

A G E N D A

CITY PLANNING COMMISSION

SEPTEMBER 25, 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.
- NEW BUSINESS:
1. FINAL MAP
THE LAKES AT WEST
SAHARA, PHASE 1
Property generally located south of Sahara Avenue
and west of Durango Drive, N-U Zone (under Resolution
of Intent to R-PD3, R-PD4 and R-PD7).
Owner/Subdivider: E. A. Collins
No. of Acres: 79.5 No. of Lots: 172
 2. Z-60-84
Application of FEDERAL LAND AND DEVELOPMENT CORPORATION
for reclassification of property generally located on
the east side of Rancho Drive between Alta Drive and
Pinto Lane, from R-D and R-1 to P-R.
Proposed Uses: Office Complex (Condominiums)
 3. Z-68-84
Application of ROBERT L. CONN for reclassification of
property generally located on the southwest corner of
Clarkway Drive and Washington Avenue, from R-E to R-3.
Proposed Uses: Medium High Density Residential
(Apartments)
 4. Z-69-84
Application of NEVADA SAVINGS AND LOAN ASSOCIATION for
reclassification of property generally located on the
northwest corner of Cheyenne Avenue and Michael Way,
from R-1, R-2, R-3 and C-2 to R-3.
Proposed Use: Medium High Density Residential
(Apartments)
 5. Z-70-84
Application of NEVADA ESCROW SERVICE, INC. for
reclassification of property generally located on
the southwest corner of Nellis Boulevard and Harris
Avenue, from R-E to C-1.
Proposed Use: Shopping Center and Service Station
 6. ADOPTION OF
PLAN
Consideration of adopting the Clark County Policy
Plan for Federal Lands as provided by Senate Bill 40.

SUPPLEMENTAL AGENDA

CITY PLANNING COMMISSION

SEPTEMBER 25, 1984

1. TENTATIVE MAP -
CONCORD VILLAGE
REVIEW OF CONDITION
NO. 6
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: Greta Jones Estate
Subdivider: R. A. Homes
No. of Acres: 19.9 No. of Lots: 183
2. TENTATIVE MAP -
GREENWOOD TERRACE
EXTENSION OF TIME
Property generally located on the west side of Sandhill Road, between Harris Avenue on the north, and Bonanza Road on the south; R-1 and R-E Zones (under Resolution of Intent to R-CL).
Owner/Subdivider: Clark Homes
No. of Acres: 53.4 No. of Lots: 334
3. AV-9-84
Request of ROBERT FULSTONE ENTERPRISES for an Administrative Variance to allow a 99' lot frontage where 100' of frontage is required.
4. AV-10-84
Request of RICHARD W. FYFE of 3820 Asbury Court to allow the construction of a courtyard wall to within 38'6" of the front property line where a 40' front yard setback has been established.

MINUTES

CITY PLANNING COMMISSION

SEPTEMBER 25, 1984

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

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

EXCUSED: 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
Val Steed, Deputy City Attorney
Les Comeau, Planning Assistant
Carol Ann Hawley, City Clerk

ANNOUNCEMENT: CHAIRMAN MACK announced that the meeting was being held in compliance with the Open Meeting Law.

MR. FOSTER, Director, Department of Community Planning and Development, announced the standard conditions applicable to the various planning items under consideration by the Planning Commission.

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the July 12, 1984 City Planning Commission minutes as mailed. Motion carried unanimously. (Kennedy excused).

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

NEW BUSINESS:

1. FINAL MAP

THE LAKES AT
WEST SAHARA,
PHASE I

Property generally located south of Sahara Avenue and west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD3, R-PD4 and R-PD7)

Owner/Subdivider: E. A. Collins

No. of Acres: 79.5 No. of Lots: 172

APPROVED

MR. NULL stated this is the final map and incorporates the entire area of the tentative map. There are some minor adjustments between the tentative map and the final map. There will be three additional lots. However, the final map is in substantial conformity with the tentative map, and staff would recommend approval with the following conditions: 1. Conformance with the tentative map, 2) Conformance to the conditions of approval for the tentative map.

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

MR. BUGBEE made a Motion for APPROVAL of the Final Map for The Lakes at West Sahara, Phase I, subject to staff's recommendations.

1. FINAL MAP

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on October 17, 1984.

2. Z-60-84

ABEYANCE

Application of FEDERAL LAND AND DEVELOPMENT CORPORATION for reclassification of property generally located on the east side of Rancho Drive between Alta Drive and Pinto Lane, from R-D (Single-Family Residence, Restricted) and R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).

Proposed Uses: Office Complex (Condominiums)

CHAIRMAN MACK announced this item has been held in abeyance from the agenda. It will be heard at some undetermined date in the future and staff will renotify the surrounding property owners.

MR. LOFLER, South Tonopah Drive, stated from the audience that he had failed to receive notification that this item would be held in abeyance.

MR. FOSTER said that all parties had been notified by mail the previous Friday that this item has been held in abeyance. The applicant needs additional time to develop their plans.

(7:35-7:40)

3. Z-68-84

APPROVED

Application of ROBERT L. CONN for reclassification of property generally located on the southwest corner of Clarkway Drive and Washington Avenue, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Property Uses: Medium High Density Residential
(Apartments)

MR. FOSTER stated this is an acre and a half parcel of land. To the north is Bonanza Village Subdivision zoned R-E. To the east and south is R-E. To the west is R-3 zoning. There will be 28 units. Staff recommends denial because it feels this project is not compatible with the established single-family pattern. There are 3 protests on record.

ROBERT L. CONN, 2001 West Washington Avenue, appeared and represented the application. He plans to develop this parcel into fourplexes. Two of the three property owners that abut this property are in support of this application and are in the audience. He is trying to improve this land. He submitted a petition with 20 area residents in favor.

DAVID WOOTEN, 829 Clarkway Drive, appeared in protest. His property abuts this application. He moved into that area because it was zoned R-E. He objected to the buildings being two stories because he does not want persons looking into his back yard.

MARY ROBINSON, 834 Clarkway Drive, appeared in protest. This will create a traffic hazard in the area for school children.

3. Z-68-84

(Continued)

MR. FOSTER said that if this item is approved, it would be subject to the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Construct a 6-foot block wall along the low-density developments with a 4-foot block wall that is 50% open on the top 2 feet along Clarkway Drive as required by the Department of Community Planning and Development, 3) Dedicate 40 feet of right-of-way for Washington Avenue and a 20 foot property line radius at the intersection of Washington and Clarkway as required by the Department of Design and Development, 4) Install street improvements on Washington Avenue and Clarkway Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

MR. BUGBEE made a Motion for APPROVAL of Z-68-84, subject to staff's conditions and screen all windows on the second floor along the east side of Buildings 4, 5 and 6 to obscure the view to the abutting residential properties as required by the Department of Community Planning and Development.

Voting was as follows:

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

"NOES" Mr. Guthrie

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN MACK announced this item would be heard by the City Council on October 17, 1984.

(7:40-7:55)

4. Z-69-84

ABEYANCE

Application of NEVADA SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located on the northwest corner of Cheyenne Avenue and Michael Way, from R-1 (Single-Family Residence) R-2 (Two-Family Residence) R-3 (Limited Multiple Residence) and C-2 (General Commercial) to R-3 (Limited Multiple Residence).

Proposed Use: Medium High Density Residential
(Apartments)

MR. FOSTER stated this is an 18.5 acre parcel. The parcel to the west is vacant for several hundred feet and there is developed R-1 farther west and northwest. Developed R-PD16 is to the south and there is existing R-3 to the southeast and R-4 directly to the east of Michael Way and commercial farther north. A similar application was submitted in 1982 which was denied by the Planning Commission and withdrawn by the applicant prior to the City Council meeting. One of the issues on the last application was that Santa Catalina would have access to this development from Michael Way. This application has a greater setback than the previous application. The previous application had a setback of 20 feet from the north property line. These buildings are 170 feet from the closest building to the closest single-family residence. There are ample parking spaces. All the units are one-and two-bedroom units. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Construct a 6-foot block wall along the north and west property lines, 3) Dedicate a 30-foot property line radius at the intersection of Cheyenne Avenue and Michael Way and the right-of-way for Santa Catalina as required by the Department of Design and Development, 4) Approval of the driveway openings by the Traffic and Parking Commission along Michael Way, 5) Install

4. Z-69-84

(Continued)

street improvements on Santa Catalina Drive, Michael Way and Cheyenne Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development, 6. Provision of a 20-foot sewer easement along the north property line as required by the Department of Design and Development. Staff received a petition with 302 signatures in protest. The petition represents 185 properties. Staff has one other letter of protest.

KENNY GUINN, Nevada Savings and Loan Association, 201 Las Vegas Boulevard, appeared and represented the application. They are in agreement with staff's conditions. This will be a high-quality adult apartment development that will not devalue the surrounding properties.

WALT GRAHAM, 5820 LaJolla Way, appeared in protest. He would like to have this item held in abeyance so the property owners could get together with the developer. There are flooding problems in the area.

JESS HEYERS, 5712 Santa Catalina, appeared in protest. The school is overcrowded in that area at the present time. He felt that there is a possibility the all-adult development could be changed to accommodate children in the future. There is traffic congestion in the area already.

TOM HEGHFILL, 5825 Robin Lane, appeared in protest. He was concerned about flooding in the area.

KAREN CIREO, 3828 Miranna Drive, appeared in protest. She was concerned about overcrowding in the schools.

DON WYLIE, 4573 Casa Miacia, appeared and represented First Western Savings and Loan Association in protest. They would like a physical buffer between this project and the adjoining residential if this application is approved.

JAMES ROBERTS, 2700 West Sahara Avenue, appeared and represented First Western Savings and Loan Association in protest. Several of the homeowners have contacted First Western Savings and Loan Association to obtain information on this proposed project.

KENNY GUINN appeared in rebuttal. He would be willing to meet with the surrounding property owners, explain this project, and work out a suitable buffer.

MR. BUGBEE made a Motion for ABEYANCE of Z-69-84.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for ABEYANCE carried unanimously.

CHAIRMAN MACK announced this item would be heard again at the City Planning Commission meeting on October 11, 1984.

