

A G E N D A
CITY PLANNING COMMISSION

October 11, 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 August 9, 1984 City Planning
Commission minutes.

OLD BUSINESS:

1. Z-69-84

(Abeyance from
9/25/84)

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

NEW BUSINESS:

1. TENTATIVE MAP -
—RANCHO BEL AIR
REVIEW OF CONDITION

Request of the RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION,
INC. for a Review of Condition to allow the 20-foot
wide emergency vehicle access lane on Lantern Lane
with an electronically operated gate to be used as
additional access to Bel Air Subdivision on property
generally located on the southwest corner of Mesquite
Avenue and Rancho Drive in zoning district R-PD4
(Residential Planned Development).

2. TENTATIVE MAP -
GLENVIEW MEADOWS
TOWNHOMES
REVIEW OF CONDITION

Request of GLENVIEW DEVELOPMENT CORPORATION for a
Review of Condition no. 6 for Glenview Meadows
Townhomes on property generally located adjacent to
Burningwood Lane, north of Vegas Drive, N-U Zone
(under Resolution of Intent to R-PD14).

3. Z-71-84

Request of JEAN B. CALHOUN for reclassification of
property generally located on the north side of
Sahara Avenue between Mariposa Avenue and Monterey
Avenue, from R-2 to C-1.
Proposed Use: Patron and Employee Parking Lot

4. Z-72-84

Request of RICHARD AND FRANCES MINNOZZI for re-
classification of property generally located at
1017 Carpenter Drive, from R-1 to C-1.
Proposed Use: Business office with retail sales

5. Z-66-64 (36)

PLOT PLAN REVIEW

Request of PETROLEUM SYSTEMS & MAINTENANCE, INC. for a Plot Plan Review to allow retail gasoline sales in connection with an existing convenience store, on property located at 3051 E. Charleston Boulevard, C-1 Zone (Under Resolution of Intent to M).

6. Z-90-80

PLOT PLAN REVIEW

Request of FOODMAKER, INC. for a Plot Plan Review for a proposed Jack-in-the-Box restaurant on property generally located on the northwest corner of Maryland Parkway and Sahara Avenue, C-1, C-M and C-C Zones (under Resolution of Intent to C-1).

SUPPLEMENTAL AGENDA

CITY PLANNING COMMISSION

October 11, 1984

1. Z-50-83
PLOT PLAN
REVIEW
Request of GREENE & SHROFF, ARCHITECTS, for a Plot Plan Review of property generally located on the east side of Edmond Street and between O'Bannon Drive and El Parque Street, R-E and N-U Zones (under Resolution of Intent to R-PD18).
2. Z-49-78
EXTENSION OF
TIME
Request of MRS. RICHARD ZEITER for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Place, R-2 Zone (under Resolution of Intent to R-3).
3. Z-76-83
EXTENSION OF
TIME
Request of the BENEVOLENT AND PROTECTIVE ORDER OF ELKS for an Extension of Time on property generally located on the north side of Bonanza Road between Las Vegas Boulevard and Ninth Street, C-1 and C-2 Zones (under Resolution of Intent to C-2 zone).
4. A-18-84 (A)
Petition of Annexation submitted by METROPOLITAN DEVELOPMENT CORPORATION to annex property generally located on the northeast corner of Lorenzi Boulevard, and Smoke Ranch Road containing approximately 121.394 acres.
5. SP-2-84
Request of ORDOWSKI & EADS for approval of satellite parking on property generally located at the northeast corner of Charleston Boulevard and Eighth Street, C-2 Zone.
6. AR-5-84
AESTHETIC REVIEW
Request of WESTERN CAB COMPANY to delete landscaping required in conjunction with the construction of their facility at 801 S. Main Street, C-M Zone.

AGENDA

October 11, 1984

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

Page 1

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS

Satisfaction of Open Meeting Law and Reading of Standard Conditions

MINUTES

Approval of the August 9, 1984 City Planning Commission Minutes

OLD BUSINESS

1. Z-69-84 - NEVADA SAVINGS AND LOAN ASSOCIATION (Abeyance from 9/25/84)
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

NEW BUSINESS

1. TENTATIVE MAP & REVIEW OF CONDITION - RANCHO BEL AIR
Request of the RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION, INC. for a Review of Condition to allow the 20-foot wide emergency vehicle access lane on Lantern Lane with an electronically operated gate to be used as additional access to Bel Air Subdivision on property generally located on the southwest corner of Mesquite Avenue and Rancho Drive in zoning district R-PD4 (Residential Planned Development).
2. TENTATIVE MAP & REVIEW OF CONDITION - GLENVIEW MEADOWS TOWNHOMES
Request of GLENVIEW DEVELOPMENT CORPORATION for a Review of Condition No. 6 for Glenview Meadows Townhomes on property generally located adjacent to Burningwood Lane, north of Vegas Drive, N-U Zone (under Resolution of Intent to R-PD14)
3. Z-71-84 - JEAN B. CALHOUN
Reclassification of property generally located on the north side of Sahara Avenue between Mariposa Avenue and Monterey Avenue, from R-2 to C-1.
Proposed Use: Patron and Employee Parking Lot.
4. Z-72-84 - RICHARD AND FRANCES MINNOZZI
Request for reclassification of property generally located at 1017 Carpenter Drive, from R-1 to C-1. Proposed Use: Business office with retail sales.
5. Z-66-64(36) - PLOT PLAN REVIEW - PETROLEUM SYSTEMS & MAINTENANCE, INC.
Request to allow retail gasoline sales in connection with an existing convenience store, on property located at 3051 E. Charleston Boulevard, C-1 Zone (Under Resolution of Intent to M).
6. Z-90-80 - PLOT PLAN REVIEW - FOODMAKER, INC.
Request for a Plot Plan Review for a proposed Jack-in-the-Box restaurant on property generally located on the northwest corner of Maryland Parkway and Sahara Avenue, C-1, C-M and C-C Zones (Under Resolution of Intent to C-1).

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

SUPPLEMENTAL AGENDA

1. Z-50-83 - PLOT PLAN REVIEW - GREENE & SHROFF, ARCHITECTS
Request for a Plot Plan Review of property generally located on the east side of Edmond Street and between O'Bannon Drive and El Parque Street, R-E and N-U Zones (under Resolution of Intent to R-PD18).
2. Z-49-78 - EXTENSION OF TIME - MRS. RICHARD ZEITER
Request for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Place, R-2 Zone (under Resolution of Intent to R-3).
3. Z-76-83 - EXTENSION OF TIME - BENEVOLENT AND PROTECTIVE ORDER OF ELKS
Request for an Extension of Time on property generally located on the north side of Bonanza Road between Las Vegas Boulevard and Ninth Street, C-1 and C-2 Zones (under Resolution of Intent to C-2 Zone).
4. A-18-84 (A) - PETITION OF ANNEXATION - METROPOLITAN DEVELOPMENT CORPORATION
Petition to annex property generally located on the northeast corner of Lorenzi Boulevard and Smoke Ranch Road containing approximately 121.394 acres.
5. SP-2-84 - SATELLITE PARKING - ORDOWSKI & EADS
Request for approval of satellite parking on property generally located at the northeast corner of Charleston Boulevard and Eighth Street, C-2 Zone.
6. AR-5-84 - AESTHETIC REVIEW - WESTERN CAB COMPANY
Request to delete landscaping required in conjunction with the construction of their facility at 801 S. Main Street, C-M Zone.

SUPPLEMENTAL AGENDA

CITY PLANNING COMMISSION

October 11, 1984

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Petition of Annexation submitted by METROPOLITAN DEVELOPMENT CORPORATION to annex property generally located on the northeast corner of Lorenzi Boulevard, and Smoke Ranch Road containing approximately 121.394 acres.
5. SP-2-84
Request of ORDOWSKI & EADS for approval of satellite parking on property generally located at the northeast corner of Charleston Boulevard and Eighth Street, C-2 Zone.
6. AR-5-84
AESTHETIC REVIEW
Request of WESTERN CAB COMPANY to delete landscaping required in conjunction with the construction of their facility at 801 S. Main Street, C-M Zone.

MINUTES

CITY PLANNING COMMISSION

OCTOBER 11, 1984

CALL TO ORDER:

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

PRESENT:

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

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
Linda Owens, Deputy City Clerk

ANNOUNCEMENT:

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

REZONING CONDITIONS:

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

MINUTES:

MRS. COLEMAN made a Motion for ABEYANCE of the Minutes for the August 9, 1984 City Planning Commission meeting. Motion carried unanimously. (Tracy excused).

