

AGENDA

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

November 8, 1984

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ITEM

COMMISSION ACTION

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

ROLL CALL:

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

MINUTES: Approval of the September 13, 1984 City Planning Commission Minutes.

NEW BUSINESS:

1. Z-60-84
ABEYANCE
ITEM
Request 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 Use: Office Complex (Condominiums)

2. Z-73-84
ABEYANCE
ITEM
Request of CHARLESTON HEIGHTS DEVELOPMENT COMPANY for a reclassification of property generally located:
PARCEL I: located on the east side of Tenaya Way between Gowan Road and Cheyenne Avenue, from N-U to R-CL.
Proposed Use: Medium Low Density Single Family Residence.
PARCEL II: located on the east side of Dalecrest Drive, north of Gowan Road, from N-U to R-PD18.
Proposed Use: Medium High Density Residential

3. Z-74-84
ABEYANCE
ITEM
Request of JAMES B. MCCALL, ET AL, for reclassification of properties generally located west of Lorenzi Boulevard, south of Smoke Ranch Road, north of Washington Avenue and east of Buffalo Drive, from N-U to R-CL, R-3 and C-1.
Proposed Use: Medium Low Density Single Family Residences; Medium High Density Residential; Retail and Service Commercial; and Commercial Storage Units on Parcel No. 2 located southwest of Vegas Drive and the Oran K. Gragson Highway.

NEW BUSINESS:

1. Z-77-84
Request of C & H INVESTMENT COMPANY for reclassification of property generally located on the southeast corner of Cedar and 28th Street, from R-E to R-4.
Proposed Use: High Density Residential (3 story)

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COMMISSION ACTION

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- | ITEM | COMMISSION ACTION |
|--------------------------------------|--|
| 2. Z-78-84 | Request of JAMES R. RICE for reclassification of property generally located at 705 and 709 North Eastern Avenue, from R-1 to P-R.
Proposed Use: Offices |
| 3. Z-79-84 | Request of TONOPAH, LTD. for reclassification of property generally located at the southwest corner of Rancho Drive and Duncan Drive, from C-2 to R-PD18.
Proposed Use: Medium High Density Residential |
| 4. Z-80-84 | Request of BEVERLY GILLESPIE for reclassification of property generally located on the north side of Kenyon Place, 350' west of Desert Lane, from R-1 to R-3.
Proposed Use: Apartments |
| 5. Z-81-84 | Request of MICHAEL AND SHEILA DWYER for reclassification of property generally located on the south side of Harmony Street, 111' east of Colleen Drive, from R-1 to R-3.
Proposed Use: Medium High Density Residential
(50 apartment units) |
| 6. Z-82-84 | Request of FARLEY M. ANDERSON, JR., TRUSTEE for reclassification of property generally located on the northwest corner of Lake Mead Boulevard and Torrey Pines Drive, from N-U to R-3 and C-1.
Proposed Use: Medium High Density Residential
and Shopping Center |
| 7. Z-90-80
EXTENSION
OF TIME | Request of REALTY HOLDINGS GROUP for an Extension of Time 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 Zone). |
| 8. ZC-203-78
EXTENSION
OF TIME | Request of MARINITA DEVELOPMENT COMPANY for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, N-U Zone (under Resolution of Intent to C-1). |

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SUPPLEMENTAL AGENDA

1. Z-24-83

EXTENSION OF
TIME

Request of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for an Extension of Time on property generally located on the north side of Stewart Avenue, between Rue Thirteen North and 14th Street, Parcel #1, from R-2 (under Resolution of Intent to P-R); and Parcel #2, from R-2 (under Resolution of Intent to R-3).

2. CY-2-84

CONSTRUCTION
YARD USE

Request of DORFMAN CONSTRUCTION COMPANY, INC. to allow a temporary construction yard on property generally located on the northwest corner of West Oakey Boulevard and Valley View Boulevard, R-E Zone.

3. CV-4-81

Request of CATHOLIC COMMUNITY SERVICES OF NEVADA to install a 20 x 40 foot mobile home for the purpose of housing administrative offices at property generally located at 531 North 30th Street, C-V Zone.

DIRECTOR'S BUSINESS:

1. STANDARD
CONDITIONS
PETITIONS OF
VACATION

Consideration of adding the one year to record statement as a standard condition on actions to vacate public rights-of-way.

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ITEM

PHONE 386-6301

COMMISSION ACTION

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 - Excused
 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 September 13, 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

Bob Genzer, Senior Planner

Les Comeau, Planning Assistant

Val Steed, Deputy City Attorney

Linda Owens, Deputy City Clerk

MR. FOSTER announced this meeting is in compliance with the open meeting law.

MR. FOSTER read the standard conditions that apply to all approved rezoning cases.