(7:55-8:40)

5. Z-70-84

APPROVED

Application of NEVADA ESCROW SERVICE, INC. for reclassification of property generally located on the southwest corner of Nellis Boulevard and Harris Avenue, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Shopping Center and Service Station

MR. FOSTER stated this is approximately a 7.5 acre site. There is C-1 zoning immediately to the south in a shopping center and C-1 approved for a bank on the immediate corner of Harris and Nellis. To the north is vacant R-E and developed with single-family homes to the west. The applicant is proposing a shopping center. There will be a two-story office building in the northwest corner of the north building. Staff is concerned about providing proper protection to the R-E area to the west. Staff feels there should not be any access to Lillian and eliminate the three driveways. Also, staff feels there should be a 6-foot block wall along Lillian set back with landscaping. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan to eliminate an access to Lillian, 3) Provision for a 6-foot block wall set back 6 feet from Lillian with landscaping provided along the sidewalk, 4) Standard conditions 2 through 8, 5) Approval of the west building elevations by the Department of Community Planning and Development, 5) Dedicate 30 feet of right-of-way for Lillian as required by the Department of Design and Development, 6) Install street improvements on Harris and Lillian as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development, and 7) The second floor office area should be relocated 50 feet to the east. Staff does not have any protests on record.

JACK SCHWARTZ, 1041 Griffith, appeared and represented the applicant and developer. They would be willing to move the two-story building easterly. They had intended to install a block wall and landscaping along Lillian.

STAN HUGHES, 4949 Harris, appeared in protest. He objected to the two-story building. He is also concerned about flooding in the area.

CHAIRMAN MACK does not feel the water is only coming from the adjoining property, but from miles away.

TAMMIE MANN, 4992 Nettie, appeared in protest. There is traffic congestion in the area at the present time. She would like Lillian paved before the start of construction.

KAREN HUGHES, 4949 East Harris, appeared in protest. She is concerned about flooding in that area.

MR. FOSTER said the developer will have to submit plans to the City to alleviate flooding before they will be able to start construction of this project.

MR. BUGBEE made a Motion for APPROVAL of Z-70-84, subject to staff's conditions with no access on Lillian and pave Lillian before the start of construction of the project.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on October 17, 1984.

(8:40-9:09)

6. ADOPTION
OF PLAN

ADOPTED

Consideration of adopting the CLARK COUNTY POLICY PLAN
for Federal Lands as provided by Senate Bill 40.

JACK MEIERDIERCK, Land Use Planner, Division of State
Lands, Carson City, Nevada, appeared and made presentation.

BILL CIVIC of the Bureau of Land Management spoke from the
audience in support of the Plan.

Staff recommended approval.

MRS. COLEMAN made a Motion for ADOPTION of the Clark
County Policy Plan for Federal Lands.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for ADOPTION carried unanimously.

CHAIRMAN MACK announced this Plan would be considered
by the City Council on October 17, 1984.

(9:09-9:22)

SUPPLEMENTAL AGENDA:

1. TENTATIVE MAP

CONCORD VILLAGE
REVIEW OF CONDITION
NO. 6

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: Greta Jones Estate

Subdivider: R. A. Homes

No. of Acres: 19.9

No. of Lots: 183

MR. NULL stated a condition of the final map for Concord
Village, that was heard at the last meeting, was to vacate a
portion of Coran Lane abutting Lot 1 at the intersection of Coran
and Madeline. The alternative would be to expunge Condi-
tion No. 6 that references this lot. The applicant has
requested that portion of Condition No. 6 be removed.

JACK DAVIS appeared and represented the developer.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative
Map for Concord Village, Review of Condition No. 6, subject
to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

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

(9:03-9:05)

2. TENTATIVE MAP

GREENWOOD TERRACE
EXTENSION OF TIME

APPROVED

Property generally located on the west side of Sandhill Road, between Harris Avenue on the north, and Bonanza Road on the south, R-1 and R-E Zones (under Resolution of Intent to R-CL).

Owner/Subdivider: Clark Homes

No. of Acres: 53.4 No. of Lots: 334

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

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

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Greenwood Terrace, Extension of Time, for one year.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

(9:05-9:06)

3. AV-9-84

APPROVED

Request of ROBERT FULSTONE ENTERPRISES for an Administrative Variance to allow a 99 foot lot frontage where 100 feet of frontage is required. The general location is on the southeast corner of Maverick Drive and Whispering Sands Drive.

MR. FOSTER explained the request and announced that staff would recommend approval, subject to: 1) Conformance to the plat.

SAL DIMODICA, 3119 Highview Drive, appeared on behalf of the request.

MRS. TRACY made a Motion for APPROVAL of AV-9-84.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this action is final.

(9:06-9:07)

4. AV-10-84

APPROVED

Request of RICHARD W. FYFE of 3820 Asbury Court to allow the construction of a courtyard wall to within 38'6" of the front property line where a 40' front yard setback has been established.

MR. FOSTER explained the request and announced that staff would recommend approval, subject to: 1) Conformance to the plot plan.

4. AV-10-84

(Continued)

RICHARD W. FYFE, 3820 Asbury Court, appeared and represented the application.

MRS. TRACY made a Motion for APPROVAL of AV-10-84, subject to staff's condition.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Kennedy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

(9:07-9:22)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:22 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/lo

A N N O T A T E D
A G E N D A

PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

SEPTEMBER 25, 1984

CALL TO ORDER:

The meeting was called to order at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada by Chairman Mack.
Meeting adjourned at 9:22 P.M.

ROLL CALL:

FRED KENNEDY - EXCUSED
JOE JOHNSTON PRESENT
ROBERT GUTHRIE PRESENT
MAGGI COLEMAN PRESENT
MICHAEL MACK PRESENT
SHERRI TRACY PRESENT
ROBERT W. BUGBEE PRESENT

ANNOUNCEMENT :

Chairman Mack announced that the meeting was being held in compliance with the Open Meeting Law.
Harold Foster, Director, Community Planning and Development Department announced the standard conditions applicable to the various planning items under consideration by the Commission.

MINUTES:

Approval of the July 12, 1984 City Planning Commission Minutes.

Coleman -
APPROVED
Unanimous
(Kennedy excused)

Maggi Coleman moved to APPROVE the 7/12/84 Minutes as mailed to the Commission. Motion carried UNANIMOUSLY (Kennedy excused).

CITY STAFF IN ATTENDANCE AT THIS MEETING:

Harold Foster, Director, Community Planning & Development
Howard Null, Chief of Planning Division
Bob Clemmer, Chief of Zoning Division
Val Steed, Deputy City Attorney
Carol Ann Hawley, City Clerk

NEW BUSINESS

1. FINAL MAP

THE LAKES AT
WEST SAHARA,
PHASE 1

Property generally located south of Sahara Avenue and west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD3, R-PD4 and R-PD7).

Owner/Subdivider: E. A. Collins

No. of Acres: 79.5 No. of Lots: 172

Bugbee-
APPROVED, subject
to staff's conditions.
(Kennedy excused)
Unanimous

Howard Null presented the Plot Plan. Mr. Foster announced that staff's recommendation was for approval, subject to the following conditions:

1. Conformance with the Tentative Map.
2. Conformance to the Conditions of Approval for the Tentative Map.

Dean Krammetbauer appeared on behalf of Collins Brothers.

BUGBEE moved to APPROVE subject to staff's conditions.
Motion carried UNANIMOUSLY (Kennedy excused).

THIS ITEM WILL BE HEARD BY THE CITY COUNCIL AT THEIR
OCTOBER 17, 1984 MEETING.

(7:33-7:35)

2. Z-60-84

Application of FEDERAL LAND AND DEVELOPMENT CORPORATION for reclassification of property generally located on the east side of Rancho Drive between Alta Drive and Pinto Lane, from R-D and R-1 to P-R.

Proposed Uses: Office Complex (Condominiums)

ABEYANCE

CHAIRMAN MACK announced that this Application will be held in abeyance at the request of the applicant and will be heard at some undetermined date in the future.

MR. LOFLER, South Tonopah Drive, stated from the audience that he had failed to receive notification that this had been cancelled. Mr. Foster stated that all parties had been notified by mail the previous Friday.

Renotification of this item will be done at such time when the matter is placed back upon the Agenda.

(7:35-7:40)

3. Z-68-84

Bugbee
APPROVED subject
to conditions.
Motion carried
with Guthrie
voting "No,"
and Kennedy
excused.

Application of ROBERT L. CONN for reclassification of property generally located on the southwest corner of Clarkway Drive and Washington Avenue, from R-E to R-3.

Proposed Uses: Medium High Density Residential
(Apartments)

Harold Foster presented the plot plan. He indicated that staff recommended DENIAL. However, if the Commission APPROVED the application, the following conditions were recommended:

1. Resolution of Intent shall be restricted to a twelve month time limit.
2. Screen all windows on the second floor along the east side of buildings 4, 5 and 6 to obscure the view to the abutting residential properties as required by the Department of Community Planning and Development.
3. Construction of a 6' block wall along the property lines which abut the low density properties and a 4' block wall that is 50% open on the top 2' along Clarkway Drive as required by the Department of Community Planning and Development.
4. Dedicate 40' of right-of-way for Washington Avenue and a 20' property line radius at the intersection of Washington and Clarkway Drive as required by the Department of Design and Development.
5. Install street improvements on Washington Avenue and Clarkway Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

BUGBEE moved that the Application be APPROVED, subject to Staff's recommended conditions and that:

1. Screen all windows on the second floor along the east side of buildings 4, 5 and 6 to obscure the view to the abutting residential properties as required by the Department of Community Planning and Development.

MOTION CARRIED with Guthrie voting "NO," and Kennedy excused.

(7:40-7:55) PUBLIC HEARING - 10-17-84 CC AGENDA

APPEARANCES:

On Behalf of Application: Bob Conn, 2001 W. Washington
Submitted Petition of 20 area
residents supporting same.

Opposed to Application: Dave Wooten, 829 Clarkway Drive
Mary Robinson, 834 Clarkway Drive

Three letters of protest were received in the Planning Dept. prior to meeting. Four persons in the audience in opposition.

4. Z-69-84

Bugbee -
ABEYANCE until
10/11/84 Meeting.
Unanimous
(Kennedy excused)

Application of NEVADA SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located on the northwest corner of Cheyenne Avenue and Michael Way, from R-1, R-2, R-3 and C-2 to R-3.

Proposed Use: Medium High Density Residential
(Apartments)

Harold Foster presented the Plot Plan and indicated that staff recommended APPROVAL, subject to the following conditions:

1. Resolution of Intent with a 12 month time limit.
2. Standard Conditions 1 thru 8.
3. Construction of a 6 ft. block wall along the north and west property lines.
4. Dedication of a 30 ft. property line radius at the intersection of Cheyenne Avenue and Michael Way and the right of way for Santa Catalina as required by the Department of Design & Development.
5. Approval of the dual driveway openings by the Traffic and Parking Commission along Michael Way.
6. Installation of street improvements on Santa Catalina Drive, Michael Way and Cheyenne Avenue as required by the Division of Land Development & Flood Control of the Department of Community Planning & Development.
7. Provision of a 20 ft. sewer easement along the north property line as required by the Department of Design and Development.

BUGBEE moved to hold the Application in ABEYANCE until the October 11, 1984 meeting of the Planning Commission. Motion carried UNANIMOUSLY (Kennedy excused).