OLD BUSINESS:

1. Z-69-84

(Abeyance from
9/25/84)

APPROVED

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

MR. FOSTER stated this item was held in abeyance from the last meeting so the applicant could meet with the property owners in the area and work out some of the concerns that were expressed at the last meeting. The applicant is proposing 458 units on 18.4 acres, which would be at a density of 24.9 units per gross acre of land. They are proposing 724 parking spaces where 510 are required. The buildings have been set back a greater distance than the previous application in 1982. There is no access proposed to Santa Catalina at the northwest portion of the property. All access is to Cheyenne and Michael Way. There will be adequate landscaping throughout and central recreation sites. Staff

1. Z-69-84

(Continued)

recommends 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 dual driveways along Michael Way by the Traffic and Parking Commission, 5) 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 and Development, 6) Provision of a 20-foot sewer easement along the north property line as required by the Department of Design and Development, 7) Standard conditions 2 through 8. Staff has petitions with approximately 302 signatures in protest which comprise 185 property owners.

KENNY GUINN, 201 Las Vegas Boulevard, appeared for the application. Representatives of the application, surrounding property owners, and representatives of First Western Savings and Loan Association who own the property to the west of this project met to work out the various concerns that were expressed at the last meeting. The property owners endorsed the project. The property owners do not want a large berm along the western section because of flooding in the future. First Western Savings and Loan Association said they would rather have a 5-foot planter area inside the fence than the berm. The applicant has agreed to the planter if First Western Savings and Loan Association would work with the applicant to obtain a Variance to allow covered parking along the fence.

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented Nevada Savings and Loan Association and First Western Savings and Loan Association. First Western Savings and Loan Association is in favor of Nevada Savings and Loan Association applying for a Variance to bring the carports within 5 feet of the wall.

No one appeared in opposition.

Protests: 302 signatures (185 property owners)

MR. BUGBEE made a Motion for APPROVAL of Z-69-84, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on November 7, 1984.

NEW BUSINESS:

1. TENTATIVE MAP -
RANCHO BEL AIR
REVIEW OF
CONDITION

DENIED

Request of the RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION, INC. for a Review of Condition to allow the 20-foot wide emergency vehicle access lane on Lantern Lane with an electronically-operated gate to be used as additional access to the Rancho Bel Air Subdivision on property generally located on the southwest corner of Mesquite Avenue and Rancho Drive in zoning district R-PD4 (Residential Planned Development).

1. TENTATIVE MAP.

(Continued)

MR. NULL stated Lantern Lane connects with a 20-foot wide emergency access lane leading into the Rancho Bel Air Subdivision. The Board of City Commissioners in June of 1979 granted a request to reduce the 60 foot portion of Lantern Lane within the Rancho Bel Air Subdivision to a 20-foot emergency access lane with a crash gate at the boundary of the wall. The applicants are requesting that the 20-foot accessway that has an electronically-operated gate be used as a second accessway into the subdivision. Staff would recommend denial and that the accessway remain as an emergency entrance with a crash gate. The 20-foot lane provides less than half of a street and is aligned with the south portion of Lantern Lane so that vehicles entering west leaving the Bel Air Subdivision will oppose each other. This could be hazardous. In addition, there has been a house constructed on Lot 26 that has a driveway that parallels the wall that divides the north half of Lantern Lane from the rest of the subdivision so that anyone backing out of the driveway into the access lane is going to have restricted sight distance. The property owners have been notified of this request. There are no petitions for or against in the file.

DARLENE GREEN, 2310 Driftwood Drive, appeared on behalf of the Board of Directors of Rancho Bel Air Homeowners Association. She read a letter from Dr. Gregory Hetter, President of the Rancho Bel Air Homeowners Association, stating they do not feel the passage of cars through the gate causes noise or any other problems. Lantern Lane is a public road.

MICHAEL RECUBER, JR., 2604 Wimbledon Way, Rancho Bel Air, appeared in favor. He does not feel this would be a traffic or hazardous situation.

VAN HEFFNER, 125 Rosemary Lane, appeared and represented Rancho Nevada Estates in protest. He submitted a petition with approximately 51 signatures in protest. They feel that using the 20-foot access lane would impede their safety and privacy and devalue their properties. The crash gate is 12 feet wide.

HENRY SOLOWAY, 120 Rosemary Lane, appeared in protest. There is an increase in traffic across the gate because Rancho Bel Air is being built up.

JOAN HEFFNER, 125 Rosemary Lane, appeared in protest. Teenagers drive across the gate at high rates of speed.

JOANNE RECUBER, 2604 Wimbledon Way, Rancho Bel Air, appeared in favor. They have used this gate for several years without any problems.

MRS. COLEMAN said the emergency access lane was granted to the developer so the two lots abutting the lane would be larger.

There were three persons in the audience in protest.

MR. JOHNSTON made a Motion for DENIAL to allow access through emergency access lane for the Rancho Bel Air Subdivision.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on November 7, 1984 at 2:00 P.M.

2. TENTATIVE MAP
GLENVIEW MEADOWS
TOWNHOMES
REVIEW OF CONDITION

APPROVED

Request of GLENVIEW DEVELOPMENT CORPORATION for a Review of Condition No. 6 for Glenview Meadows Townhomes on property generally located adjacent to Burningwood Lane, north of Vegas Drive, N-U Zone (under Resolution of Intent to R-PD14).

MR. NULL stated the area to the south is the existing Sweetwater Canyon Townhomes. To the north is Glenview Meadows Townhomes. When the City Council approved the tentative map, Condition No. 6 indicated that the recreation facilities were to be provided in the First Phase of the townhouse development. The developer is requesting that condition be rescinded and he would install the recreation facilities for the Second Phase. Staff would recommend approval, subject to: 1) No occupancy permits will be issued for the units in the Second Phase of Glenview Townhomes until all recreation facilities in Phase Two are completed.

B. G. DICKSTEIN, 3863 Valley View Boulevard, appeared and represented Glenview Development Corporation. They will be putting in an additional swimming pool from that shown on the tentative map.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map and Review of Condition for Glenview Meadows Townhomes, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

3. Z-71-84

APPROVED

Request of JEAN B. CALHOUN for reclassification of property generally located on the north side of Sahara Avenue between Mariposa Avenue and Monterey Avenue, from R-2 (Two-Family Residence) to C-1 (Limited Commercial).
Proposed Use: Patron and Employee Parking Lot

MR. FOSTER stated this is a rezoning request for additional parking for the adjoining shoe store. This application will provide 8 additional parking spaces. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Install sidewalks on Sahara Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development, and 3) Standard conditions 1 through 8. Staff does not have any protests on record.

JOE CONNER, 1555 East Flamingo Road, appeared and represented the applicant. They are in agreement with staff's conditions.

No one appeared in opposition.

MRS. TRACY made a Motion for APPROVAL of Z-71-84, subject to staff's recommendations.

Voting was as follows:

3. Z-71-84

(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on November 7, 1984.

4. Z-72-84

APPROVED

Request of RICHARD AND FRANCES MINNOZZI for reclassification of property generally located at 1017 Carpenter Drive, from R-1 (Single-Family Residence) to C-1 (Limited Commercial).
Proposed Use: Business Office with Retail Sales

MR. FOSTER stated there is residential to the north and west. On the south is the State-owned mental health facility. They propose six parking spaces. The staff recommends denial because of the residential pattern in the area. Staff does not have any protests on record.

RICHARD AND FRANCES MINNOZZI, 2000 South Monte Cristo, appeared and represented the application. There is commercial zoning in the area. They sell encyclopedias to homes and schools but no one would be coming on the premises other than the salesmen that work for them. The reason they applied for C-1 zoning rather than P-R was because they would like to keep two sets of encyclopedias in the building, which would not be permitted in P-R zoning.

MICHAEL PETTY, 917 Carpenter Drive, appeared in protest. He is concerned that if C-1 is granted and they do not continue their business, it could be a problem as to what type of business would move in. Their business could create a traffic problem.

FRANCES MINNOZZI said they would like to change the entrance and exit onto Charleston Boulevard.

RICHARD WILLIAMS, 1009 Carpenter Drive, appeared in protest. Once this property would be rezoned, it would set a precedent for the other properties in the area.

FRANCES MINNOZZI said they would not be able to rent or sell this property as a home because of the noise on Charleston, so their only alternative is to use it as a business.

MR. FOSTER said the application could be amended to P-R zoning, but no sales materials would be allowed on the premises. If this item is approval, staff would recommend the following conditions: 1) Resolution of Intent with a twelve-month time limit, 2) Application be amended to P-R zoning, 3) Conformance to the plot plan amended to revise the parking layout, 4) Close the existing driveway on Carpenter as required by the Department of Design and Development, and 5) Standard conditions 2 through 8.

