot Plan Review

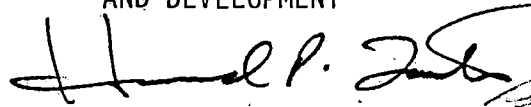
September 18, 1984  
Page Two

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

This action by the Planning Commission is final.

Sincerely,

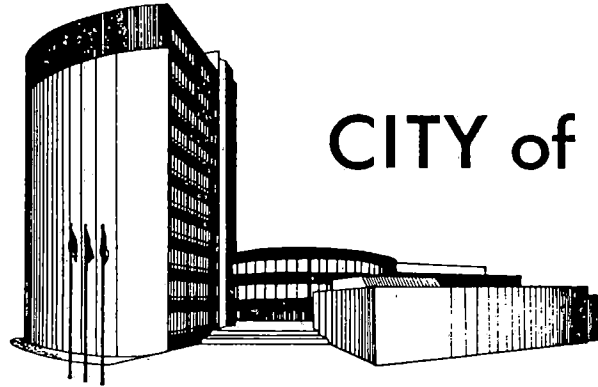
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
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CITY ATTORNEY  
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CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Mr. William D. Jacobsen, R.L.S.  
VTN  
2300 Paseo Del Prado, Building A  
Suite 100  
Las Vegas, Nv 89102

Re: Z-38-64 Plot Plan Review

Dear Mr. Jacobsen:

Your request for a Plot Plan Review on property generally located on the north side of Oran K. Gragson Highway, east of Torrey Pines Drive, C-1 and R-3 Zones, was considered by the City Planning Commission on September 13, 1984.

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

1. Conformance to the plot plan.
2. Condition No. 2 of the Resolution of Intent be amended from 18 to 18.4 units per acre.
3. Dedicate the full width of Wallace Drive as required by the Department of Design and Development.
4. Install full width street improvements on Wallace Drive and half street improvements on Torrey Pines Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Provide a 24' wide access to Wallace Drive.
6. Post a bond for the installation of curbs, gutters and sidewalks along Clarice Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development when Crestline Drive and Ames Way are vacated.

- continued -



To: Mr. William D. Jacobsen  
Re: Z-38-64 Plot Plan Review

September 18, 1984  
Page Two

7. Construct a 6' block wall around the entire project except at the access points where the wall shall be stepped down or set back for sight clearance as required by the Traffic Engineer.
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 Design and Development.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.
15. Provide a 25% contribution toward a traffic signal at Clarice Avenue and Jones Boulevard (\$20,000) as required by the Department of Design and Development.
16. Approval of the building elevations by the Department of Community Planning and Development.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER  
DIRECTOR

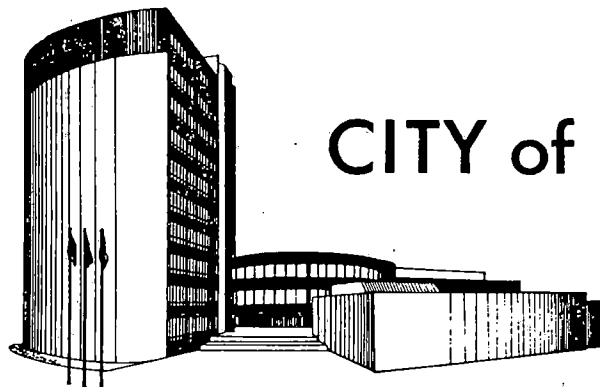
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MAYOR BILL BRIARE

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CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 18, 1984

Mr. Harry Sax

Arby's Restaurants

3901 S. Maryland Parkway  
Las Vegas, Nv 89109

Re: Z-62-72 Plot Plan Review

Dear Mr. Sax:

Your request for a Plot Plan Review and Satellite Parking on property located at the northwest corner of Nellis Boulevard and Bonanza Road, C-1 Zone, was considered by the City Planning Commission on September 13, 1984.

The Commission voted to approve your request, 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 Design and Development.

- continued -



To: Mr. Harry Sax  
Re: Z-62-72 Plot Plan Review  
Authorization of Satellite  
Parking

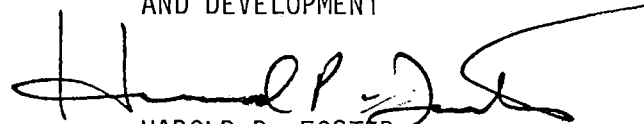
September 18, 1984  
Page Two

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 October 3, 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



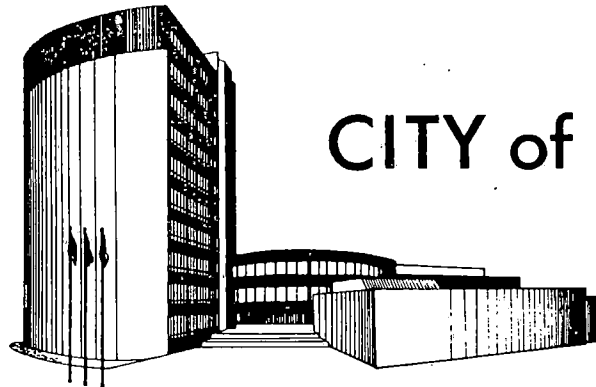
HAROLD P. FOSTER  
DIRECTOR

HPF:lm

MAYOR BILL BRIARE  
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AL LEVY  
BOB NOLEN

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

September 17, 1984

Mr. Homer Hansen

~~California~~ Federal Savings & Loan Assn.

3990 S. Maryland Parkway

Las Vegas, Nv 89109

Re: VAC-16-84

Dear Mr. Hansen:

Your petition to vacate property generally located north of Thyme Avenue and west of Lamb Boulevard, was considered by the City Planning Commission on September 13, 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 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 September 19, 1984 City Council meeting, a date will be set for a public hearing on this petition.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HOWARD A. NULL, CHIEF  
PLANNING DIVISION

HPF:HAN:1m