APPEARANCES:

In Favor: Kenny Guinn, representing Nevada Savings & Loan Association.

Opposed: Walt Graham, 5820 La Jolla Way
Jess Meyers, 5712 Santa Catalina
Tom Heghfill, 5825 Robin Lane
Karen Cireo, 3828 Miranna
Don Wiley, First Western Savings & Loan
James Roberts, First Western Savings & Loan

A petition containing 302 signatures was presented in opposition, including

NEVADA SAVINGS & LOAN ASSOCIATION TO ARRANGE MEETING WITH PROPERTY OWNERS DURING INTERIM PERIOD TO EXPLAIN PLANNED DEVELOPMENT, ETC.

(7:55-8:40)

5. Z-70-84

Application of NEVADA ESCROW SERVICE, INC. for reclassification of property generally located on the southwest corner of Nellis Boulevard and Harris Avenue, from R-E to C-1.

Proposed Use: Shopping Center and Service Station

Bugbee -
APPROVED subject
to conditions.
Unanimous

Harold Foster presented the Plot Plan and indicated staff recommended APPROVAL, subject to:

(Kennedy excused)

1. Resolution of Intent shall be restricted to a twelve month time limit.
2. The second floor office area shall be relocated 50' to the east.
3. Pave Lillian Street prior to construction of the commercial development.
4. Installation of street improvements on Harris Avenue and Lillian Street as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Dedicate 30' of right-of-way for Lillian Street as required by the Department of Design and Development.
6. Conformance to the plot plan amended to eliminate all access to Lillian Street and to construct a 6' block wall along Lillian Street that is set back 6' for landscaping to be installed between the wall and the sidewalk.

BUGBEE made a motion to APPROVE subject to staff's recommended conditions and subject to:

1. Pave Lillian Street prior to the start of construction of the shopping center.

APPEARANCES:

In Favor: Jack Schwartz, 1041 Griffin, representing application

Opposed: Stan Hughes, 4949 Harris
Tammie Mann, 4992 Nettie
Karen Hughes

(8:40-9:03)

PUBLIC HEARING - 10/17/84 CC AGENDA

6. ADOPTION OF
PLAN

Consideration of adopting the Clark County Policy Plan
for Federal Lands as provided by Senate Bill 40.

Coleman -
ADOPTED Plan
subject to
amendments
as noted.
Unanimous
(Kennedy excused)

Jay Meierdierck, Land Use Planner, Division of State
Lands, Carson City, Nevada, appeared.

Staff recommened APPROVAL.

(9:09-9:22)

Bill Civic, of the Bureau of Land Management spoke
from the audience in support of the Plan.

Plan to be considered by the City Council on 10/17/84.

SUPPLEMENTAL AGENDA

CITY PLANNING COMMISSION

SEPTEMBER 25, 1984

1. TENTATIVE MAP -
CONCORD VILLAGE
REVIEW OF
CONDITION NO. 6

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: Greta Jones Estate

Subdivider: R. A. Homes

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

Guthrie -
APPROVED
subject to
conditions.
Unanimous
(Kennedy excused)

Howard Null explained that a condition of the final map
for Concord Village was to either vacate a portion of
Coran Lane abutting Lot 1, or to expunge the portion of
Condition 6 referencing this lot. The applicant has
requested that portion of Condition 6 be removed; and,
Staff recommended APPROVAL.

GUTHRIE moved to APPROVE, subject to staff's conditions.
Motion carried UNANIMOUSLY (Kennedy excused).

THIS ITEM WILL BE HEARD BY THE CITY COUNCIL ON 10/3/84.

APPEARANCES:

On Behalf of Developer: Jack Davis

(9:03-9:05)

SUPPLEMENTAL AGENDA CONTINUED:

-9-

2. TENTATIVE MAP -
GREENWOOD TERRACE
EXTENSION OF TIME

Coleman -
APPROVED as
recommended by
staff.
Unanimous
(Kennedy excused)

Property generally located on the west side of Sandhill Road, between Harris Avenue on the north, and Bonanza Road on the south, R-1 and R-E Zones (under Resolution of Intent to R-CL).

Owner/Subdivider: Clark Homes
No. of Acres: 53.4 No. of Lots: 334

Howard Null announed that staff recommended APPROVAL with a one-year extension.

COLEMAN moved for APPROVAL as recommended by staff.
Motion carried UNANIMOUSLY (Kennedy excused).

APPEARANCES:

Charlie Johnson, VTN Nevada

(9:05-9:06)

This Section by the Planning Commission is final.

SUPPLEMENTAL AGENDA CONTINUED:

-10-

3. AV-9-84

Request of ROBERT FULSTONE ENTERPRISES for an Administrative Variance to allow a 99' lot frontage where 100' of frontage is required. General location on the southeast corner of Maverick Drive and Whispering Sands Drive.

Tracy -
APPROVED
Unanimous
(Kennedy excused)

Harold Foster explained the request and announced that staff recommended APPROVAL, subject to:

1. Conformance to the Plat.

TRACY moved for APPROVAL and the motion carried Unanimous (Kennedy excused).

APPEARANCES:

Sal Dimodica, 3119 Highview Drive, appeared on behalf of request.

This action by the Planning Commission is final.

SUPPLEMENTAL AGENDA CONTINUED:

-11-

4. AV-10-84

Tracy -
APPROVED
subject to
conditions.
Unanimous
(Kennedy excused)

Request of RICHARD W. FYFE of 3820 Asbury Court to allow the construction of a courtyard wall to within 38'6" of the front property line where a 40' front yard setback has been established.

Harold Foster explained the request and announced that Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.

TRACY made a motion to APPROVE, subject to staff's conditions and the motion carried UNANIMOUSLY (Kennedy excused).

APPEARANCES:

Richard W. Fyfe, 3820 Asbury Court, on behalf of his request.

This action by the Planning Commission is final.

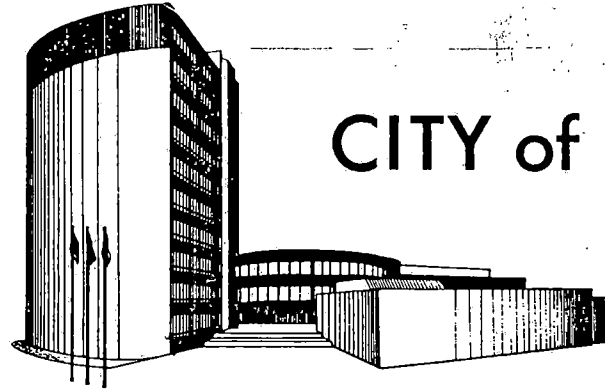
(9:07-9:09)

MEETING ADJOURNED AT 9:22 P.M.

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 28, 1984

Mr. C. H. Bouchard, Vice President
Nevada Escrow Service
P. O. Box 1957
Las Vegas, Nv 89125

Re: Z-70-84

Dear Mr. Bouchard:

Your request for reclassification of property generally located on the southwest corner of Nellis Boulevard and Harris Avenue, from R-E to C-1, was considered by the City Planning Commission on September 25, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. The second floor office area shall be relocated fifty feet (50') to the east.
3. Pave Lillian Street prior to construction of the commercial development.
4. Installation of street improvements on Harris Avenue and Lillian Street as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Dedicate thirty feet (30') of right-of-way for Lillian Street as required by the Department of Design and Development.
6. Conformance to the plot plan amended to eliminate all access to Lillian Street and to construct a six foot (6') block wall along Lillian Street that is set back six feet (6') for landscaping to be installed between the wall and the sidewalk.

- continued -



To: Mr. C. H. Bouchard
Re: Z-70-84

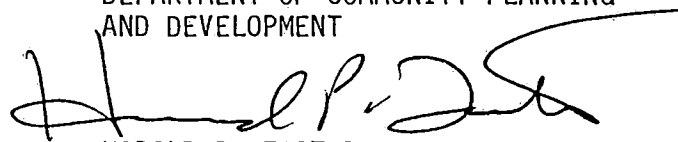
September 28, 1984
Page Two

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

This item 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

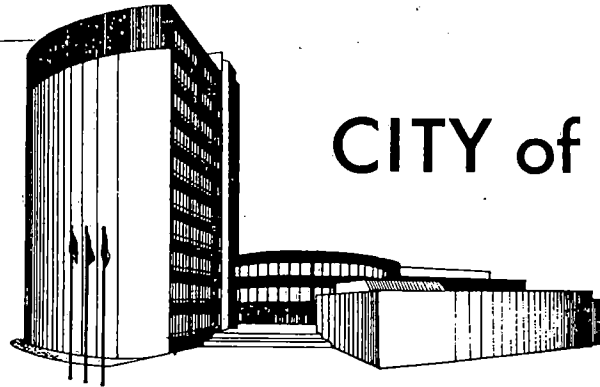
HPF:lm

cc: Jack Schwartz
808 S. First Street
Las Vegas, Nv 89101

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

September 28, 1984

Mr. Ralph Hillman, Vice President
Nevada Savings & Loan Association
4800 W. Charleston Boulevard
Las Vegas, Nv 89102

Re: Z-69-84

Dear Mr. Hillman:

Your request for reclassification of property generally located on the northwest corner of Cheyenne Avenue and Michael Way, from R-1, R-2, R-3 and C-2 to R-3, was considered by the City Planning Commission on September 25, 1984.

The Commission voted to hold this item in ABEYANCE so the applicant can meet with the property owners in this area. Your application will again be heard by the Planning Commission on October 11, 1984 at 7:30 P.M. You or your representatives should be in attendance to answer any questions.

Sincerely,

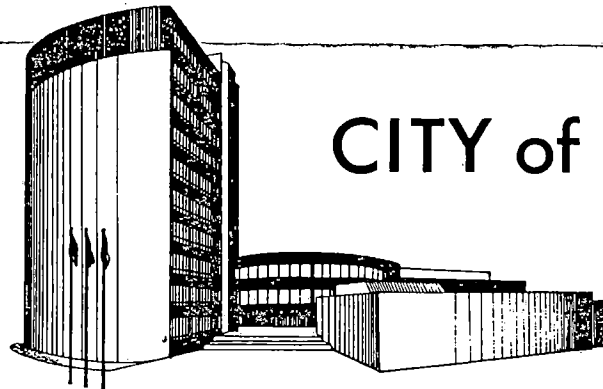
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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 27, 1984

Mr. Richard W. Fyfe
3820 Asbury Court
Las Vegas, Nv

Re: AV-10-84

Dear Mr. Fyfe:

Your request for an Administrative Variance to allow the construction of a courtyard wall to within 38'6" of the front property line where a 40' frontyard setback has been established, on property known as 3820 Asbury Court, was considered by the City Planning Commission on September 25, 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,

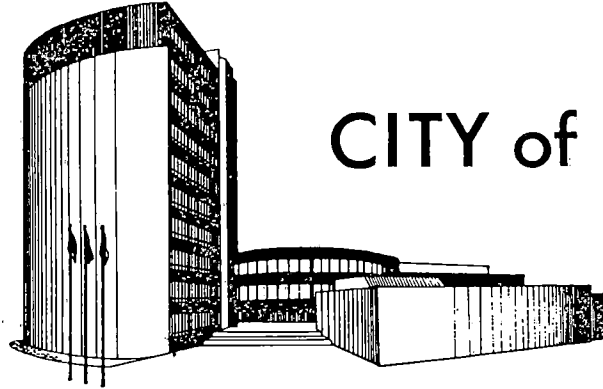
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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 27, 1984

Mr. Sal Dimodica
3119 Highview Drive
Las Vegas, Nv

Re: AV-9-84

Dear Mr. Dimodica:

Your request for an Administrative Variance on property generally located on the southeast corner of Maverick Street and Whispering Sands Drive was considered by the City Planning Commission on September 25, 1984.