MR. BUGBEE made a Motion for APPROVAL of Z-72-84, subject to staff's conditions.

Voting was as follows:

4. Z-72-84
(Continued)

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

Motion for APPROVAL carried by a 5/2 vote.

CHAIRMAN MACK announced this item would be heard by the
City Council on November 7, 1984.

5. Z-66-64(41)
PLOT PLAN REVIEW
APPROVED

Request of PETROLEUM SYSTEMS AND MAINTENANCE, INC. for
a Plot Plan Review to allow retail gasoline sales in
connection with an existing convenience store on property
located at 3051 East Charleston Boulevard, C-1 Zone
(under Resolution of Intent to M).

MR. FOSTER stated there is a convenience store on the
site. They are requesting gasoline sales on the
immediate corner. Staff would recommend approval,
subject to: 1) Conformance to the plot plan. 2)
Standard conditions 2 through 8.

JIM LEA, 3020 Alcoa Avenue, appeared and represented
the application. They are in accord with staff's
recommendation.

MR. KENNEDY made a Motion for APPROVAL of Z-66-64(41),
Plot Plan Review, subject to conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

6. Z-90-80
PLOT PLAN
REVIEW
APPROVED

Request of FOODMAKER, INC. for a Plot Plan Review for
a proposed Jack-in-the-Box restaurant on property
generally located on the northwest corner of Maryland
Parkway and Sahara Avenue, C-1, C-M and C-C Zones
(under Resolution of Intent to C-1).

MR. FOSTER stated that at the time this property was
placed under Resolution of Intent to C-1 on the entire
site there was a high rise office building proposed on
the site. This revised development plan has a Jack-in-
the-Box restaurant on the immediate corner and commercial
buildings to be constructed in the future to the west.
Staff would recommend approval, subject to: 1) Con-
formance to the revised plot plan.

RODNEY TUCKER, 300 South 4th Street, appeared and
represented the application. They are in accordance
with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of Z-90-80, Plot
Plan Review, subject to staff's recommendation.

Voting was as follows:

6. Z-90-80

(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

SUPPLEMENTAL AGENDA:

1. Z-50-83

PLOT PLAN
REVIEW

APPROVED

Request of GREENE & SHROFF, ARCHITECTS, for a Plot Plan Review of property generally located on the east side of Edmond Street and between O'Bannon Drive and El Parque Street, R-E and N-U Zones (under Resolution of Intent to R-PD18).

MR. FOSTER stated this is a plot plan review to allow a garage structure all along the east side of the facility where they had originally proposed open parking spaces. There will be a guard gate at the immediate southeast corner of the property near the entrance. The garage building will extend up to the north property line to El Parque. There is existing apartment development about the south half of the property to the east. Staff has no objections to the proposed changes, but feel the garage building should be set back 20 feet rather than extending to the street. Staff would recommend approval, subject to: 1) Conformance to the plot plan amended to provide a 20-foot garage setback from the north property lines, and 2) Approval of the guard house and gate location by the Traffic Engineer.

ELWIN C. LEAVIN, 229 Las Vegas Boulevard South, architect, and Himanshu Shroff, 2770 South Maryland Parkway, architect, appeared and represented the owner.

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

Voting was as follows:

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

Motion for APPROVAL carried by a 4/3 vote.

CHAIRMAN MACK announced this is final action.

2. Z-49-78

EXTENSION
OF TIME

APPROVED

Request of MRS. RICHARD ZEITER for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Place, R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER stated this is their sixth request for an extension of time. The applicant has indicated economic conditions. Staff would recommend approval, subject to:
1) Resolution of Intent shall expire October 6, 1985, and
2) Conformance to all ordinance amendments enacted subsequent to the original approval.

RICHARD ZEITER, 5248 Sawyer Avenue, appeared and represented the application. He would prefer an extension longer than one year.

MR. JOHNSTON made a Motion for APPROVAL of Z-49-78,

2. Z-49-78

(Continued)

Extension of Time, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on November 7, 1984.

3. Z-76-83

EXTENSION
OF TIME

APPROVED

Request of the BENEVOLENT AND PROTECTIVE ORDER OF ELKS for an Extension of Time on property generally located on the north side of Bonanza Road between Las Vegas Boulevard and Ninth Street, C-1 and C-2 Zones (under Resolution of Intent to C-2 zone).

MR. FOSTER stated this is their first request for an extension of time. Staff would recommend approval, subject to: 1) Resolution of Intent shall expire on October 19, 1985.

ROBERT O'CONNELL, 7225 Montecito Circle, appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of Z-76-83, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on November 7, 1984.

4. A-18-84(A)

APPROVED

Petition of Annexation submitted by METROPOLITAN DEVELOPMENT CORPORATION to annex property generally located on the northeast corner of Lorenzi Boulevard and Smoke Ranch Road containing approximately 121.394 acres.

MR. NULL stated this property has R-E County Zoning and N-U would be the City equivalent.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant.

MR. BUGBEE made a Motion for APPROVAL of A-18-84(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. SP-2-84
SATELLITE PARKING
APPROVED

Request of ORDOWSKI & EADS for approval of satellite parking on property generally located at the northeast corner of Charleston Boulevard and Eighth Street, C-2 Zone.

MR. FOSTER stated this is on the Frontier Savings & Loan Association site. They are proposing to sever this small parcel from Frontier Savings and construct a law office and utilize the excess parking on the Frontier Savings facility. There is additional parking to accommodate a law office. Staff feels there should be an agreement for the life of the office building that would guarantee parking. Staff would recommend approval, subject to: 1) Conformance to the plot plan, 2) Approval of the land division, 3) Provide a perpetual easement for 6 parking spaces, and 4) Close the abandoned curb cut on Gass Avenue as required by the Department of Design and Development.

JIM ORDOWSKI, 517 South 3rd Street, appeared and represented the application. There will be a perpetual easement put into the escrow as a guarantee for the parking spaces.

MR. JOHNSTON made a Motion for APPROVAL of SP-2-84, Satellite Parking, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on November 7, 1984.

6. AR-5-84
AESTHETIC
REVIEW
APPROVED

Request of WESTERN CAB COMPANY to delete landscaping required in conjunction with the construction of their facility at 801 South Main Street, C-M Zone.

MR. FOSTER stated this is a new building under construction. The applicant is requesting deletion of the landscaping requirement. A good portion of the landscaping would be in the public right-of-way. They obtained an encroachment permit to allow the landscaping into the public right-of-way from the City Council. Now they are requesting that all landscaping be deleted because there isn't any landscaping in that area. Staff would recommend denial.

HERB TOBMAN, 3000 Las Vegas Boulevard South, appeared and represented the application. He would like the landscaping deleted since the other properties in that area do not have landscaping and there would be an even greater problem with vagrants laying on the landscaping.

MR. JOHNSTON made a Motion for APPROVAL to delete the required landscaping.

6. AR-5-84

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 8:53 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/lo

AGENDA

October 11, 1984

City of Las Vegas PLANNING COMMISSION

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

CALL TO ORDER

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

ROLL CALL

Michael Mack, Chairman - Present
Robert Bugbee - Present
Maggi Coleman - Present
Robert Guthrie - Present
Joe Johnston - Present
Fred Kennedy - Present
Sherri Tracy - Present

ANNOUNCEMENTS

Satisfaction of Open Meeting Law and Reading of Standard Conditions:

All Zoning items shall conform to the following general conditions:

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

MINUTES

Approval of the August 9, 1984 City Planning Commission Minutes,

CHAIRMAN MACK called the meeting to order at 7:30 P.M.

STAFF PRESENT:

Harold P. Foster, Director,
Department of Community
Planning and Development
Howard Null, Chief, Planning Div.
Robert C. Clemmer, Chief, Zoning Div.
Val Steed, Deputy City Attorney
Les Comeau, Assistant Planner
Linda Owens, Deputy City Clerk

MR. FOSTER read the Satisfaction of the Open Meeting Law and Standard Conditions.

Coleman -
ABEYANCE
Unanimous
(Tracy excused)

(Commissioners wanted more time to review minutes.)

AGENDA

City of Las Vegas

October 11, 1984

PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

OLD BUSINESS

1. Z-69-84 - NEVADA SAVINGS AND LOAN ASSOCIATION
(Abeyance from 9/25/84)

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

Staff recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Construct a 6' block wall along the north and west property lines.
3. 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.
4. Approval of the dual driveways along Michael Way by the Traffic and Parking Commission.
5. 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 and Development.
6. Provision of a 20' sewer easement along the north property line as required by the Department of Design and Development.
7. Standard conditions 2-8.