Coleman -
 APPROVED
 Unanimous

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PHONE 386-6301

COMMISSION ACTION

ITEM

OLD BUSINESS:

1. Z-60-84 FEDERAL LAND AND DEVELOPMENT CORPORATION

Request 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 Use: Office Complex (Condominiums)

Staff recommends DENIAL. If APPROVED, Subject to:

1. Resolution of Intent with a twelve month time limit.
2. No access to Alta Drive.
3. Install half-street improvements on Alta Drive, Rancho Drive and Pinto Lane as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Dedicate 25' property line radius corners at the intersection of Pinto Lane and Rancho Drive and Alta Drive and Rancho Drive as required by the Department of Design and Development.
5. Standard conditions 1-8.

PROTESTS: 0 (7 at meeting, petition with 16 signatures)

ABEYANCE TO 11/27/84 PLANNING COMMISSION MEETING.

1. Coleman's motion to DENY ended in a 3-3 tie vote. Mack, Bugbee and Johnston voted "No."
2. Johnston's motion to APPROVE, subject to no ingress or egress from Alta Drive, ended in a 3-3 tie vote. Tracy, Coleman and Guthrie voted "No."

MR. FOSTER said there is residential zoning surrounding this property, although to the south is P-R zoning. They are proposing access to Rancho, Alta and Pinto Lane. There will be nine one-story condominium office buildings. Staff recommends denial because it is in conflict with the Special Activity Center Plan. The Plan indicates this property should be developed on a low-density basis. Staff does not have any protests on record.

ATTORNEY BOB FAIS, 300 South 4th Street, JAY THOMAS, Designer and Engineer, and GARRY HAYES, Coordinator of Project, appeared for Johnny Ribeiro Builders. They would be willing to eliminate the entrance on Alta Drive. They presented one letter in favor from Melvin T. Souza, 521 South Tonopah Drive.

OPPOSITION:

FRANK LONGO, 325 Parkway West, objected to the increased traffic this project would generate. They submitted a petition with 16 signatures in protest.

ROGER WIRTH, 501 Parkway West, stated promises were made when he moved into his home that this property would be residential. He was also concerned about the traffic situation.

WALTER ZUCKER, 531 Parkway West, stated there are many accidents in the area at the present time. When they purchased their home they were told this property would be kept residential. They would not have any privacy in their back yard because of persons looking into their yard from this development.

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COMMISSION ACTION

ITEM

1. Z-60-84 - FEDERAL LAND AND
DEVELOPMENT CORPORATION - Continued

FLORENCE ORTIZ, 412 Parkway West,
appeared stating the design of the
area is residential.

MICKEY CULWIC, 536 Parkway West,
appeared stating he was concerned
about the increased traffic.

JOHN WHELTON, 415 Parkway West,
also was concerned about the
increased traffic.

JOHN RENCHLER, 1201 South Rancho
Road, appeared stating persons will
be moving into the county because
of too much traffic in the city.

(19:35 - 20:17)

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COMMISSION ACTION

2. Z-73-84 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY

Request of CHARLESTON HEIGHTS DEVELOPMENT COMPANY for a reclassification of property generally located:

PARCEL I: located on the east side of Tenaya Way between Gowan Road and Cheyenne Avenue, from N-U to R-CL.

Proposed Use: Medium Low Density Single Family Residence.

PARCEL II: located on the east side of Dalecrest Drive, north of Gowan Road, from N-U to RPD-18.

Proposed Use: Medium High Density Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The elevations of the multi-family units are to be reviewed by the Planning Commission prior to development.
3. Dedicate 40' of right-of-way for Gowan Road as required by the Department of Design and Development.
4. Install street improvements on Gowan Road and Dalecrest Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. Standard conditions 1-8.

BY STG 28

Bugbee -
 APPROVED R-PD18 in Parcel II.
 Unanimous (Parcel I was withdrawn by the applicant)

MR. FOSTER stated Parcel I is proposed for R-CL lots ranging in width from 35-40 feet. There are 49 lots proposed. There is R-1 immediately to the east with 65 x 100 foot lots and on the west side of Tenaya there is a parcel to the southwest where the lots are 50 x 100 feet in size. The developer has agreed to a minimum of 40 foot lot widths. Staff recommends approval of the R-CL. Regarding Parcel II, this is to clean up a discrepancy in a legal description which overlapped the R-1 zoning on the R-PD18. Staff recommends approval.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. He requested this item be held in abeyance.

OPPOSITION:
 JEFFERY LEAVITT, 7201 Grassland Circle, appeared stating this will devalue the homes in the area.
 CLAUDIA PASTER, 7108 Hopland Cir., appeared stating these homes will look like cracker boxes.

DON HUGHES, 7113 Lodge Circle, appeared objecting to increased crime, devaluation of his property and collection of trash in the alley.

NICK DAMBROSIO, 7205 Grassland Circle, appeared stating this development will devalue the property in the area.

MIKE BRINKLEY, 7101 Hopland Circle, appeared objecting to the small homes.

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COMMISSION ACTION

2. Z-73-84 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY - Continued

PROTESTS: 34 on record
10 attending meeting

JERRY MC CORMICK, 7101 Lodge Circle, appeared stating he does not want to be between apartments and high-density houses.

SUSAN ARMAGOST, 7112 Grassland Circle, appeared and presented two letters in protest.

DAVID ROBINET, 7205 Hopland Circle, appeared objecting to trash and ill-kept homes going in the area. He presented two letters in protest.