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

1. Conformance to the plat.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

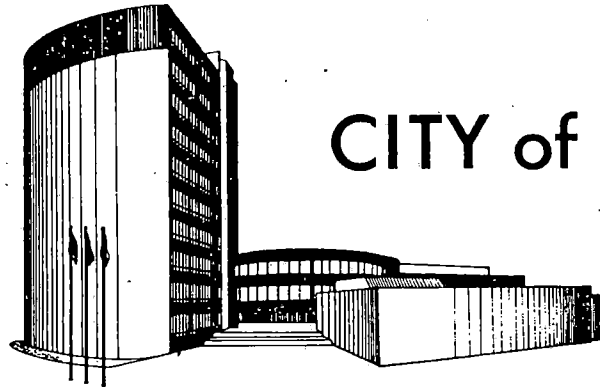


HAROLD P. FOSTER, DIRECTOR

HPF:lm



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



CITY of LAS VEGAS

September 27, 1984

Mr. Gary Lake
RA Homes
3430 E. Flamingo Road
Las Vegas, Nv 89109

RE: Tentative Map - Concord Village

Dear Mr. Lake:

Your request for Review of Condition No. 6 of the Tentative Map for Concord Village was considered by the City Planning Commission on September 25, 1984.

The Commission voted to refer this item with a recommendation of APPROVAL that a portion of Condition No. 6 referencing Lot No. 1 be expunged.

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

Sincerely,

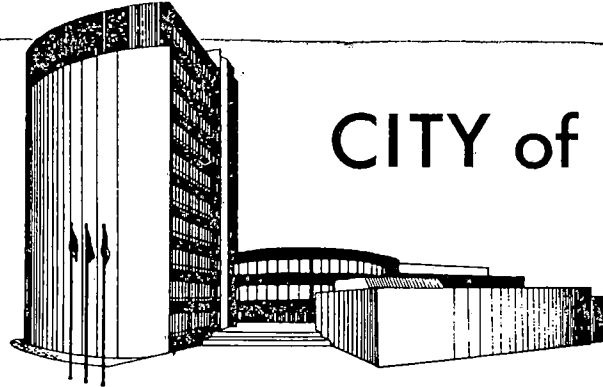
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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 27, 1984

West Sahara Investment Co.
Collins Brothers
P. O. Box 42427, Huntridge Station
Las Vegas, Nv 89116

RE: Final Map - The Lakes at West Sahara, Phase I

Gentlemen:

The Final Map for the Lakes at West Sahara, Phase I on property generally located south of Sahara Avenue and west of Durango Drive, N-U Zone (Under Resolution of Intent to R-PD3, R-PD4, and R-PD7) was considered by the City Planning Commission on September 25, 1984.

The Planning 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 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 representatives be present at this meeting.

Sincerely,

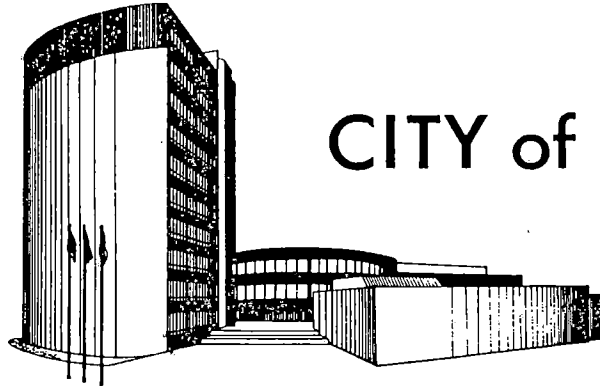
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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 27, 1984

Clark Homes
4741 Avenida Del Diablo
Las Vegas, Nv 89121

Re: Tentative Map - Greenwood Terrace - Extension of Time

Dear Sirs:

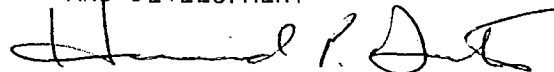
Your request for an Extension of Time for the Tentative Map for Greenwood Terrace, on property generally located on the west side of Sandhill Road, between Harris Avenue on the north and Bonanza Road on the south, R-1 and R-E Zones (Under Resolution of Intent to R-CL), was considered by the City Planning Commission on September 25, 1984.

The Commission voted to APPROVE this request, with a one year extension.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

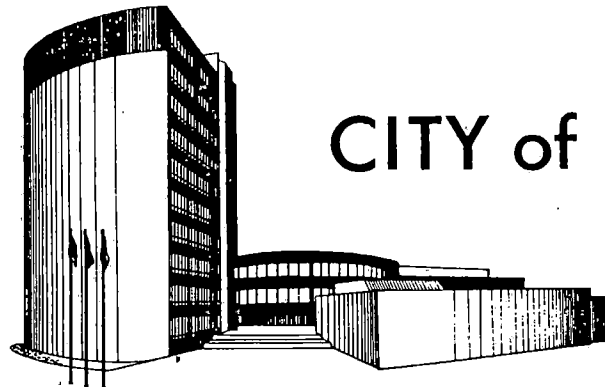

HAROLD P. FOSTER, DIRECTOR

HPF:1m

cc: William D. Jacobsen
VTN Nevada



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 28, 1984

Mr. Robert L. Conn
Box 4848
Las Vegas, Nv 89106

RE: Z-68-84

Dear Mr. Conn:

Your request for reclassification of property generally located on the southwest corner of Clarkway Drive and Washington Avenue, from R-E to R-3, was considered by the City Planning Commission on September 25, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Screen all windows on the second floor along the east side of buildings 4, 5 and 6 to obscure the view to the abutting residential properties as required by the Department of Community Planning and Development.
3. Construction of a six foot (6') block wall along the property lines which abut the low density properties and a four foot (4') block wall that is 50% open on the top two feet (2') along Clarkway Drive as required by the Department of Community Planning and Development.
4. Dedicate 40 feet of right-of-way for Washington Avenue and a 20 feet property line radius at the intersection of Washington and Clarkway Drive as required by the Department of Design and Development.
5. Install street improvements on Washington Avenue and Clarkway Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

- continued -



TO: Mr. Robert L. Conn
Re: Z-68-84

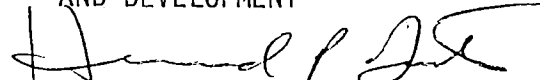
September 28, 1984
Page Two

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

This item will be considered by the City Council on 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.

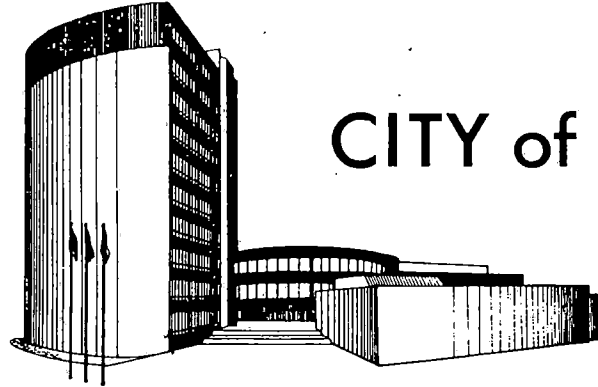
Sincerely,

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 28, 1984

Mr. Moshe Tal, President
Federal Land & Development Company
512 S. Tonopah Drive
Las Vegas, Nv 89106

Re: Z-60-84

Dear Mr. Tal:

Your request for reclassification of property generally located on the east side of Rancho Drive between Alta Drive and Pinto Lane, from R-D and R-1 to P-R, was considered by the City Planning Commission on September 25, 1984.

Per your request, this item was held in abeyance until you advise that it be placed back on the agenda.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

cc: Johnny Ribeiro



NAME

ADDRESS

David Houston

Mary E. Robinson

Walt Graham

Jean Hagen

Tom Negbitt

Karen Ceren

Don Wylie

James Potos

STAN HUGHES

Tammie Mann

GAL DIMODICA

829 Clark way per.

834 Clarkway Dr

5820 La Jolla Way

5712 SANTA CAROLINA

5825 Robin Lane..

3428 Miramar

4573 East Miramar

2700 W Sahara Ave

4949 HARRIS

4992 North

3119 HIGHVIEW

NAME

ADDRESS

Don [unclear]

Bob [unclear]

Tommy [unclear]

Paul [unclear]

Bowen Cox

ED DAVIS

Charles Johnson

Richard Fyfe

7022 N. CHARLESTON

2001 " WASHINGTON

201 LA VEGA Blvd N S L

1041 Giffith LU

6001 W. SP. MTN ROAD #5

1405 ARVILLE Las Vegas

2300 Paseo de P Prialon

2830 Asbury Ct

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

September 25, 1984

TO:

FOSTER

FROM:

MULL

SUBJECT:

CITY PLANNING COMMISSION
SEPTEMBER 25, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
CITY CLERK ✓
LINDSEY MILLS

NEW BUSINESS:

1. Final Map
The Lakes At West
Sahara, Phase I

Conditions:

- Conformance with the Tentative Map
- Conformance to the Conditions of Approval
for the Tentative Map

SUPPLEMENTAL:

1. Tentative Map
Concord Village
Review of Condition
No. 6

This is to remove a portion of Condition 6 which
requires vacation of a portion of Coran Lane at the
intersection of Coran and Madeline. This vacation
is no longer necessary and should be removed from the
condition.

2. Tentative Map
Greenwood Terrace
Extension of Time

Unit No. 1 recorded 10/17/83. Staff would recommend
a one year extension.