PROTESTS: 302 Signatures (185 property owners)

Bugbee -
APPROVED, subject to
staff's recommendations.
Unanimous
(Tracy excused)

MR. FOSTER stated
this item was held in abeyance
from the last meeting so the
developer could get together
with the property owners in the
area and work out some of the
concerns that were expressed at
the last meeting. They are
proposing 724 parking spaces
where 510 are required. All
access is to Cheyenne and
Michael Way.

KENNY GUINN, 201 Las Vegas
Blvd., appeared for the
application. They met with the
property owners and they were
agreeable to this project. The
property owners do not want a
large berm running along the
western section because of
flooding. They will set a 5'
planter area inside the fence.

CHARLEY JOHNSON, 2300 Paseo Del
Prado, appeared for the
applicant.

No one appeared in opposition.

(19:35-19:42)

To be heard at the 11/7/84
City Council meeting.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

NEW BUSINESS

1. TENTATIVE MAP & REVIEW OF CONDITION - RANCHO BEL AIR
Request of the RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION, INC. for a Review of Condition to allow the 20-foot wide emergency vehicle access lane on Lantern Lane with an electronically-operated gate to be used as additional access to Bel Air Subdivision on property generally located on the southwest corner of Mesquite Avenue and Rancho Drive in zoning district R-PD4 (Residential Planned Development).

Staff Recommendation: DENIAL

Johnston -
DENIED
Unanimous

MR. NULL stated the City Council in June 1979 granted a request to reduce a 60' wide portion of Lantern Lane to a 20' emergency access lane. The applicants want to use this emergency entrance as a secondary accessway to the subdivision. The property owners have been notified of this application. The Applicant submitted a petition with 17 signatures to allow the access.

DARLENE GREEN, 2310 Driftwood Drive, appeared on behalf of Rancho Bel Air subdivision. She read a letter from Dr. Gregory Hetter, President of Rancho Bel Air Homeowners Assoc., outlining their reasons for using this entrance as a permanent accessway.

MICHAEL RECUBER, JR., 2504 Wimbledon Way, appeared in favor.

OPPOSITION:
Van Heffner, 125 Rosemary Lane

Petition with approximately 51 signatures in favor of using the entrance for emergency use only.

HENRY SOLOWAY, 120 Rosemary Lane

JOAN HEFFNER, 129 Rosemary Lane

(3 additional persons were present in the audience in opposition but did not speak.)

JOANNE RECUBER, 2604 Wimbledon Way, appeared in favor.

(19:42-20:14)

AGENDA

City of Las Vegas

October 11, 1984

PLANNING COMMISSION

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. TENTATIVE MAP - REVIEW OF CONDITION -
GLENVIEW MEADOWS TOWNHOMES

Request of GLENVIEW DEVELOPMENT CORPORATION for a Review of Condition No. 6 for Glenview Meadows Townhomes on property generally located adjacent to Burningwood Lane, north of Vegas Drive, N-U Zone (under Resolution of Intent to R-PD14)

Staff Recommendation: APPROVAL, subject to the following condition:

1. No occupancy permits will be issued for the units in the Second Phase of Glenview Townhomes until all recreation facilities in Phase 2 are completed.

Coleman -
APPROVED, subject to staff's recommendation.
Unanimous

MR. NULL stated the developer would like to defer the required recreational facilities to the Second Phase rather than provided with the First Phase.

B. G. DICKSTEIN, 3863 Valley View Blvd., appeared as the developer of the project.

To be heard at the 10/17/84 City Council Meeting.

(20:09-20:14)

AGENDA

City of Las Vegas

October 11, 1984

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-71-84 - JEAN B. CALHOUN

Reclassification of property generally located on the north side of Sahara Avenue between Mariposa Avenue and Monterey Avenue, from R-2 to C-1. Proposed Use: Patron and Employee Parking Lot.

Staff recommendation: APPROVAL, subject to:

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

PROTESTS: 0

Tracy -
APPROVED, subject to staff's recommendations.
Unanimous

MR. FOSTER stated this is additional parking for an adjoining shoe store.

JOE CONNER, 1555 E. Flamingo Road, appeared and represented the applicant.

No one appeared in opposition.

To be heard at the 11/7/84 City Council Meeting.

(20:14-20:17)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. Z-72-84 - RICHARD AND FRANCES MINNOZZI

Request for reclassification of property generally located at 1017 Carpenter Drive, from R-1 to C-1. Proposed Use: Business office with retail sales.

If APPROVED, subject to:

1. Resolution of Intent with a 12 month time limit.
2. Application be amended to P-R.
3. Conformance to the plot plan amended to revise the parking layout.
4. Close the existing driveway on Carpenter as required by the Department of Design and Development.
5. Standard Conditions 2-8.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2

Bugbee -
APPROVED, with application amended to P-R Zoning, ingress and egress only on Charleston Boulevard, and subject to staff's conditions.
Motion carried with Tracy and Coleman voting "No."

MR. FOSTER stated the applicants would like to use this property as an office to sell encyclopedias with salesmen going to homes and schools.

RICHARD and FRANCES MINNOZZI, 2000 S. Monte Cristo, appeared and represented the application. There is primarily commercial in the area.

OPPOSITION:
MICHAEL PETTY, 917 Carpenter Drive
RICHARD WILLIAMS, 1009 Carpenter Drive

To be heard at the 11/7/84 City Council Meeting.

(20:17-20:33)

AGENDA

City of Las Vegas

October 11, 1984

PLANNING COMMISSION

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. Z-66-64(41) - PLOT PLAN REVIEW - PETROLEUM
SYSTEMS & MAINTENANCE, INC.

Request to allow retail gasoline sales in connection with an existing convenience store, on property located at 3051 E. Charleston Boulevard, C-1 Zone (Under Resolution of Intent to M).

Staff recommendation: APPROVAL, subject to:

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

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

MR. FOSTER presented the staff report.

JIM LEA, 3020 Alcoa Avenue, appeared and represented the application.

PLANNING COMMISSION'S ACTION IS FINAL.

(20:33-20:36)

ANNOTATED
AGENDA

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

October 11, 1984

Page 8

ITEM

COMMISSION ACTION

6. Z-90-80 - PLOT PLAN REVIEW - FOODMAKER, INC.

Request for a Plot Plan Review for a proposed Jack-in-the-Box restaurant on property generally located on the northwest corner of Maryland Parkway and Sahara Avenue, C-1, C-M and C-C Zones (Under Resolution of Intent to C-1).

Staff recommendation: APPROVAL, subject to:

1. Conformance to the revised plot plan.

Kennedy -
APPROVED, subject to staff's conditions.

MR. FOSTER presented the staff report.

RODNEY TUCKER, 300 S. 4th Street, appeared and represented the application.

PLANNING COMMISSION'S ACTION IS FINAL.

(20:36-20:40)

AGENDA

October 11, 1984

City of Las Vegas PLANNING COMMISSION

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA

1. Z-50-83 - PLOT PLAN REVIEW - GREENE & SHROFF, ARCHITECTS

Request for a Plot Plan Review of property generally located on the east side of Edmond Street and between O'Bannon Drive and El Parque Street, R-E and N-U Zones (under Resolution of Intent to R-PD18).

Staff recommendation: APPROVAL, subject to:

1. Conformance to the plot plan amended to provide a 20' garage setback from the north property line.
2. Approval of the guard house and gate location by the Traffic Engineer.

Bugbee -
APPROVED, subject to staff's conditions.
Motion carried with Tracy, Johnston and Guthrie voting "No."

MR. FOSTER presented the staff report. The changes the applicant requested involved an additional guard house and a garage to the development setback.

ELWIN C. LEAVIN, 229 Las Vegas Boulevard South, appeared and represented the owner.

HIMANSHU SHROFF, 2770 S. Maryland Parkway, appeared as the architect of the property.

NOTE: PLANNING COMMISSION'S ACTION IS FINAL.

(20:40-20:42)

City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. Z-49-78 - EXTENSION OF TIME -
MRS. RICHARD ZEITER

Request for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Place, R-2 Zone (under Resolution of Intent to R-3).

Staff recommendation: APPROVAL, subject to:

1. The Resolution of Intent shall expire 10/6/85.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
APPROVED
Unanimous

MR. FOSTER stated this is their sixth request for an extension of time due to economic conditions.

RICHARD ZEITER, 5248 Sawyer Avenue, appeared and represented the application.

To be heard at the 11/7/84 City Council Meeting.

(20:42-20:43)

AGENDA

City of Las Vegas

October 11, 1984

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-76-83 - EXTENSION OF TIME - BENEVOLENT AND PROTECTIVE ORDER OF ELKS

Request for an Extension of Time on property generally located on the north side of Bonanza Road between Las Vegas Boulevard and Ninth Street, C-1 and C-2 Zones (under Resolution of Intent to C-2 Zone).