TOM KALMAN, 7208 Lodge Circle, appeared stating he was concerned about the security and this development would make it difficult for him to sell his house.

DAVID MOODY, 7209 Lodge Circle, appeared objecting to the alley as it will breed crime and trash.

To be heard by the City Council on 12-5-84.

(22:09 - 23:08)

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ITEM

COMMISSION ACTION

3. Z-74-84 - JAMES B. MCCALL, ET AL

Request for reclassification of properties generally located west of Lorenzi Boulevard, south of Smoke Ranch Road, north of Washington Avenue and east of Buffalo Drive, from N-U to R-CL, R-3 and C-1.

Proposed Use: Medium Low Density Single-Family Residences; Medium High Density Residential; Retail and Service Commercial; and Commercial Storage Units on Parcel 2 located southwest of Vegas Drive and the Oran K. Gragson Highway.

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a 15 year time limit.
2. The plot plans and elevations shall be approved by the Planning Commission on the R-3 and C-1 portions.
3. The site plans and elevations of the R-CL portion shall be approved by the Department of Community Planning and Development.
4. Dedication of right-of-way on each parcel as required by the Department of Design and Development at the time of development.
5. Install street improvements on each parcel as required by the Department of Community Planning and Development at the time of development.
6. Standard conditions 1-8 shall apply to the R-3 and C-1 portions at the time of development.

PROTESTS: 344 (334 already on file)

PARCEL 1:

Bugbee -
APPROVED with a row of R-1 lots on west side of Tenaya extending from Washington to a point 110' north of Carmen with the remainder R-CL and staff's conditions.
Motion carried with Coleman voting "No."

PARCEL 2:

Bugbee -
APPROVED C-1, but not allowing the storage units and staff's conditions.
Unanimous

PARCEL 3:

Johnston -
APPROVED with staff's conditions.
Unanimous

PARCEL 4:

Bugbee -
APPROVED with C-1 request amended to R-3 and staff's conditions.
Unanimous

PARCEL 5:

Johnston -
APPROVED with staff's conditions.
Unanimous

PARCEL 6:

Johnston -
APPROVED with staff's conditions.
Unanimous

PARCEL 7 -

Tracy-
DENIED.
Motion carried with Johnston voting "No."

PARCELS 8, 9, 10, 11, 12 and 13:

Bugbee -
APPROVED with staff's conditions.
Unanimous

MR. FOSTER stated most of these parcels are located adjacent to the Oran K. Gragson Highway. The zoning along the Highway is transitioning to a higher residential density and commercial. These are commercial storage units proposed southwest of Vegas Drive and the Oran K. Gragson Highway. There are two protests on record. Staff recommends approval.

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COMMISSION ACTION

3. Z-74-84 - JAMES B. McCALL, ET AL
Continued

JAY DOWNEY, Engineer, and HERB JONES, Attorney, appeared and represented the applicant. Tenaya will be completely north to Vegas Drive. This application complements the Master Plan. They would be willing to put R-1 facing the existing R-1. The storage units will be very attractive.

OPPOSITION TO PARCEL 1:

DAVID ROBINET, 7205 Hopland Circle, appeared stating he objected to overcrowding the schools and the compact lots.

ATTORNEY MICHAEL OAKES, 713 Copperleaf, appeared and presented a petition with 83 signatures in protest. This development would devalue the existing homes in the area.

LLOYD BRUNDAGE, 901 Tenaya, appeared stating the R-CL lots are not comparable in value to the surrounding homes. He does not want to look at a block wall or \$40,000 homes across the street from his home.

RON INGRAM, 7106 Alamosa Way, appeared stating he prefers the area to remain as it is.

DARRELL DALTON, 7108 West Washington Boulevard, appeared stating he moved into the area because he thought the surrounding property would be R-1. He presented a petition with 153 signatures in protest.

PAT FOY, 1205 Tenaya Way, appeared objecting to the R-CL homes and there is flooding in the area at the present time.

ROD MARTIN, 7104 Carmen Boulevard, appeared stating he will be boxed in with this development.

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ITEM

3. Z-74-84 - JAMES B. McCALL, ET AL
Continued

JAY DOWNEY stated the Plot Plan will be reviewed by the Planning Commission before the development commences.

OPPOSITION:

Hearings on Parcels 2 thru 7: ED LOCKWOOD, 712 Goldring Circle appeared and presented a petition with 92 signatures in protest. This development will devalue existing homes in the area. It will create excessive traffic conditions. There is flooding in the area. It will decrease the quality of the lifestyle of the existing property owners and increase the crime rate.

MARK ZALORAS, 1700 Kismet Circle, appeared stating there is standing water in the area after heavy rains.

COURTNEY TERRY, 7120 Cornflower, appeared stating he does not want storage units in the area. There is a drainage problem in the area.

MICHAEL OAKES, 7113 Copperleaf Circle, appeared objecting to the storage units because of their appearance. They would consider commercial retail establishments on this property.

ANTHONY SACCA, 6668 Lombard Drive, appeared objecting to multi-family and storage units. He would prefer retail stores for the area.