HAN:1m

RECEIVED
SEP 25 2 45 PM '84
CITY CLERK

INTER-OFFICE MEMORANDUM

Date

September 21, 1984

TO:

FOSTER

FROM:

CLEMMER

SUBJECT:

PLANNING COMMISSION AGENDA
SEPTEMBER 25, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

CITY ATTORNEY
CITY CLERK ✓
RICK WILLIAMS
LINDSEY MILLS

2. Z-60-84

This application has been held in abeyance at the request of the applicant. The surrounding property owners have been notified. There has been no new time for the hearing determined but we will renotify when the applicant reschedules.

PROTESTS: N/A

SET FOR: (UNDETERMINED)

THIS IS NOT A PUBLIC HEARING

3. Z-68-84

This proposal is to allow seven 4-plexes (2 bedroom) on 1.51 net acres (28 units). R-3 will allow 37 total; 35 spaces are required and 35 are provided.

If this R-3 pattern persists, this area will be an urban neighborhood under the existing General Plan which was not anticipated. The new community profiles reflect M/ML and it seems clear that the M was to stop at the project to the west. There is low density to the east and south of this proposal at 2 units per acre. Staff recommends denial; if approved, subject to:

1. ROI with a 12 month time limit.
2. Standard conditions 1-8.
3. Provision of 6' block walls along the low density developments with a 4' block wall 50% open along Clarkway Drive as required by the Department of Community Planning and Development.
4. Dedicate 40' of right-of-way for Washington Avenue and a 20' property line radius at the intersection of Washington Avenue and Clarkway Drive as required by the Department of Design and Development.

- continued -

To: Foster
Re: 9/25/84 PC Agenda

September 21, 1984
Page Two

5. Install street improvements on Washington Avenue and Clarkway Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

PROTESTS:
THIS IS A PUBLIC HEARING

10/17/84 CC

4. Z-69-84

There are 18.42 net acres in this proposed apartment project. This was heard under Z-12-82 and recommended for denial by the Planning Commission and withdrawn prior to City Council action. There were 24 protestants in that case. Only one or two lots will be affected by this project, i.e, the northeast and northwest corners of Venice Drive and Santa Catalina Avenue and contrary to the other plan, they will have the buildings 170' plus distance away from this single family residences.

Staff supported the proposal in the last case as a proper amalgamation of the zoning on this site.

There are 10.93 acres (272 units) of R-3, 3.89 acres (52 units) of R-2, .86 acres (5 units) of R-1 and 2.6 acres of C-2 permitting 458 units if a use permit were granted for 129 units of R-6 type development in the C-2 district portion and in that the site is surrounded by C-2 and R-3, that would be a feasible request.

No access is proposed to Santa Catalina and there is a 2 bay parking area buffering the project to the north and west.

The General Plan profile reflects the possibility of medium density development on this site and the possibility of R-CL to the west.

The buildings are attractive and landscaping is abundant. The buildings will be 2 story containing 55% 1 bedroom and 45% 2 bedroom with 724 spaces for the 458 units or 1.6 spaces per unit.

- continued -

To: Foster
Re: 9/25/84 PC Agenda

September 21, 1984
Page Three

The cul-de-sac of Santa Catalina changed the land area to 18.42 acres net which differs from the last case. The design to the north and west have been improved. Tennis courts have been added to the recreation areas. They have connected the parking areas better in this plan. No access to Santa Catalina proposed.

Staff recommends approval, subject to:

1. ROI with a 12 month time limit.
2. Standard conditions 1-8.
3. Construct a 6' block wall along the north and west property lines.
4. Dedicate a 30' property line radius at the intersection of Cheyenne Avenue and Michael Way and the r/w for Santa Catalina as required by the Department of Design and Development.
5. Approval of the dual driveways by the Traffic & Parking Commission.
6. Install street improvements on Santa Catalina Drive, Michael Way and Cheyenne Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning & Development.
7. Provision of a 20' sewer easement along the north property line as required by the Department of Design and Development.

PROTESTS:
THIS IS A PUBLIC HEARING

CC: 10/17/84

5. Z-70-84

The current General Plan limits commercial to less than the amount that exists in the neighborhood. With the additional 7.67 acres, the G.P. will be exceeded by 15.8 acres. The proposed G.P. profile reflects the possibility of additional commercial along Nellis including this site. The fact that the bank exists on the southwest corner of Harris and Nellis makes an action to allow commercial here the completion of a proper zoning pattern which is further supported by the new G.P. profile. The shopping center to the south provided a standard block wall setback 3' from Lillian Street with landscaping

- continued -

To: Foster
Re: 9/25/84 PC Agenda

September 21, 1984
Page Four

between the wall and sidewalk. No billboards were allowed although I feel the complexion of Nellis has changed since 1972, it may be well to maintain that stance due to the residential to the west.

Access to Lillian was limited to the south 200' in the previous action as there would probably be other than residential in that area.

Staff recommends approval, subject to:

1. ROI with a 12 month time limit.
2. Conformance to the plot plan amended to eliminate access to Lillian Street and provision of a 6' block wall setback 6' from Lillian Street with landscaping provided between the wall and the sidewalk.
3. Standard conditions 2-8.
4. Approval of the west elevations by the Department of Community Planning and Development.
5. Dedicate 30' right-of-way for Lillian Street as required by the Department of Design & Development.
6. Install street improvements on Harris Avenue and Lillian Street as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Shift the second floor office area 50' to the east.

PROTESTS:
THIS IS A PUBLIC HEARING

CC: 10/17/84

SUPPLEMENTAL AGENDA:
3. AV-9-84

This request is for an Administrative Variance to allow a 99.05' frontage on a 4 lot parcel map pursuant to 19.88.220 which allows a 5% deviation whereas this is 1%.

Staff recommends approval, subject to:

1. Conformance to the plat.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

P. C. FINAL

4. AV-10-84

This proposal is for a Spanish-style court where the block wall will come out into a 40' front setback established under the R-PD zoning action. Since there are no code required front setbacks this could have been a review but that would have allowed a 38½' setback

To: Foster
Re: 9/25/84 PC Agenda

September 21, 1984
Page Five

for all of the houses in the tract if allowed and this is a special circumstance as the house is on an arc. The code 19.88.240 allows minor variations which this 1½' encroachment is if approved by P.C.

Staff recommends approval, subject to:

1. Conformance to the plot plan.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

P.C. FINAL

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STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Division of State Lands

August 6, 1984

M E M O R A N D U M

TO: Planning Commission Members and Interested Persons

FROM: Jay Meierdierck, Land Use Planner *JM*

SUBJECT: Draft Clark County Policy Plan for the Federal Lands

Attached is the draft of the Clark County Plan for the Federal Lands. It is based on the comments made at a series of workshops, from meetings with Clark County and City Planners, and from the several General Plans. The plan was called for by Senate Bill 40 of the 1983 Legislature.

This draft is being presented to the Planning Commissions in Clark County according to the following schedule:

August 13, 1984	Clark County Regional Plan Steering Committee
September 18, 1984	Clark County Planning Commission
September 19, 1984	Boulder City Planning Commission
September 20, 1984	Henderson Planning Commission
September 25, 1984	Las Vegas Planning Commission
September 26, 1984	North Las Vegas Planning Commission

The specific time and place of each of these meetings can be obtained from the respective agency.

If this draft is substantially approved at these meetings, it will then be forwarded to the Clark County Commissioners, the Boulder City, Henderson, Las Vegas, Mesquite and North Las Vegas City Councils for their consideration. If additional meetings are necessary, we will be happy to schedule them.

The plan must be approved by the County, the incorporated cities and the Governor before it is put into effect.

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Attachment

CLARK COUNTY

DRAFT, AUGUST 1, 1984
Includes comments from public
workshops

PURPOSE

The Division of State Lands was directed by the 1983 State Legislature (Senate Bill 40) to "prepare, in cooperation with the appropriate state agencies and local governments throughout the state, plans or policy statements concerning the use of lands in Nevada which are under federal management." The purpose of the plans is to provide state and locally developed public land management policies to be used by the various federal agencies managing the public lands in Nevada. The plans are a comprehensive set of policies and measures which are designed to increase the role Nevadans have in determining the management of the public lands. Within the plans are comprehensive descriptions of problems and opportunities relating to the public land, as perceived by the state and local governments and the citizens of Nevada, which must be addressed by the federal public land managing agencies. With these plans the federal land management agencies will be better able to know, and to respond in a positive fashion to, the concerns and needs of Nevada.

Planning, effective communication and coordination by Nevada's governments, in concert with its citizens, can establish a set of policies for the best use of the lands. The recommendations contained in this report are directed to this end.

PROCESS

A series of meetings and workshops were the basis for this plan. The first meetings were with the County Commissioners, City Councils, the Planning Commissions, staff and major land managing agencies. The plan addresses issues identified for Clark County by the residents of Clark County. The policies are adopted by the County Commission and City Councils to act as a guide for dealing with the federal lands. Appendix I is a listing of meetings and workshops held that specifically related to Clark County.

BACKGROUND

Originally part of Arizona Territory, the area known today as Clark County was made part of Nevada and Lincoln County in 1867, when Nevada's southern boundary was extended.

Around 1907, the citizens of Las Vegas, Lincoln County's population and business center, petitioned the Nevada Legislature to form a new county. The vast distance between Las Vegas and the county seat, coupled with a mining slump, resulted in Clark County becoming a legal entity on July 1, 1909.

The construction of Hoover Dam, the development of a tourist gaming industry, and the establishment of the Nevada Test Site have all contributed to Clark County's growing economy and rapid population growth.

PHYSICAL CHARACTERISTICS

Located at the southern tip of the State, Clark County is 7,927 square miles in area. Characterized by mountain ranges and desert valleys, elevations vary from 490 feet on the Colorado River to 11,918 feet at Mt. Charleston. The Colorado River forms part of Clark County's eastern boundary and provides water to Lake Mohave and Lake Mead.

CLIMATE

Little precipitation falls on Clark County. Approximately 0.5 inches falls in January, the wettest month, and 0.04 inches in June, the driest month. Average annual precipitation is 3.9 inches, and, in those areas where soils are suitable, the average growing season is 250 days. The average high, 105 degrees, is recorded in July, and the average low, 31 degrees, is recorded in January.

LAND STATUS

There are large areas within Clark County administered by several different federal agencies. About half of the Desert National Wildlife Range, which is administered by the U.S. Fish and Wildlife Service, is in Clark County. Portions of the Lake Mead National Recreation Area, the Nellis Air Force Base Bombing and Gunnery Range, and the Nevada Test Site are also within Clark County. Smaller areas are managed by the U.S. Forest Service and Bureau of Reclamation. The Bureau of Land Management administers about seventy percent of the county.

Eighty-nine percent of Clark County's 5,075,009 acres is owned by the federal government. Only about ten percent is on the tax roll.