Staff recommendation: APPROVAL, subject to:

1. This Resolution of Intent shall expire on 10/19/85.

Johnston -
APPROVED, subject to staff's recommendation.
Unanimous

MR. FOSTER stated this is their first request for an extension of time.

ROBERT O'CONNELL, 7225 Montecito Circle, appeared and represented the application.

To be heard at the 11/7/84 City Council Meeting.

(20:43-20:44)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

ITEM

COMMISSION ACTION

4. A-18-84 (A) - PETITION OF ANNEXATION
METROPOLITAN DEVELOPMENT CORPORATION

Petition to annex property generally located on the northeast corner of Lorenzi Boulevard and Smoke Ranch Road containing approximately 121.394 acres.

Staff recommendation: APPROVAL

Bugbee -
 APPROVED
 Unanimous
 (Tracy excused)

MR. NULL presented the staff report. This property has R-E County zoning and N-U would be the City equivalent.

G. C. WALLACE, Wallace Engineering Company, 1555 South Rainbow Boulevard, appeared and represented the applicant.

(19:34-19:35)

AGENDA

City of Las Vegas PLANNING COMMISSION

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. SP-2-84 - SATELLITE PARKING - ORDOWSKI & EADS

Request for approval of satellite parking on property generally located at the northeast corner of Charleston Boulevard and Eighth Street, C-2 Zone.

Staff recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. Approval of the land division.
3. Provide a perpetual easement for 6 parking spaces.
4. Close the abandoned curb cut on Gass Avenue as required by the Department of Design and Development.

Johnston -
APPROVED, subject to staff's recommendations.
Unanimous

MR. FOSTER stated this is on the Frontier Savings Bank site and that they plan to construct a law office and utilize the excess parking of Frontier Savings.

JIM ORDOWSKI, 517 South 3rd Street, appeared and represented the application. There will be a perpetual easement put into the escrow.

To be heard at the 11/7/84 City Council Meeting.

(20:44-20:49)

ANNOTATED
AGENDA

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

October 11, 1984

Page 14

ITEM

COMMISSION ACTION

6. AR-5-84 - AESTHETIC REVIEW - WESTERN CAB
COMPANY

Request to delete landscaping required in
conjunction with the construction of their
facility at 801 S. Main Street, C-M Zone.

Staff recommendation: DENIAL
P

Johnston -
APPROVED
Unanimous

MR. FOSTER presented the staff
report.

HERB TOBMAN, 3000 Las Vegas
Boulevard South, appeared and
presented the application.

NOTE: PLANNING COMMISSION'S
ACTION IS FINAL.

(20:49-20:53)

INTER-OFFICE MEMORANDUM

Date

October 11, 1984

TO:

FOSTER

FROM:

NULL

SUBJECT:

CITY PLANNING COMMISSION
OCTOBER 11, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

CITY ATTORNEY
CITY CLERK-
MILLS

NEW BUSINESS:

1. TENTATIVE MAP -
RANCHO BEL AIR
REVIEW OF CONDITIONS

This is to permit a 20' wide emergency vehicle access to be used as a full-time additional access to Bel Air Subdivision from Lantern Lane.

Traffic Engineering recommends denial for the following reasons:

- the wall and gate will restrict sight distance of vehicles that further will be in a potential accident situation since vehicles both entering and leaving the subdivision will be using the south side of Lantern Lane.
- there is a residential driveway on the east side of the wall across the north half of Lantern Lane. The driver of a vehicle backing onto the vehicle access lane will have restricted sight distance of vehicles entering the subdivision.

Staff is in agreement with the Traffic Engineer, and would recommend **denial** of this request.

2. TENTATIVE MAP -
GLENVIEW MEADOWS TOWN-
HOMES - REVIEW OF
CONDITION

This is a request for Review of Condition No. 6 of the Tentative Map which requires recreation facilities to be used in common with the Sweetwater Canyon Homeowners Association or else provided with the first phase of townhome development. Applicant has indicated that the Sweetwater Canyon homeowners are opposed to the joint use of recreation facilities. Therefore, he wants to build these facilities in phase II rather than phase I.

Staff has no objection to this request, with the following condition:

- no occupancy permits will be issued for the units in the second phase of Glenview Townhomes until all recreation facilities are completed.

- continued -

To: Foster
Re: 10/11/84 PC

October 11, 1984
Page Two

SUPPLEMENTAL AGENDA:

4. A-18-84(A)
METROPOLITAN DEVELOP-
MENT CORPORATION

121 acres approximately; R-E county zoning;
N-U City equivalent; staff recommends
APPROVAL

HAN:lm

INTER-OFFICE MEMORANDUM

Date

October 10, 1984

TO:

FOSTER

FROM:

CLEMMER

SUBJECT:

PLANNING COMMISSION - OCTOBER 11, 1984
CONDITIONS

COPIES TO:

CITY ATTORNEY
CITY CLERK ✓
WILLIAMS
MILLSOLD BUSINESS:

1. Z-69-84
(ABEYANCE FROM
9/25/84)

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-C1 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 units per unit.

- continued -

To: Foster
Re: 10/11/84 Planning Commission

October 10, 1984
Page Two

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. Resolution of Intent with a twelve month time limit.
2. Construct a 6' block wall along the north and west property lines.
3. 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.
4. Approval of the dual driveways along Michael Way by the Traffic and Parking Commission.
5. 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 and Development.
6. Provision of a 20' sewer easement along the north property line as required by the Department of Design and Development.
7. Standard conditions 2-8.

PROTESTS: 302 signatures
(185 property owners)
THIS IS A PUBLIC HEARING

CC: 11/7/84

NEW BUSINESS:

3. Z-71-84

This request is in keeping with the zoning pattern on the north side of Sahara Avenue. The 25'x 90' lot will be used for 8 additional parking spaces for a shoe stop that was recently constructed.

Staff recommends approval, subject to:

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

PROTESTS:
THIS IS A PUBLIC HEARING

CC: 11/7/84

To: Foster
Re: 10/11/84 Planning Commission

October 10, 1984
Page Three

4. Z-72-84

This proposal for C-1 is to allow an office function primarily with possible retail sales as incidental.

The parking layout is improper but modifiable to achieve the required 6 spaces with a second access from Charleston which eliminates the need for access to Carpenter.

Staff recommends denial; if approved, subject to:

1. Resolution of Intent with a 12 month time limit.
2. Application be amended to P-R.
3. Conformance to the plot plan amended to revise the parking layout.
4. Close the existing driveway on Carpenter Drive as required by the Department of Design and Development.
5. Standard conditions 2-8.

PROTESTS:
THIS IS A PUBLIC HEARING

CC: 11/7/84

5. Z-66-64 (41)
PLOT PLAN
REVIEW

A gas sales operation is permitted in a C-1 zone by means of a Use Permit, however, there is a Resolution of Intent to M which permits gas sales as a matter of right.

Staff recommends approval, subject to:

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

PROTESTS:
THIS IS NOT A PUBLIC HEARING

P.C. FINAL ACTION

6. Z-90-80
PLOT PLAN
REVIEW

Currently we have a Resolution of Intent for C-1 for a high-rise office building and this request completely modifies that plan. Further, there was C-M zoning and CC zoning underlying this resolution, which C-C is an obsolete district and C-M somewhat inappropriate.

The new plan shows a complex of three one-story fast food developments on the site. This expires 12/2/84.

Staff recommends approval, subject to:

1. Conformance to the revised plot plan.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

P.C. FINAL ACTION

To: Foster
Re: 10/11/84 Planning Commission

October 10, 1984
Page Four

SUPPLEMENTAL AGENDA:

1. Z-50-83

PLOT PLAN REVIEW

This is an R-PD18 zone in which there are no fixed setbacks. The proposed garage location is to the east side which is the functional rear area of this site, however, the minimum setbacks from the north street should be 20'. Stalls to be 10'.

Staff recommends approval, subject to:

1. Conformance to the plot plan amended to provide a 20' garage setback from the north property line.
2. Approval of the guard house and gate location by the Traffic Engineer.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

P.C. FINAL ACTION
UNLESS 20' SETBACK
IS NOT OBSERVED

2. Z-49-78

EXTENSION OF
TIME

This is the sixth request for an extension. They cite economic reasons.