DARLENE JAAKISON, 1709 Goodridge Circle, appeared objecting to the increased crime these apartment developments will generate.

PATRICK TROTTER, 7129 Copperleaf Circle, appeared stating he is concerned about the flooding in the area.

TED SMITH, 1713 Goodridge Circle, appeared stating he objects to the storage units because they would generate truck traffic.

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3. Z-74-84 - JAMES B. McCALL, ET AL
Continued

JERRY MC CORMICK, 7101 Lodge Circle,
appeared objecting to the storage
units.

JIM MARTIN, 7020 Carmen Boulevard,
appeared objecting to the storage
units.

DANA SACCA, 6668 Lombard Drive,
appeared objecting to the
apartments with transient persons
living in them.

No one appeared in opposition to
parcels 8 thru 13.

To be heard by the City Council on
11-21-84.

(20:22 - 22:05)

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ITEM

PHONE 386-6301

COMMISSION ACTION

NEW BUSINESS:

1. Z-77-84 - C & H INVESTMENT COMPANY

Request for reclassification of property generally located on the southeast corner of Cedar and 28th Street, from R-E to R-4.

Proposed Use: High Density Residential (3 story)

Staff recommends APPROVAL, subject to:

1. Resolution of Intent shall be restricted to a twelve month time limit.
2. Approval of the Variance to allow the three story construction.
3. Install half-street off-street improvements on 28th Street, Cedar Avenue and Elm Avenue.
4. Standard conditions 1-8.

PROTESTS: 0

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

MR. FOSTER stated R-4 was approved on this property in the past, but expired. Staff recommends approval. They are proposing 156 units. The buildings will be 3-stories in height which will require a variance. Staff does not have any protests on record.

CHARLES MCCAFFEY, 3181 Pinehurst, appeared for the application.

No one appeared in opposition.

To be heard by the City Council on 11-21-84.

(23:08-23:13)

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COMMISSION ACTION

2. Z-78-84 - JAMES R. RICE

Request for reclassification of property generally located at 705 and 709 North Eastern Avenue, from R-1 to P-R.

Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. ROI shall be restricted to a twelve month time limit.
2. Both lots shall be retained under single ownership unless a joint parking agreement shall be approved by the City Council.
3. Standard Conditions 1-8.

PROTESTS: 0

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

MR. FOSTER stated they are proposing offices with one central driveway. Staff has no objection but is concerned that there would have to be a joint parking agreement. Staff does not have any protests on record.

JAMES R. RICE, 709 North Eastern Avenue, appeared and represented the application.

No one appeared in opposition.

To be heard by the City Council on 12-5-84.

(23:13 - 23:18)

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COMMISSION ACTION

ITEM

3. Z-79-84 - TONOPAH, LTD.

Request for reclassification of property generally located at the southwest corner of Rancho Drive and Duncan Drive, from C-2 to R-PD18.

Proposed Use: Medium High Density Residential

Staff recommends APPROVAL, subject to:

1. ROI shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan amended to improve the layout as required by the Department of Community Planning and Development.
3. Construct a 4' decorative block wall on the west side of the 5' landscaped planter or a 3' high landscaped berm along Rancho Drive as required by the Dept. of Community Planning & Develop.
4. Install half-street off-street improvements on Rancho Drive and Duncan Drive as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
5. Standard conditions 2-8.

PROTESTS: 0

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated this is a request for 112 condominium units on 42 acres. There is only a 5' distance between the buildings so it will look like a long row of buildings. There should be a redesign of this layout. Staff would recommend approval and there are no protests on record.

STEVE STUHMER, 111 Convention Center Drive, appeared and represented the application. They have no problem with the planter or the berm. They plan to stagger the buildings so they will not look like a long row of buildings.

No one appeared in opposition.

To be heard by the City Council on 12-5-84.

(23:18 - 23:20)

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COMMISSION ACTION

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4. Z-80-84 - BEVERLY GILLESPIE

Request for reclassification of property generally located on the north side of Kenyon Place, 350' west of Desert Lane, from R-1 to R-3.

Proposed Use: Apartments

Staff recommends APPROVAL, subject to:

1. ROI with a twelve month time limit.
2. Standard conditions 1-8.

PROTESTS: 0

Guthrie -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated the area is transitioning to R-3. Staff would recommend APPROVAL.

DOUGLAS MANZELLA, 7104 Alamosa Way, appeared and represented the applicant. They are in accord with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 12-5-84.

(23:20 - 23:22)

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COMMISSION ACTION

5. Z-81-84 - MICHAEL & SHEILA DWYER

Request for reclassification of property generally located on the south side of Harmony Street, 111' east of Colleen Drive, from R-1 to R-3..

Proposed Use: Medium High Density Residential (50 apartment units.)

PROTESTS: 198

Johnston -
DENIED
Unanimous

MR. FOSTER stated the zoning is out of character with the R-1 zoning pattern and all of the traffic from this apartment project would have to go through the R-1 area. There will be 3 apartment buildings containing 50 units. Staff recommends denial. Staff has 198 protests on record.