TABLE I
LAND STATUS IN CLARK COUNTY
(Clark County Comprehensive Plan)

<u>Land Area</u>	<u>Acres</u>	<u>% of County</u>
Federal	4,459,526	88.1
BLM	3,097,131	61.2
USFS	56,600	1.1
NPS	498,814	9.8
DOD	378,111	7.5
Other	428,870	8.5
Bureau of Indian Affairs	75,112	1.5
State	46,378	0.9
County	4,582	0.1
TOTAL TAX EXEMPT	4,585,598	90.4
Railroad	387	-
Commerical, Residential, Agricultural	489,024	9.5
TOTAL ON TAX ROLL	489,411	9.5
COUNTY TOTAL	5,075,009	(6th ranked, 7.3% of State)

POPULATION

TABLE II
CENSUS POPULATION OF CLARK COUNTY

	1920	1940	1960	1970	1980
County	4,859	16,414	127,016	273,288	463,087
Boulder City			4,059	5,223	9,590
Henderson			12,525	16,395	24,363
Las Vegas			64,405	125,787	164,674
North Las Vegas			18,422	36,214	42,739
State	77,407	110,247	285,278	488,758	800,495
% of State	6.2	14.9	44.5	56.0	57.8
Persons per square mile	.6	2.0	15.7	33.8	57.1

TABLE III
POPULATION PROJECTIONS FOR CLARK COUNTY
(Nevada Office of Community Services, 1984)

	1985	1990	2000
County	567,150	661,700	889,269
State	980,597	1,164,480	1,498,234
% of State	57.8	56.8	59.4

EMPLOYMENT

Though more diversified than many other counties, Clark County's economy is services dominated, representing 50 percent of employment in 1980. The second largest employment sector, retail trade, represents 16 percent of employment. Table IV indicates the number of persons employed in each industry sector in Clark County, the percent of persons employed in each industry sector in Clark County and what percent those persons are of the entire number of persons employed in that sector in the State of Nevada.

TABLE IV
INDUSTRY OF EMPLOYED PERSONS FOR CLARK COUNTY: 1980
(US Census PC 80-1-C30)

Industry	Employed Persons	% of County Total	% of State Industry Total
Agriculture	1,469	0.6	23.1
Forestry/Fisheries	70	-	
Mining	585	0.3	10.9
Construction	17,484	7.8	55.6
Manufacturing	9,738	4.3	41.7
Transportation, Communications Utilities	15,994	7.1	52.9

TABLE IV (continued)

Industry	Employed Persons	% of County Total	% of State Industry Total
Wholesale Trade	5,463	2.4	55.8
Retail Trade	36,631	16.3	
Finance, Insurance, Real Estate	13,812	6.1	57.8
Services	111,403	49.5	63.1
Public Administration	12,452	5.6	48.5
TOTAL	224,869	100.0	56.4

RECREATION

Outdoor recreational activities play an important part in the lifestyles and economy of Clark County. Major recreational areas in Clark County include three State Parks, the Red Rock Canyon Recreation Lands, the Mt. Charleston Division of the Toiyabe National Forest, and Lake Mead National Recreation Area, as well as county and city parks. Most dispersed recreation activities take place on the public lands, as indicated in Table V. The first column indicates the dispersed recreation activity, the second column indicates the percent of that activity that occurs in Clark County. The participation rate in Table V indicates average frequency of participation per capita in an outdoor recreational activity during the season of highest use. This would indicate that the average Nevadan would hike or backpack 4.4 times during the summer season, while the average Clark County resident would hike or backpack 2.4 times during the peak season. This information came from the Statewide Comprehensive Outdoor Recreation Plan.

TABLE V
DISPERSED RECREATIONAL ACTIVITIES OCCURRING IN CLARK COUNTY

Activity	% Occurring in County	Statewide Participation Rate	County Participation Rate
Motor Boating	49.1	1.44	1.48
Shooting (non-hunting)	39.0	-	-
Fishing	28.9	2.99	2.37
Hiking, Backpacking	27.2	4.41	2.44
Exploring	26.1	-	-
Sightseeing	26.1	-	-
Off-Highway Vehicle Use	25.3	0.14	0.12
Photography	24.3	-	-
Primitive Camping	22.4	0.83	0.76
Horseback Riding	21.1	1.06	0.40
Rockhounding	20.2	-	-
Hunting	12.5	1.06	0.46

CONCERNS EXPRESSED ON PUBLIC LANDS

During the initial workshops and meetings, the purpose of the plans and the process were explained. To provide a focus for the planning effort and to provide a base for plan objectives, individuals in the meetings and workshops identified concerns they personally felt or represented were significant relative to the public lands in Clark County. Some of the problems mentioned seem contradictory, and indeed are; however, each represents an actual concern as perceived by a participant or group of participants.

These problems are consolidated from several meetings, workshops held in Boulder City, Las Vegas and Overton, and from local general plans (see Appendix I).

There were some conflicting concerns on the retention of all public lands in multiple use; some people thought that there are too many lands now withdrawn from multiple use while others thought that "special areas" should be better identified and protected including withdrawals if necessary. A related concern was expressed that withdrawals of public lands from full public use (by the military or sales, etc.) should be matched by providing new or other multiple use lands elsewhere in the county. It was felt by these same advocates that sales receipts from the sale of public lands should be used for the purchase of sensitive lands elsewhere, similar to the Burton-Santini Act. High value recreation lands, specifically private lands within the Mt. Charleston area and private undeveloped lands near Red Rock Canyon Recreation Lands, should be acquired.

The Valley of Fire State Park expansion was supported at the Overton workshop and it was felt that the expansion should include protection or reserves for wildlife.

There were concerns expressed that disposals for state and local public needs, for example through the Recreation and Public Purposes Act process, should continue. Lands in close proximity to urban areas and where municipal services are available should be disposed of for private and public needs. One person objected to disposals that would expand the urban uses in Las Vegas Valley because the urban "sprawl" that would occur would cause increased air pollution and other undesirable side effects. People at the Boulder City workshop expressed a concern that Lake Mead National Recreation Area boundaries affect urban expansion in Boulder City. Overton workshop participants expressed a desire that only minimal lands in Moapa Valley be disposed of, to retain public open space in the valley.

The pending disposal to the Department of Defense (Groom Range area in Lincoln County) was supported at one workshop and opposed at another. There was concern that sensitive areas within the Fort Mohave land transfer should be set aside for wildlife purposes or park purposes and not be developed. Questions were asked on what impacts the Senate Bill 40 plan would have on the Eldorado Valley (105,000 acres) land disposal. Concern was also expressed that the Gold Butte area not be disposed of.

Roads, ways and all other existing access ways across public lands or across private lands to public lands should remain open. Hunters cited specific access problems in some mountain areas.

The agricultural interests felt that grazing should continue on the public lands, but there were several concerns expressed at the urban workshops that the public lands were being overgrazed and that livestock numbers should be reduced. Some expressed a feeling that there should be more wild horses and burros instead of more livestock. Also brought up was the impression that livestock pollute waterholes. Suggestions were made that overgrazed areas should be reseeded with natural grasses and that livestock use be adjusted annually to protect the forage. Some felt that grazing fees should be increased to represent the true value of the grazing resource.

The only concerns relating to mining dealt with feelings that it was getting too hard to do assessment work and that there generally were too many restrictions on mining activities.

There were some concerns expressed that access for recreational purposes, especially hunting and gem collecting, not be restricted. The gem collectors expressed a concern that out-of-state commercial gem collectors are taking too much material from the lands; they felt some restrictions were necessary, but access should be kept available.

There was a need expressed for areas to be established for youth or scouting purposes. Those advocating youth or scout camps desired a site with water access; the Overton area of Lake Mead National Recreation Area was cited as an example, possibly identifying several possible sites and using only one or two per year on a rotational basis. Others cited a need for greater funding of recreation programs on the public lands. A concern was also presented relating to the desirability of keeping the campground facilities on Mt. Charleston open longer or year round. There was a need expressed for sites near existing communities to be designated for motorcycle or dirt bike use.

Three specific concerns were expressed dealing with the Red Rock Canyon Recreation Lands. The first was a need for increased funding for interpretive functions at RRCRL; the second dealt with the acquisition of private lands near RRCRL and the third with the main highway through RRCRL. It was felt that the highway should not be widened or substantially improved to allow for increased speed, that the road should retain its "driving for pleasure" relationship to the canyon.

The ORV-CRMP (the Clark County Off-Road Vehicle - Coordinated Resource Management and Planning Committee) recommendations developed through extensive public involvement should be included in the Senate Bill 40 plan.

The issue of wilderness had people speaking for and against designation. Some said that there were too many areas being considered for wilderness in Clark County while others said wilderness should be encouraged. One of those speaking against wilderness said that designation will restrict mineral development; he also advocated that mineral inventories be done early in the wilderness planning process. Those people in the middle advocated that only "the choicest" or "special" areas be designated wilderness. Some said generally that wilderness areas in the mountains are beneficial and should be protected. The only area specifically cited in Clark County that should be wilderness was the Spring Mountains, but at another workshop the only specific area cited that should not be wilderness was the Harris Peak area of the Spring Mountains.

Some recommended that rare flora areas, historical areas, etc., should be put into an Area of Critical Environmental Concern (ACEC) classification. Others identified a need for more information on cultural resources, and said that these areas should be better maintained and protected. One other wanted the state to have more control over cultural resources found on public lands.

Wild horses received very little comment. But when it was brought up there were suggestions to "reduce adoption fees," "relocate to other states," and that they should be "protected and properly managed."

Unlike wild horses, wildlife received extensive discussion. That all wildlife should be promoted and protected was brought up at all three workshops. Specific species cited were big horn sheep and desert tortoise, and that these species should be restored to historical habitat as far as is practical. Public wetlands should be retained and restored for wildlife values; the wetlands at Fort Mohave and in the northeast part of Clark County were referred to specifically, but all wetlands were included in the concern.

The designation of key wildlife areas as ACEC's (Areas of Critical Environmental Concern) was also recommended. The problem of pesticides and poisons for wildlife was also presented as well as the trapping of cougars and bobcats. Some people advocated better inventories and planning to promote wildlife in multiple use management of the public lands.

A concern was expressed about utility corridors. It was felt that the number of corridors should be restricted to those only absolutely necessary and that new transmission lines should utilize existing corridors.

There were some general or administrative concerns including the feeling that BLM was not productive and that the public sometimes got conflicting information and the run-around from federal agencies. Some also thought that the different multiple uses should be equally monitored, citing mining and off-highway vehicle use as the two extremes.

Concerns were also brought up that dealt with state rather than federal problems. These include water rights, air quality, landscaping of highway medians, and funding for non-game wildlife.