Staff recommends approval, subject to:

1. The Resolution of Intent shall expire 10/6/85.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

CC: 11/7/84

3. Z-76-83

EXTENSION OF
TIME

This is the first request for an extension of time. Staff recommends approval, subject to:

1. This Resolution of Intent shall expire on 10/19/85.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

CC: 11/7/84

5. SP-2-84

This request is to allow the northwest 59 x 66' (3540 sq. ft.) site of the Frontier Savings property to be sold to the applicants for a 2300 sq. ft. law office and to allow the joint use of parking (6 required). This will not diminish the parking for the 5620 sq. ft. savings and loan building below the minimum if limited to the 19 spaces shown.

The term of the lease should be known and acceptable. CC approval required.

- continued -

To: Foster
Re: 10/11/84 Planning Commission

October 10, 1984
Page Five

5. SP-2-84

Staff recommends approval, subject to:

1. Conformance to the plot plan.
2. Approval of the land division.
3. A minimum 50 year lease of 6 parking spaces shall be provided.
4. Close the abandoned curb cut on Gass Avenue as required by the Department of Design and Development.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

CC: 11/7/84

6. AR-5-84

This request is to delete landscaping on the Western Cab Company site that fronts three streets: Main, Gass and First.

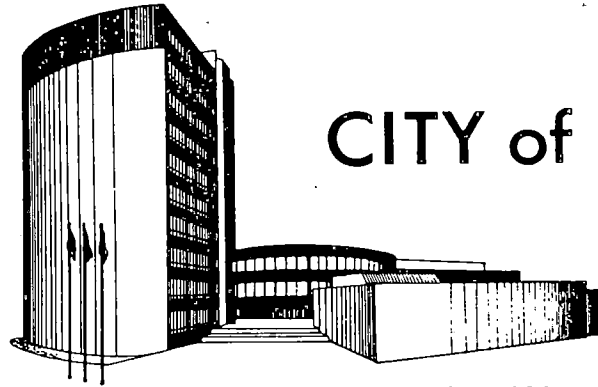
Staff recommends denial.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

PC FINAL ACTION

RCC: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

October 19, 1984

Greene & Shroff, Architects
2770 S. Maryland Parkway, No. 404
Las Vegas, Nv 89109

RE: Z-50-83 PPR

Dear Sirs:

Your request for a Plot Plan Review of property generally located on the east side of Edmond Street and between O'Bannon Drive and El Parque Avenue, R-E and N-U Zones, (Under Resolution of Intent to R-PD18), was considered by the City Planning Commission on October 11, 1984.

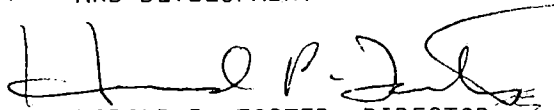
The Commission voted to **APPROVE** this request, subject to the following conditions:

1. Conformance to the plot plan amended to provide a twenty foot (20') garage setback from the north property line.
2. Approval of the guard house and gate location by the Traffic Engineer.

The action by the Planning Commission is final.

Sincerely,

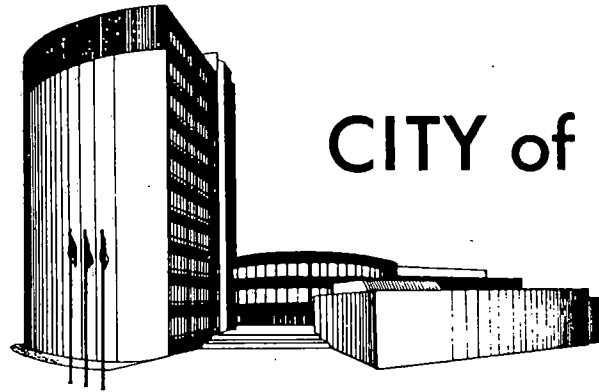
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

October 18, 1984

Richard and Frances Minnozzi
2000 S. Monte Cristo
Las Vegas, Nv 89117

RE: Z-72-84

Dear Mr. and Mrs. Minnozzi:

Your request for reclassification of property generally located at 1017 Carpenter Drive, from R-1 to C-1, was considered by the City Planning Commission on October 11, 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 application be amended to P-R.
3. Conformance to the plot plan amended to revise the parking layout.
4. Close the existing driveway on Carpenter as required by the Department of Design and Development.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

- continued -



TO: Richard & Frances Minnozzi
RE: Z-72-84

October 18, 1984
Page Two

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

This item will be considered by the City Council on November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative be present at this meeting.

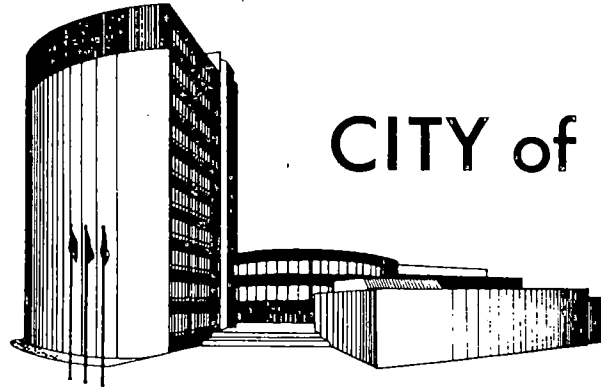
Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR 

HPF:lm

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



CITY of LAS VEGAS

October 19, 1984

Mr. James B. Lea
Petroleum Systems & Maintenance, Inc.
1023 George Avenue
North Las Vegas, Nv . 89030

RE: Z-66-64 (41)

Dear Mr. Lea:

Your request for a Plot Plan Review to allow retail gasoline sales in connection with an existing convenience store on property located at 3051 E. Charleston Boulevard, C-1 Zone (under Resolution of Intent to M), was considered by the City Planning Commission on October 11, 1984.

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

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

- continued -



TO: Mr. James B. Lea
RE: Z-66-64 (41)

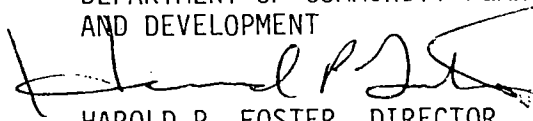
October 19, 1984
Page Two

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

The action by the Planning Commission is final.

Sincerely,

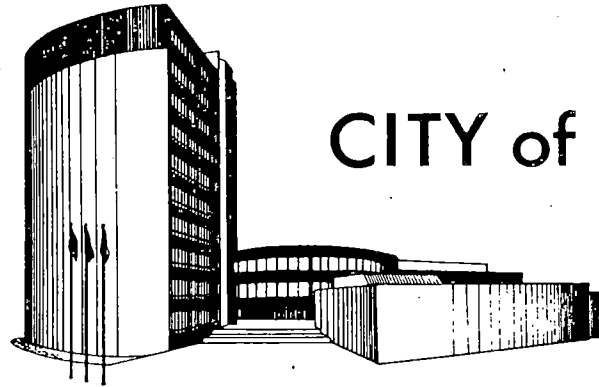
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

October 19, 1984

Mrs. Richard Zeiter
5248 Sawyer Avenue
Las Vegas, Nv 89108

RE: Z-49-78 EXTENSION OF TIME

Dear Mrs. Zeiter:

Your request for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Place, R-2 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on October 11, 1984.

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

1. The Resolution of Intent shall expire October 6, 1985.
2. Conformance to all ordinance requirements enacted subsequent to the original approval.

This item will be considered by the City Council on November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:lm

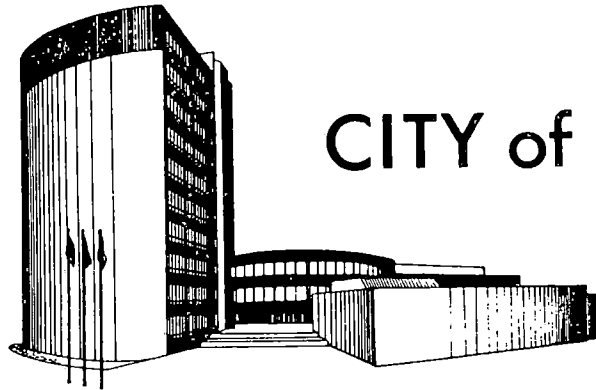


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 19, 1984

Mr. James Ordowski
Ordowski & Eads
517 S. Third Street
Las Vegas, NV 89101

RE: SP-2-84

Dear Mr. Ordowski:

Your request for approval of Satellite Parking on property generally located at the northeast corner of Charleston Boulevard and Eighth Street, C-2 Zone, was considered by the City Planning Commission on October 11, 1984.

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

1. Conformance to the plot plan.
2. Approval of the land division.
3. Provide a perpetual easement for six (6) parking spaces.
4. Close the abandoned curb cut on Gass Avenue as required by the Department of Design and Development.

This item will be considered by the City Council on November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative be present at this meeting.