LLOYD MANNING, 220 East Arby, appeared and represented the applicants. The property is unsightly at this time and they feel this development will upgrade the area.

OPPOSITION:
LAWRENCE STEPHENS, 5604 Harmony, stated he felt this development was only for the benefit of the applicants and not the property owners in the area.

LLOYD KENNY, 236 Colleen Drive, appeared stating there are too many apartments in the area already.

JOHN HARMON, 5512 Harmony, appeared stating he felt there are enough apartments in the area already.

PAUL REESE, 109 Colleen Drive, appeared stating he objects to this application.

GERALD DORON, 5425 Banjo, stating this is an area for single family homes.

EDGAR McNICHOLS, 5600 Harmony, appeared stating this is a good area for single-family homes.

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COMMISSION ACTION

5. Z-81-84 - MICHAEL & SHEILA DWYER
Continued

EUGENE WHITTLE, 120 South Minnesota, appeared stating there is a traffic problem in the area already. He presented one letter and a petition with 57 names in protest.

JERMAINE DURHON, 105 Colleen Drive, appeared objecting to the trash on this property.

THOMAS DUDMAN, 5809 Harmony, stated he is concerned about the traffic and that this development will not upgrade the neighborhood.

To be heard by the City Council on 12-5-84.

(23:22-23:45)

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6. Z-82-84 - FARLEY M. ANDERSON, JR., TRUSTEE

Request for reclassification of property generally located on the northwest corner of Lake Mead Boulevard and Torrey Pines Drive, from N-U to R-3 and C-1.

Proposed Use: Medium High Density Residential and Shopping Center

Staff recommends APPROVAL of the residential and DENIAL of the commercial, subject to:

1. ROI shall be restricted to a twelve month time limit.
2. Provide 40' half-street dedication on Torrey Pines Drive to the north to existing right-of-way as required by the Department of Design and Development.
3. Construct temporary paved access on Torrey Pines Drive to existing street as required by the Department of Community Planning and Development.
4. Install half-street improvements on Lake Mead Boulevard and Torrey Pines Drive as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
5. Standard conditions 1-8.

PROTESTS: 1

Bugbee -
APPROVED, as submitted by the applicant for R-3 and C-1.
Unanimous
(Tracy excused)

MR. FOSTER stated staff approves the R-3, but not the C-1.
A total of 144 units are proposed. Staff has one protest on record.

JAY DOWNEY appeared and represented the applicant. This application comprises 15 acres with 10 acres for R-3 and 5 for the C-1.

No one appeared in opposition.

To be heard by the City Council on 12-5-84.

(23:35 - 23:37)

AGENDA

City of Las Vegas

November 8, 1984

PLANNING COMMISSION

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

7. Z-90-80 - EXTENSION OF TIME - REALTY HOLDINGS GROUP

Request of REALTY HOLDINGS GROUP for an Extension of Time 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 Zone).

Staff recommends APPROVAL, subject to:

1. ROI shall expire December 2, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Coleman -
APPROVED, subject to staff's conditions.
Unanimous
(Tracy excused)

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

DAVID JOHNSON, 300 South 4th Street, appeared and represented the application.

To be heard by the City Council on 11-21-84.

(23:37 - 23:39)

AGENDA

City of Las Vegas

PLANNING COMMISSION

November 8, 1984

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. ZC-203-78 - EXTENSION OF TIME - MARINITA DEVELOPMENT COMPANY

Request of MARINITA DEVELOPMENT COMPANY for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, N-U Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to the following conditions:

1. Resolution of Intent to expire on December 5, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
APPROVED, subject to staff's conditions.
Unanimous
(Tracy excused)

MR. FOSTER stated this is their fifth request for an extension of time for a shopping center.

MICHAEL BAGILE, 4458 Annie Oakley, appeared and represented the application.

To be heard by the City Council on 12-5-84.

(23:39 - 23:41)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

November 8, 1984

Page 19

ITEM

PHONE 386-6301

COMMISSION ACTION

SUPPLEMENTAL AGENDA

1. Z-24-83 - EXTENSION OF TIME - HOUSING
 AUTHORITY OF THE CITY OF LAS VEGAS

Request of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for an Extension of Time on property generally located on the north side of Stewart Avenue, between Rue Thirteen North and 14th Street, Parcel #1, from R-2 (under Resolution of Intent to P-R); and Parcel #2, from R-2 (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to the following conditions:

1. ROI shall expire on December 5, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
 APPROVED, subject to staff's conditions.
 Unanimous
 (Tracy excused)

MR. FOSTER stated they are asking for a one-year extension.

BRUCE THERIAULT, 420 North Tenth Street, appeared and represented the application.

To be heard by the City Council on 12-5-84.

(23:41 - 23:43)

AGENDA

City of Las Vegas

November 8, 1984

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

2. CY-2-84 - CONSTRUCTION YARD USE - DORFMAN CONSTRUCTION COMPANY, INC.

Request of DORFMAN CONSTRUCTION COMPANY, INC. to allow a temporary construction yard on property generally located on the northwest corner of West Oakey Boulevard and Valley View Boulevard, R-E Zone.