POLICIES

This policy plan for the public lands in Clark County is a guide developed by the citizens and local governmental entities regarding the use of public lands in Clark County. The plan addresses federal land use management issues directly and is intended to be used as a positive guide for federal land management agencies in their development and implementation of federal land plans and management actions. The citizens of Clark County support the continued multiple use of the public lands in Clark County. The county commission and affected city councils should be consulted on any interpretation of these policies.

FEDERAL LANDS

Manage and utilize public lands on the basis of multiple use and sustained yield concepts, and in a manner that will conserve natural resources; protect and preserve the quality of the environment, and ecological, scenic, historical and archeological values; protect and preserve wildlife habitat, and certain lands in their natural condition; and provide for long term benefits for the people of Clark County and future generations.

POLICIES

1. Increase opportunities for community and local economic development by selectively increasing the amount of privately owned and locally managed land within the county.
 - a. Certain lands within the Las Vegas Valley and near other communities should continue to remain as public lands, or be set aside for public uses, such as school sites, parks, golf courses.

- b. Public lands within the municipal service area of existing communities should continue to be made available for urban expansion. These lands should be transferred only when local governments agree that the transfer is timely and would not be a burden to local governments.
 - c. Federally managed lands should continue to be made available for state and local governmental purposes. Lands identified for public purposes should receive preference over disposal for private purposes.
 - d. Local governments should continue to be made aware of scheduled disposals and exercise stricter land use controls (zoning, etc.) over public lands that are scheduled for disposal.
 - e. Land exchanges should be given high priority and encouraged.
 - f. Before public lands are disposed of, adverse impacts on existing uses should be considered. Adverse impacts could include important wildlife habitat, archaeological and historical sites, municipal watershed, flood prone areas, mineral use, grazing, access, and recreational and other uses.
2. Whenever the public lands are disposed of, existing access to adjoining and nearby public lands should be retained for recreational and other multiple use needs or alternative routes of access should be made available.
 3. Corridors for the future transmission of energy, communications and transportation need to be planned for in harmony with other multiple uses on public lands. Preference should be given to existing corridors.
 4. Promote the increased use of, and adherence to, comprehensive planning among all government entities in Nevada.
 - a. Local governments should include in their general plans the identification of lands within their planning area that should be in public ownership for specific or multiple use management. Federal lands disposal should be in conformance with these plans. This should be a guide for acquisitions, disposals, or exchanges.
 - b. Local involvement and the use of coordinated resource management and planning should continue.
 5. Use and any development of public lands should adhere to local zoning and other ordinances.
 6. To provide maximum management flexibility, transfers should be by the most appropriate method available.
 - a. Land exchanges that complete assemblage of high value public purpose lands or make private lands more manageable should be given a high priority in federal real estate actions.
 - b. Opportunities for the acquisition of private lands which have high recreational, wildlife, and other public purpose values should be pursued. A program similar to the Burton-Santini Act for indirect land exchanges should be encouraged.

AGRICULTURE

Recognize that agricultural production will be necessary to help meet the requirements of future state populations and is important to Clark County. Protect agricultural land and promote the continuation of agricultural pursuits.

POLICIES

1. The federal government should continue to make the public rangelands economically and realistically available for livestock grazing where compatible with the other multiple use objectives.
2. To preserve existing agricultural activity, public lands should be made available to accommodate commercial, industrial, and residential uses on non-agriculturally suitable land.

MINERAL RESOURCES

Recognize that the development of Nevada's mineral resources is desirable and necessary to the nation, the state and Clark County. Retain existing mining areas and promote the expansion of mining operations and areas.

POLICIES

1. There should be access to lands where the mineral estate is in federal ownership.
2. Approximately four sand and gravel pits, one in each quadrant of Las Vegas Valley, should be provided for mineral material sales to the public. The specific sites should be determined in cooperation with local governments and evaluated every two years.

RECREATION

Conserve and protect scenic, historical and recreational resources for the benefit of present and future generations.

POLICIES

1. Dispersed recreation opportunities on public lands should be provided.
2. Off-road vehicle use and management should be in conformance with citizen developed CRMP (Coordinated Resource Management and Planning) recommendations.
3. Public lands with value for concentrated recreational use (camp grounds, historic sites, etc.) should be identified, protected and developed for recreational purposes and adequately maintained. The local governments and the Division of State Parks should be involved in recreational site designation and planning.
 - a. Special interest user fees should be collected and designated for development of special interest facilities. User fees should reflect the impact of the use on the facilities and the environment.

- b. Areas for youth group camping should be provided on the public lands. Several sites may be designated and used on a multi-year rotational system based on need and the ability to mitigate impacts.
4. The Spring Mountains should be managed as a primary recreation area. Management and facilities should protect the area from misuse and degradation.
 - a. Existing facilities should be available for use for longer seasons or year round.
 - b. Public lands within the viewshed of Lee Canyon and Kyle Canyon roads should be protected in a scenic and natural area.
5. The Red Rock Canyon Recreation Lands should be managed in accordance with the 1976 adopted Master Plan and the approved Memorandum of Understanding between the Division of State Parks and the Bureau of Land Management. The planning concepts adopted in that plan (page 29 of the plan) are still relevant and should be followed in its implementation. These planning concepts are:
 - Education of the public is vital. Visitors must be informed of the unique resources in the recreation lands and instructed as to wise and safe use of these resources.
 - Sensitivity of the land must be considered in placement of facilities. Visitor use should be monitored to protect resources.
 - Sensitive areas that are easily accessible must be managed; users should be directed to less sensitive sites with similar activities.
 - Areas which are naturally inaccessible will generally remain protected if access is not improved.
6. The scenic and viewshed areas of the Spring Mountain Range, the Desert National Wildlife Refuge, Lake Mead National Recreation Area, the Muddy Mountains, Frenchman Mountain, and the North McCullough Mountains should be protected.
7. The federal lands within the boundaries of the Clark County Wetlands Park area should be managed according to the adopted plan for that area.

WILDERNESS

Wilderness designation should be made for those wilderness areas where the values of wilderness are capable of balancing the foregone resource values and uses.

POLICIES

1. Only areas that can be managed as wilderness should be considered for wilderness designation. Boundaries should be easily identifiable on the ground and should not cut off needed access ways.
2. When designating areas for wilderness; wildlife, fire control, mineral resources, visitor impacts, and management needs should be considered.
3. Wilderness area management plans should involve the public and local governments, preferably using a coordinated resource management and planning (CRMP) type process.

CULTURAL RESOURCES

Conserve and protect the buildings, historic districts, objects, sites, trails and structures of historical and prehistorical significance for the benefit of the present and future generations.

POLICIES

1. Continue and expand the federal efforts in identifying, preserving and interpreting Nevada's cultural resources.

WILD HORSES AND BURROS

Manage wild horses and burros to minimize detrimental impacts on other multiple uses and pursue resource enhancement where needed to correct wild horse and burro damage.

POLICIES

1. Wild horse and burro herds should be managed at reasonable levels to be determined with public involvement and managed with consideration of the needs of other wildlife species and livestock grazing.
2. Wild horse groups, the coordinated resource management and planning (CRMP) process and/or Heil funds should be used to solve wild horse and burro problems.

WILDLIFE

Identify, protect and preserve wildlife species and habitats.

POLICIES

1. Identify habitat needs of wildlife species and provide for those needs so as to, in time, attain species diversity at reasonable population levels.
 - a. Known critical wildlife habitats, such as streams, riparian zones, and wetlands, should receive special management.
 - b. Wildlife habitat improvement projects such as guzzlers should be continued as appropriate. The projects should take into consideration impacts on other uses.
2. Mechanical and chemical treatments of vegetation and varmints throughout Clark County should be used only if it is demonstrated there are minimal undesirable side effects on wildlife or wildlife habitat.
3. Adequate and sufficient habitat to support the augmentation of bighorn sheep in Clark County should be provided on public lands. These mountain ranges currently have bighorn sheep: Newberry Mountains, North and South McCullough, North and South Eldorado, Highland Range, River Mountains, Muddy Mountains, Spring Mountain Range, New York Mountains, Arrow Canyon Range, Virgin Mountains, Gold Butte, plus the Desert National Wildlife Range.

SPECIFIC LANDS IDENTIFIED FOR NON-FEDERAL OWNERSHIP

When compatible with local government plans, public lands should be made available for state, local government and private uses.

STATE AND LOCAL GOVERNMENT

Since February 1981 both state and local governmental agencies have been expending concentrated efforts on identifying public lands managed by the BLM which are necessary for community expansion, municipal facilities, parks, and recreation, etc. This effort was the result of an invitation from the Department of the Interior to identify lands urgently needed by state and local agencies.

Close coordination between state agencies, local governmental agencies, and the BLM has continued, and priorities are established yearly through the cooperation of these agencies.

The following public lands have been identified for state or local purposes:

	<u>Approximate Acreage</u>
a. Valley of Fire State Park, expansion - To compliment the recreational and management program currently in progress and to include within the park a complete ecosystem around the valley, additional scenic areas, Weiser Valley and Wesier Bowl, petroglyphs and other prehistoric sites, a hiking and equestrian trail system and a picnic area in accordance with the park master plan.	
Township 15 South, Range 67 East	2,547
Township 15 South, Range 66 East	7,560
Township 16 South, Range 66 East	10,618
Township 17 South, Range 67 East	2,858
Township 18 South, Range 67 East	1,440
b. Floyd Lamb State Park, expansion - To provide adequate visual and natural buffer to the park, to reduce encroachment of private land activites on bordering lands and to provide equestrain trails.	
Township 19 South, Range 60 East	1,360
c. Arrow Canyon State Park, new park - For preservation of geological, archeological, scenic and paleontological resources and to provide camping, picnicing hiking, interpretation, sightseeing and horseback riding recreational activities.	
Township 13 South, Range 63 East	1,120
Township 13 South, Range 64 East	1,900
Township 13½ South, Range 63 East	320
Township 13½ South, Range 64 East	2,080
Township 14 South, Range 64 East	4,480
Township 14 South, Range 65 East	1,160

**Approximate
Acreage**

- d. Other state park sites will be included in the State Park Systems Plan, a plan that includes the Division of State Parks goals and development plans for existing and new state parks.
- e. The Department of Transportation has identified a fifteen acre site for a maintenance station.
- Township 19 South, Range 57 East 15
- f. The Division of Forestry has not identified any lands in Clark County at this time.
- g. The Nevada National Guard has not identified any lands in Clark County at this time.
- h. Clark County has identified and made application for the acquisition of public lands for cemetery sites, sanitary land fills, sewage facilities, recreation use, community expansion, fire station and storage facilities.
- | | |
|----------------------------------|-----|
| Township 13 South, Range 70 East | 15 |
| Township 13 South, Range 71 East | 252 |
| Township 14 South, Range 66 East | 40 |
| Township 15 South, Range 67 East | 190 |
| Township 16 South, Range 68 East | 5 |
| Township 21 South, Range 59 East | 10 |
| Township 32 South, Range 66 East | 840 |
- i. Clark County Sanitation District has made application to the Bureau of Land Management for expansion and new sewage facilities.
- | | |
|-----------------------------------|-----|
| Township 13 South, Range 70 East | 80 |
| Township 13 South, Range 71 East | 80 |
| Township 14, South, Range 66 East | 160 |
| Township 16 South, Range 67 East | 100 |
| Township 19 South, Range 57 East | 160 |
| Township 21 South, Range 62 East | 80 |
| Township 32 South, Range 66 East | 326 |
- j. Additional county needs for public lands have been identified by the County Library and the County Housing Authority for their agency needs.
- | | |
|----------------------------------|----|
| Township 20 South, Range 60 East | 5 |
| Township 21 South, Range 60 East | 80 |
| Township 22 South, Range 61 East | 3 |

**Approximate
Acreage**

- k. The Clark County School District has planned for the school site and support facilities needed for the expansion of the school system. Most of their requirements are ten or twenty acre school sites within the Las Vegas Valley but they also include sites to serve the rural areas. They have identified about 109 sites.