Sincerely,

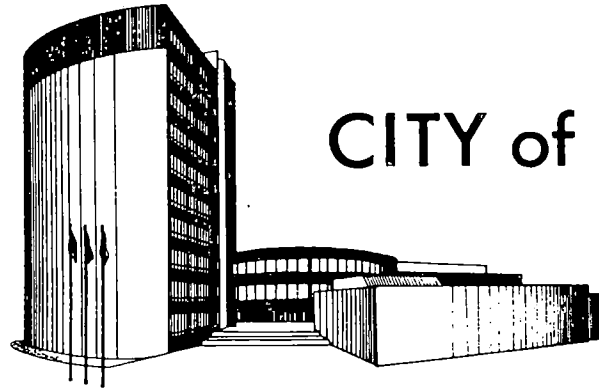
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm



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



CITY of LAS VEGAS

October 19, 1984

Mr. Art Traynor
Foodmaker, Inc.
9330 Balboa
San Diego, Ca 92123

RE: Z-90-80 PPR

Dear Mr. Traynor:

Your request for a Plot Plan Review for a proposed Jack-In-The Box restaurant on property generally located on the northwest corner of Maryland Parkway and Sahara Avenue, C-1, C-M and C-C Zones (Under Resolution of Intent to C-1), was considered by the City Planning Commission on October 11, 1984.

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

1. Conformance to the revised plot plan.

The action by the Planning Commission is final.

Sincerely,

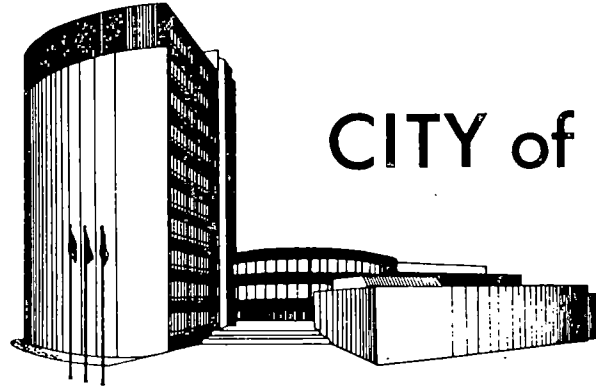
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

October 19, 1984

Mr. Gail Gibson, Chairman of
Trustees
Benevolent Protective Order of the Elks
Lodge No. 1468
900 Las Vegas Boulevard North
Las Vegas, Nv 89101

RE: Z-76-83 EXTENSION OF TIME

Dear Mr. Gibson:

Your request for an Extension of Time on property generally located on the north side of Bonanza Road between Las Vegas Boulevard and Ninth Street, C-1 and C-2 Zones (under Resolution of Intent to C-2 Zone), was considered by the City Planning Commission on October 11, 1984.

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

1. This Resolution of Intent shall expire on October 19, 1985.

This item will be considered by the City Council on November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

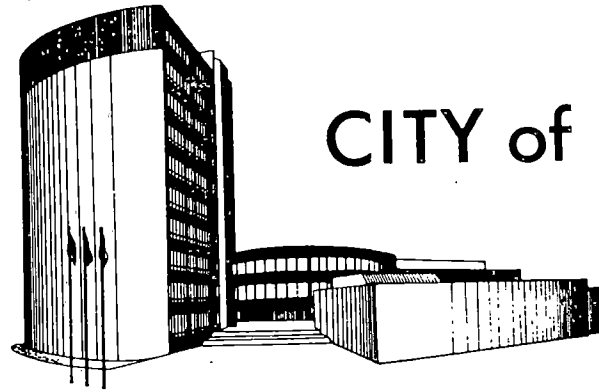
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:lm



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



CITY of LAS VEGAS

October 19, 1984

Western Cab Company
826 S. Main Street
Las Vegas, Nv 89101

RE: AR-5-84

Gentlemen:

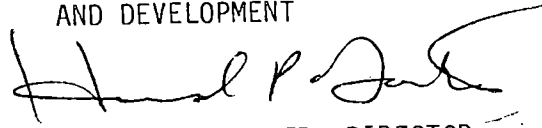
Your request for an Aesthetic Review to delete landscaping required in conjunction with the construction of your facility at 801 S. Main Street, C-M zone, was considered by the City Planning Commission on October 11, 1984.

The Commission voted to **APPROVE** this request.

The action by the Planning Commission is final.

Sincerely,

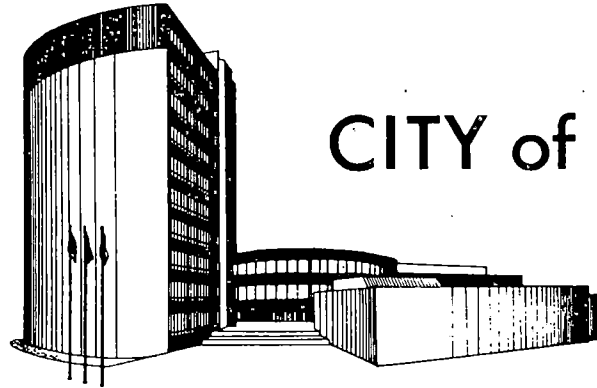
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

October 18, 1984

Mr. Barry Becker
Rancho Bel Air Property Owners Assn.
50 S. Jones Boulevard, No. 100
Las Vegas, Nv 89107-2699

RE: Tentative Map -- Review of Condition - Rancho Bel Air

Dear Mr. Becker:

Your request for a Review of Condition for the Tentative Map of the Rancho Bel Air Subdivision to allow the 20-foot wide emergency vehicle access lane on Lantern Lane to be used as additional access to the subdivision generally located on the southwest corner of Mesquite Avenue and Rancho Drive, was considered by the City Planning Commission on October 11, 1984.

The Planning Commission unanimously voted to **deny** this request.

This item will be considered by the City Council on November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

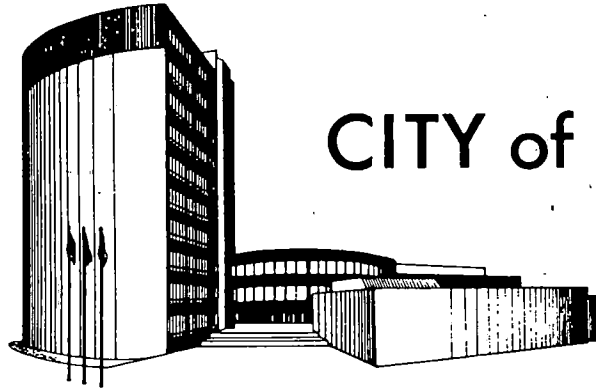
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Howard A. Null, Chief
Planning Division

HAN: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

October 19, 1984

Metropolitan Development Corporation
2501 N. Green Valley Parkway, Suite 108
Henderson, Nv 89015

RE: A-18-84 (A)

Gentlemen:

Your petition to annex property generally located on the northeast corner of Lorenzi Boulevard and Smoke Ranch Road, containing approximately 121.4 acres was considered by the City Planning on October 11, 1984.

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

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

Sincerely,

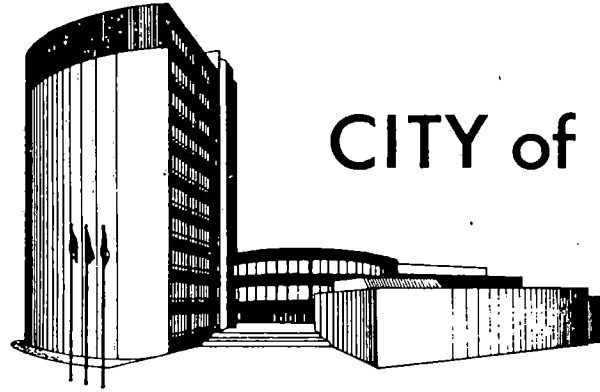
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL, CHIEF
PLANNING DIVISION

HAN: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

October 18, 1984

Ms. Jean B. Calhoun
908 Yale Street
Santa Monica, Ca 90403

RE: Z-71-84

Dear Ms. Calhoun:

Your request for reclassification of property generally located on the north side of Sahara Avenue between Mariposa Avenue and Monterey Avenue, from R-2 to C-1, was considered by the City Planning Commission on October 11, 1984.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Install sidewalks on Sahara Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

- continued -



TO: Ms. Jean Calhoun
RE: Z-71-84

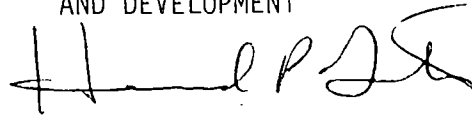
October 18, 1984
Page Two

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

This item will be considered by the City Council on November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

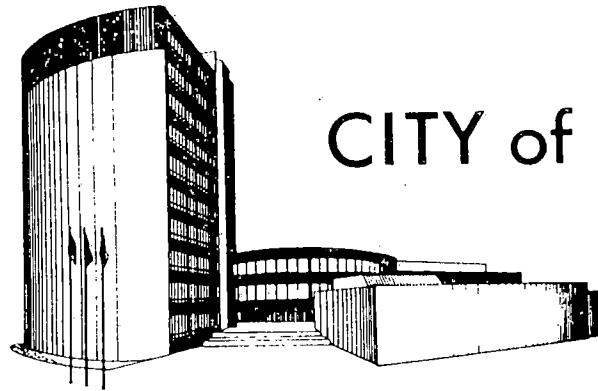
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

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



CITY of LAS VEGAS

October 16, 1984

Suburban Development Corporation
730 E. Sahara Avenue
Las Vegas, Nv 89104

RE: Tentative Map - Glenview Meadows Townhomes

Gentlemen:

Your request for a Review of Condition No. 6 of the Tentative Map for the Glenview Meadows Townhomes on property generally located adjacent to Burningwood Lane, north of Vegas Drive, N-U Zone (under Resolution of Intent to R-PD14) was considered by the City Planning Commission on October 11, 1984.