Staff recommends APPROVAL, subject to:

1. The use to be discontinued upon completion of the Oakey sewer interceptor project.

Johnston -
APPROVED, subject to staff's condition.
Unanimous
(Tracy excused)

MR. FOSTER stated they will be using this property in connection with the Oakey sewer interceptor project to store their excavating material.

GERRY DORFMAN, 3200 Arville, appeared and represented the application.
(23:43-23:45)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

November 8, 1984

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ITEM

PHONE 386-6301

COMMISSION ACTION

3. CV-4-81 - CATHOLIC COMMUNITY SERVICES OF NEVADA

Request of CATHOLIC COMMUNITY SERVICES OF NEVADA to install a 20 x 40 foot mobile home for the purpose of housing administrative offices on property generally located at 531 North 30th Street, C-V Zone.

Staff recommends APPROVAL, subject to the following condition:

1. Mobile home be limited to a five year time period or until a permanent office building is constructed on this site, whichever occurs first.

Johnston -
 APPROVED, subject to staff's condition.
 Unanimous
 (Tracy excused)

MR. FOSTER stated the mobile home will be used as an office. Due to a tight money situation they are unable to build an office at this time. Staff would recommend APPROVAL.

BOB MILLER, 808 South Main Street, appeared and represented the application.

(23:45 - 23:47)

AGENDA

City of Las Vegas

PLANNING COMMISSION

November 8, 1984

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. STANDARD CONDITIONS - PETITIONS OF VACATION

Consideration of adding the one year to record statement as a standard condition on actions to vacate public rights of-way.

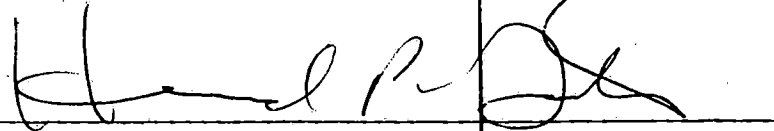
Bugbee -
APPROVED
Unanimous
(Tracy excused)

(23:47 - 23:48)

ADJOURNMENT:

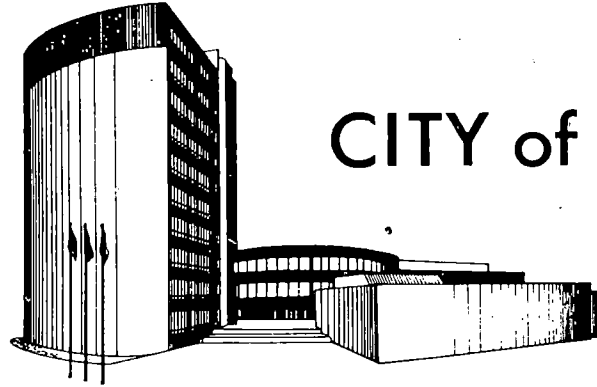
There being no further business to come before the City Planning Commission, the meeting adjourned at 11:48 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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

November 16, 1984

Mr. James B. McCall
P. O. Box 1932
Las Vegas, Nv 89125

RE: Z-74-84

Dear Mr. McCall:

Your request for reclassification of properties generally located west of Lorenzi Boulevard, south of Smoke Ranch Road, north of Washington Avenue, and east of Buffalo Drive, from N-U to R-CL, R-3 and C-1, was considered by the City Planning Commission on November 8, 1984.

The Planning Commission voted to refer your requests as follows:

<u>PARCEL</u>	<u>RECOMMENDATION</u>
1	Approved, subject to conditions listed below
2	Approved C-1, but not allowing the commercial storage units
3	Approved, subject to conditions
4	Approved, with C-1 request amended to R-3, subject to conditions listed below
5	Approved, subject to conditions listed below
6	Approved, subject to conditions listed below
7	Denied
8	Approved, subject to conditions listed below
9	Approved, subject to conditions listed below
10	Approved, subject to conditions listed below
11	Approved, subject to conditions listed below
12	Approved, subject to conditions listed below
13	Approved, subject to conditions listed below

The above referenced conditions are:

1. Resolution of Intent shall be with a fifteen year time limit.

- continued -



To: Mr. James B. McCall
Re: Z-74-84

November 16, 1984
Page Two

2. Parcel 1 be amended to R-1 on the east 130' from Washington Avenue to a point 110' north of Carmen Boulevard (extended).
3. The proposed storage unit use on Parcel 2 shall not be allowed.
4. The plot plans and elevations shall be approved by the Planning Commission on the R-3 and C-1 portions.
5. The site plans and elevations of the R-1 and R-CL shall be approved by the Department of Community Planning and Development.