Township 18 South, Range 59 East	190
Township 19 South, Range 60 East	60
Township 20 South, Range 60 East	410
Township 21 South, Range 60 East	754
Township 21 South, Range 63 East	160
Township 22 South, Range 60 East	775
Township 22 South, Range 61 East	625

- l. The City of Las Vegas has identified public lands necessary for local public needs including fire stations, sewage facilities, flood control, maintenance sites and recreation uses.

Township 18 South, Range 59 East	240
Township 18 South, Range 60 East	1,420
Township 19 South, Range 59 East	1,180
Township 19 South, Range 60 East	1,035
Township 20 South, Range 59 East	140
Township 20 South, Range 60 East	1,422
Township 21 South, Range 59 East	40
Township 21 South, Range 60 East	160
Township 21 South, Range 62 East	600

- m. North Las Vegas has planned and partially received public lands for recreation, urban expansion and other municipal needs.

Township 19 South, Range 61 East	1,080
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- n. The City of Boulder City has identified lands for public needs and development. The Gibson-Brown Act of the 1969 Nevada Legislature (Senate Bill 384) identified and authorized these non-contiguous lands for future annexation. The lands have been withdrawn as part of the Eldorado Valley Lands and annexation and development requires the concurrence of the Colorado River Commission and the County.

Township 23 South, Range 63 East	8,320
Township 23 South, Range 63½ East	1,280
Township 23 South, Range 64 East	3,200
Township 23½ South, Range 64 East	3,200
Township 24 South, Range 63 East	23,040
Township 24 South, Range 64 East	19,200
Township 25 South, Range 64 East	3,840

**Approximate
Acreage**

- o. The City of Mesquite, having only recently incorporated, is reviewing public lands near the community for certain public needs. These include a golf course, land fill, flood control, sewage ponds and an airport. As specific lands are identified, they will be amended in this plan.

PRIVATE

Dispose of certain public lands (approximately 123,500 acres) within Clark County. These lands were identified in the Las Vegas District, Bureau of Land Management Framework Plan after extensive public involvement and concurrence. To provide maximum public benefit, all disposals will be by the most appropriate authority available, with exchanges and recreation and public purposes authority encouraged. Disposals must be in coordination with local government officials and agencies. These lands primarily are small tracts and part of the Las Vegas Valley. As specific parcels of public land are proposed for sale, site specific information must be made available to the public, and environmental assessments developed.

This includes approximately 108,107 acres within the Las Vegas Valley with priority to lands identified as part of the Santini-Burton Act; and public lands near the rural communities of Indian Springs (approximately 382 acres), Goodsprings (approximately 880 acres), Searchlight (approximately 640 acres), Nelson (approximately 312 acres) and Laughlin (approximately 1,280 acres). Also included are isolated parcels of 640 acres or less near settlement areas: Eastern Pahrump Valley (1,000 acres), Mountain Springs (65 acres), Sandy-Mesquite Valley (1,098 acres), Jean (590 acres), Sloan (2,065 acres), Blue Diamond (326 acres), Moapa Valley (1,080 acres), Virgin Valley (1,127 acres) and Kyle Canyon Road Small Tract Area (4,500 acres).

APPENDIX I: RECORD OF MEETINGS - CLARK COUNTY

Date	Meeting
December 29, 1983	Boulder City Planning Director
December 29, 1983	Henderson City Planning Director
December 30, 1983	Clark County Comprehensive Planning Staff
December 30, 1983	City of Las Vegas Planning Director
December 30, 1983	North Las Vegas Planning Director
January 3, 1984	Clark County Commissioners
January 3, 1984	Henderson City Council
January 4, 1984	Las Vegas City Council
January 4, 1984	North Las Vegas City Council
January 5, 1984	Las Vegas City Manager
March 6, 1984	U.S. Fish and Wildlife Service, Las Vegas
March 6, 1984	BLM District Manager, Las Vegas
March 6, 1984	State Parks District Ranger, Las Vegas
March 6, 1984	Administrative Assistant, Congressman Harry Reid's Office, Las Vegas
March 7, 1984	Henderson General Plan Task Force, Henderson
March 7, 1984	Boulder City Planning Commission, Boulder City
March 8, 1984	Clark County School District, Las Vegas
March 8, 1984	Lake Mead National Recreation Area, Boulder City
March 8, 1984	Boy Scouts of America, Las Vegas
March 8, 1984	Henderson Planning Commission, Henderson
March 8, 1984	Las Vegas Planning Commission, Las Vegas
April 10, 1984	Boulder City Community Development Director
April 10, 1984	Boulder City Council, Boulder City
April 11, 1984	BLM - Las Vegas District
April 11, 1984	Department of Wildlife, Las Vegas
April 11, 1984	North Las Vegas Planning Commission, North Las Vegas
April 16, 1984	Clark County Regional Plan Steering Committee
April 23, 1984	Senate Bill 40 Workshop - Boulder City
April 30, 1984	Senate Bill 40 Workshop - Las Vegas
May 3, 1984	Moapa Valley Town Board, Overton
May 3, 1984	Senate Bill 40 Workshop - Overton

Date	Meeting
June 12, 1984	Division of State Parks, Carson City
June 12, 1984	Division of Historic Preservation and Archeology, Carson City
June 21, 1984	North Las Vegas Planning Director
June 21, 1984	Clark County Comprehensive Planning
June 21, 1984	Boulder City Community Development Director
June 21, 1984	Henderson City Planning Director
June 22, 1984	BLM - Las Vegas District
June 22, 1984	Clark County Comprehensive Planning
June 22, 1984	City of Las Vegas Planning Director
July 16, 1984	Senate Bill 40 Workshop - Las Vegas
July 17, 1984	Mesquite City Manager, Mesquite
July 19, 1984	Senate Bill 40 Workshop - Boulder City
August 13, 1984	Clark County General Plan Steering Committee
September 18, 1984	Clark County Planning Commission
September 19, 1984	Boulder City Planning Commission
September 20, 1984	Henderson Planning Commission
September 25, 1984	Las Vegas Planning Commission
September 26, 1984	North Las Vegas Planning Commission

APPENDIX II: RECORD OF MEETINGS - STATEWIDE

<u>Date</u>	<u>Meeting</u>
August 22, 1983	Legislature's Committee on Public Lands, Reno
September 8, 1983	Department of Wildlife, Reno
September 13, 1983	BLM State Office - Planning and Environmental Staff, Reno
September 13, 1983	United States Fish and Wildlife Service, Reno
September 14, 1983	Sierra Pacific Power Company, Carson City
September 15, 1983	Department of Agriculture, Reno
September 15, 1983	U.S. Forest Service - Toiyabe National Forest, Reno
September 15, 1983	Department of Wildlife, Reno
September 23, 1983	State Multiple Use Advisory Committee on Federal Lands, Reno
September 26, 1983	Department of Transportation, Carson City
September 26, 1983	Division of State Parks, Carson City
September 26, 1983	Division of Environmental Protection, Carson City
September 27, 1983	Division of Historic Preservation and Archeology, Carson City
September 28, 1983	Bureau of Reclamation, Department of the Interior, Carson City
September 28, 1983	Indian Tribal Commission, Carson City
October 3, 1983	Division of Forestry, Carson City
October 3, 1983	Office of Community Services, Carson City
October 12, 1983	Division of Water Resources, State Engineer, Water Planning, Carson City
October 17, 1983	State Land Use Planning Conference, Reno
October 17, 1983	State Land Use Planning Advisory Council Meeting, Reno
October 19, 1983	U.S. Forest Service - Humboldt National Forest, Carson City
November 1, 1983	Association of Governments of Northwestern Colorado, Redstone, Colorado
November 16, 1983	Nevada Association of Conservation Districts Annual Meeting, Winnemucca
November 11, 1983	Nevada Prospectors and Miners Association, Reno
December 21, 1983	Nevada Resource Action Council, Reno
January 26, 1984	Senator Laxalt's Office, Senator Hecht's Office, Legislative Counsel Bureau, Carson City
January 26, 1984	National Wildlife Federation Western Regional Coordinator, Carson City
January 26, 1984	Nevada Pony Express Association, Carson City

Date	Meeting
February 7, 1984	Toiyabe Chapter of the Sierra Club, Reno
February 21, 1984	Coordinated Resource Management and Planning Executive Group, Reno
February 21, 1984	David Williams, Bureau of Land Management, Washington, D.C.; in Reno
February 22, 1984	State Conservation Commission, Carson City
February 24, 1984	Nevada Indian Commission, Carson City
March 2, 1984	Nevada Resource Action Council, Reno
March 5, 1984	Toiyabe Chapter of Sierra Club, Red Rock Audubon Society, Las Vegas
March 6, 1984	Administrative Assistant to Congressman Reid, Las Vegas
March 15, 1984	Nevada Outdoor Recreation Association, Carson City
March 26, 1984	Department of Minerals, Carson City
April 25, 1984	Nevada Resource Action Council, Reno
April 27, 1984	State Land Use Planning Advisory Council, Yerington
May 2, 1984	State Parks Advisory Commission, Las Vegas
May 4, 1984	Legislative Commission on Federal Lands, Las Vegas
May 30, 1984	Department of Economic Development, Carson City
June 6, 1984	Nevada Prospectors and Miners Association, Hawthorne
June 11, 1984	Nevada Range Committee, University of Nevada-Reno, Reno
June 14, 1984	Nevada Association of Counties, Carson City
June 21, 1984	Commission on Mineral Resources, Sparks
June 29, 1984	State Multiple Use Advisory Committee on Federal Lands, Reno
July 10, 1984	Nevada Public Affairs Institute, University of Nevada-Reno, Carson City