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

1. No occupancy permits will be issued for the units in the second phase of Glenview Townhomes until all recreation facilities in Phase 2 are completed.

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

Howard A. Null, Chief
Planning Division

HAN:lm

cc: Glenview Development Corp.

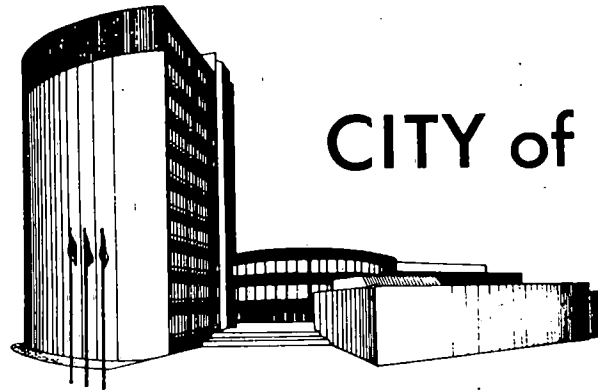


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 22, 1984

Mr. Ralph Hillman, Vice President
Nevada Savings & Loan Association
4800 West 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 October 11, 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. Construct a six foot (6') block wall along the north and west property lines.
3. Dedicate a thirty foot (30') 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 dual driveways along Michael Way by the Traffic and Parking Commission.
5. 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 and Development.

- continued -



To: Mr. Hillman
Re: Z-69-84

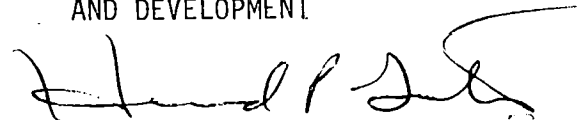
October 22, 1984
Page Two

6. Provision of a 20' sewer easement along the north property line as required by the Department of Design and Development.
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 November 7, 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

NAME

ADDRESS

Michael Beaulieu Jr.

Oliver

Richard J. Whelan

Jim Lee

ELWIN C. LEAVITT

RICHARD E. ZEITER

2604 WIMBEEDALE RD.

1555 E FLAMINGO

1009 Carpenter Rd.

3070 Alcorn Ave.

229 L. G. Blvd. So.

5248 SAWYER AVE. N.V.

NAME

ADDRESS

G.C. Wallace

Kenny C. Quinn

Darlene Green

Mr. Heffner

Henry Soloway

B.G. Dickstein

P.J. Murray

R.L. Tucker

Himanshu Shetty

Robert O'Donnell

Sam Chelent

Amelia

120 Rosemary Lane

3863 VALLEY VIEW BLVD LAS VEGAS

2000 S. MONTANA ST

300 So. 4th St.

2770 SO. MARYLAND PKWY

7225 Montecito Cir 89120

517 SW 3rd

3002 LVMLP St

September 26, 1984

City of Las Vegas
Board of City Commissioners
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Gentlemen of the City Council,

On June 20, 1979 the Board of City Commissioners approved as recommended by the Planning Commission, a request by G.C. Wallace Consulting Engineers to amend the approved tentative map of Rancho Bel Air Subdivision by replacing a 60 foot wide private street with a 20 foot wide emergency vehicle access lane.

As residents of the Rancho Nevada Estates we are duly concerned that this 'crash gate' has been and continues to be used for ingress and egress by both residents and non-residents of the Rancho Bel Air Subdivision.

Our grievance is for safety and privacy in our neighborhood, as well as the threat of impending property devaluation brought on by continued use of this dangerously narrow gate as a thorough fare.

We the undersigned residents of Rancho Nevada Estates oppose any variance and request the enforcement of the current laws pertaining to this access way.

Respectfully,

Van V. Heffner
Walter Smith
Linda Armstrong
Richard W. Armstrong
Kirk B. B. B.
Ray B. B.
Mrs. Williams
Ken B. B.
Sandra Anwerth

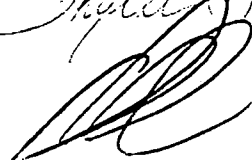
Joan (H. Heffner)
Shirley Silver
Frank Silver
W.D. Starn
Jerry B. B.
Dellie B. B.
John B. B.
Glenn G. B. B.
Rebecca G. B. B.

Karin B. Solway

Ellsworth Herring

Wendy Herring

Chylla Herring



Mary Kaus

Bob Kaus

Tom Gray

Richard B. Land

Norma D. Land

Lea Wilson

Denith J. Wolver

A. S. Stellingworth

Spela Schumacher

Richard M. Wilbur

Jim Barker

Blaine Bart

Lebbie Barker

John Martin

Jim Martin

Norothy M. Leavitt
Jacob R. Leavitt
Carolyn Bishop
Sandy Mulkey
D. S. Mulkey
Frank A. Doyon
Phyllis Doyon
Henry B. Solway
Pilar N. Sum
Mary Lou Oakes
M. J. Sum
LaVonne Embrey
Karen Embrey

LETTER TO BE READ AT THE PUBLIC HEARING ON OCTOBER 11, 1984

AT 7:30 P.M. IN THE COUNCIL CHAMBERS OF THE CITY HALL

AT 400 STEWART AVENUE, LAS VEGAS, NEVADA

Because of previous engagement I am not able to attend in person this public hearing in regard to the review of a condition to allow the emergency vehicle access gate on Lantern Lane to be used as an additional access to Rancho Bel Air subdivision.

As President of the Rancho Bel Air Homeowners Association, I represent the homeowners residing in Rancho Bel Air in this matter.

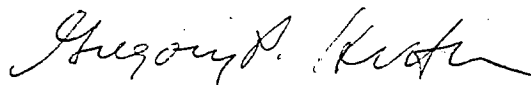
The passage of cars through the electronically operated gate causes neither noise nor other sanitary problems. The passage of cars past the two lots on Lantern Lane causes no more difficulty than to the two lots within Rancho Bel Air immediately inside the gate. Lantern Lane is a public road and the tax payers within Rancho Bel Air have as much right to use that public road as any other person.

At no time have I seen a heavy flow of traffic through this electronically operated gate. On one occasion workmen had wedged the gate in an open position, broken the motor mechanism and used the open gate in order to exit and enter instead of through the guarded gate on Rancho. Working vehicles should enter through the guarded gate as we desire them to be checked in and out.

Having traversed this gate for the past six months to my office at 3017 W. Charleston on a daily basis, morning and evening, I have at no time observed any condition which impacts deleteriously upon any person along Lantern Lane. Mrs. Mary Dombrowski who lives on ~~Rosemary~~ *Stonewood + Lantern Lane* has confirmed these observations of mine.

I respectfully request that the conditions be reviewed and the use of the electronically operated gate be approved for entrance and exit to the public street.

Yours very truly,



Gregory P. Hetter, M.D., F.A.C.S.
President, Rancho Bel Air Homeowners Association

October 1, 1984

TO WHOM IT MAY CONCERN:

We, the undersigned residents of Rancho Bel Air, are opposed to the permanent closing of the gate at the rear entrance of our development to automobile traffic.

Michael Reuter Jr.

Kenn E. Zup

JA Silveggio

Niana Cavallaro

John D. Moran

Estelle Moran

Marcus Rosenberg

Betty Rogers

W. J. Miller

Sam DeCavato

Murray Findley

Barbara Clark

Joyce Clark

Francis Baker

Richard H. Baker M.D.

Gayle Hughes

Pauline Green

Paula Kier

Corky Guever

Lois Guever

NAME

Charley Johnson

ADDRESS

2300 Paseo del Prado A-108