At the time of development, each R-3 and C-1 parcel is subject to the following:

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

- continued -

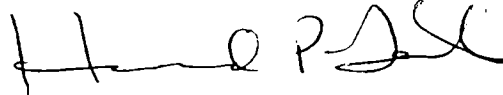
To: Mr. James McCall
Re: Z-74-84

November 16, 1984
Page Three

This item will be considered by the City Council on November 21, 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,

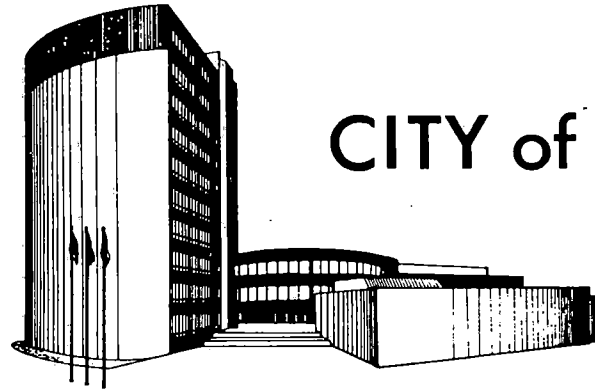
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Harold P. Foster", with a stylized flourish at the end.

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

November 16, 1984

Mr. Gary Frey
C & H Investments
P. O. Box 18000-369
Las Vegas, Nv 89114

RE: Z-77-84

Dear Mr. Frey:

Your request for reclassification of property generally located on the southeast corner of Cedar and 28th Street, from R-E to R-4, was considered by the City Planning Commission on November 8, 1984.

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

1. Resolution of Intent shall be restricted to a one year time limit.
2. Approval of the Variance to allow the three story construction.
3. Install half-street off-street improvements on 28th Street, Cedar Avenue and Elm Avenue.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

- continued -



To: Mr. Gary Frey
Re: Z-77-84

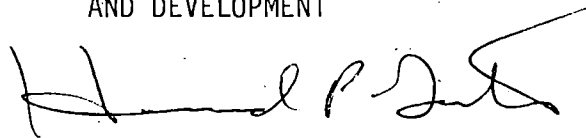
November 16, 1984
Page Two

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 21, 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,

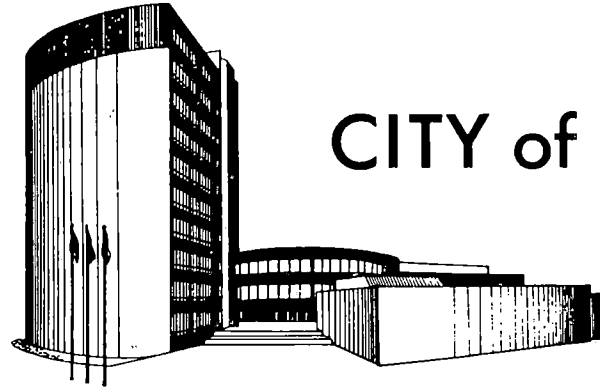
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

November 16, 1984

Realty Holdings Group
300 S. Fourth Street
Las Vegas, Nv 89101

RE: Z-90-80

Gentlemen:

Your request for an Extension of Time 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 November 8, 1984.

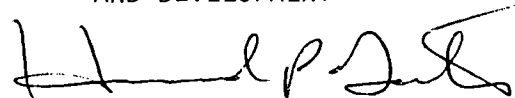
The Commission voted to refer this item with a recommendation of **Approval**, subject to the following conditions:

1. Resolution of Intent shall expire December 2, 1985.
2. Conformance to all ordinance amendment enacted subsequent to the original approval.

This item will be considered by the City Council on November 21, 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,

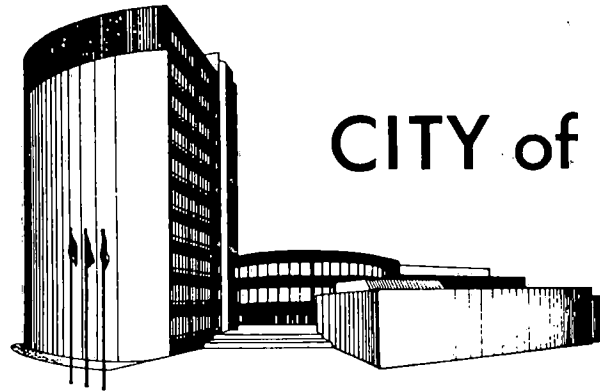
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF: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

November 16, 1984

Mr. James B. McCall
P. O. Box 1932
Las Vegas, Nv 89125

RE: Z-74-84

Dear Mr. McCall:

Your request for reclassification of properties generally located west of Lorenzi Boulevard, south of Smoke Ranch Road, north of Washington Avenue, and east of Buffalo Drive, from N-U to R-CL, R-3 and C-1, was considered by the City Planning Commission on November 8, 1984.

The Planning Commission voted to refer your requests as follows:

<u>PARCEL</u>	<u>RECOMMENDATION</u>
1	Approved, subject to conditions listed below
2	Approved C-1, but not allowing the commercial storage units
3	Approved, subject to conditions
4	Approved, with C-1 request amended to R-3, subject to conditions listed below
5	Approved, subject to conditions listed below
6	Approved, subject to conditions listed below
7	Denied
8	Approved, subject to conditions listed below
9	Approved, subject to conditions listed below
10	Approved, subject to conditions listed below
11	Approved, subject to conditions listed below
12	Approved, subject to conditions listed below
13	Approved, subject to conditions listed below

The above referenced conditions are:

1. Resolution of Intent shall be with a fifteen year time limit.

- continued -



To: Mr. James B. McCall
Re: Z-74-84

November 16, 1984
Page Two

2. Parcel 1 be amended to R-1 on the east 130' from Washington Avenue to a point 110' north of Carmen Boulevard (extended).
3. The proposed storage unit use on Parcel 2 shall not be allowed.
4. The plot plans and elevations shall be approved by the Planning Commission on the R-3 and C-1 portions.
5. The site plans and elevations of the R-1 and R-CL shall be approved by the Department of Community Planning and Development.

At the time of development, each R-3 and C-1 parcel is subject to the following:

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

- continued -

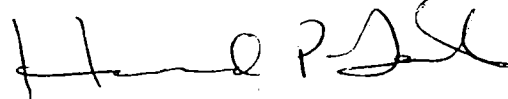
To: Mr. James McCall
Re: Z-74-84

November 16, 1984
Page Three

This item will be considered by the City Council on November 21, 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

A handwritten signature in dark ink, appearing to read "Harold P. Foster", with a stylized flourish at the end.

HAROLD P. FOSTER, DIRECTOR

HPF:lm

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 8, 1984

TO:

FOSTER

FROM:

WILLIAMS

SUBJECT:

AGENDA ITEM CONDITIONS
11/8/84 PC AGENDA

COPIES TO:

CITY ATTORNEY
CITY CLERK
MILLS

OLD BUSINESS:

1. Z-60-84

ABEYANCE ITEM

This item was held in abeyance at the request of the applicant from the September 13, 1984 meeting. The proposal is to construct another Quail Park development on this site. (Quail Park V). The elevations are the same as the other Quail Park projects and substantial landscaping is indicated. There are 9 office buildings, one story, 289 parking spaces are proposed which exceeds the required number.

This proposal is contrary to the approved special activity plan for this area.

A request to reclassify the property to P-R was denied by the Council in 1969. A subsequent request for R-4 zoning, for a senior citizens apartment project was denied, in 1978. A few years ago there was a large mound of fill placed on the site with a large single family dwelling to be constructed on the site. This dwelling was never built and the property remains vacant.

If this application is approved, a number of changes should be considered. Alta Drive is a secondary corridor through the residential area. Access to Alta should not be allowed. The site plan also shows access to Tonopah Drive. The Assessor's maps also shows this ownership pattern. This access should be blocked.

In fact, the legal for the ROI should not include this access even though they own it.

It is difficult to tell whether they plan to remove the large mound which exists on this property. They may be planning to put the buildings on top of it. There could be a substantial grade difference between this property and the surrounding residential.

- continued -

TO: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Two

Staff recommends denial.

If approved, subject to:

- ~~1.~~ ROI with a 12 month time limit.
- ~~2.~~ No access to Alta Drive.
- ~~3.~~ Install half-street improvements on Alta Drive, Rancho Drive and Pinto Lane as required by the Land Development and Flood Control of the Department of Community Planning and Development.
- ~~4.~~ Dedicate 25' property line radius corners at the intersection of Pinto Lane and Rancho Drive and Alta Drive and Rancho Drive as required by the Department of Design and Development.
- ~~5.~~ Dedicate 10' of right-of-way on Alta Drive as required by the Department of Design and Development.
- ~~6.~~ Standard conditions 1-8.

PUBLIC HEARING ITEM
PROTESTS: 0

CC ACTION: 12/5/84

TO: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Three

2. Z-73-84

This item was held in abeyance to allow staff to renotify the property owners because of an error on the original notice location map.

These two parcels are slightly disjoined. Parcel 2 is an adjustment of the R-PD18 line to Dalecrest Drive which was the approved concept. The City caused a slight shift in the street alignment and the legal description supplied for the transfer of the R-PD18 density to Lorenzi caused this. It amounts to 1.66 acres in which 26 units are proposed.

Parcel 1 is a proposal of 49 R-CL lots ^{35' to 40'} with an alley system as Tenaya is a secondary major requiring 100' frontages for access. - - -

The previously approved zoning was R-D which was predicated on rural development west of Tenaya. The zoning case for Metropolitan-Becker allowed R-CL west of Tenaya.

west side of Tenaya. These lots have to face a secondary major due to the shape of the parcel. The R-1 lots to the east back up to this proposal. One lot to the north sides. The R-CL lots on the west side of Tenaya back up to these lots. Council mandated 50' lots on the west side of Tenaya which, if applied here, would reduce the density to 4.3 u/gross acre, 45' frontages would yield 5 units per gross acre and the low density under both GPs. Staff also feels this is effective in-filling as the major was not improved with the bulk of subdivision development to the east.

Staff recommends approval, subject to:

1. ROI with a 12 month time limit.
2. The minimum lot width of the R-CL shall be 45'.
3. The elevations of the homes are to be reviewed by the P.C. prior to development.
4. Dedicate 40' of right-of-way for Gowan Road and 25' radius at the intersection of Gowan Road and Tenaya Way as required by the Department of Design and Development.
5. Install street improvements on Tenaya Way, Gowan Road and Dalecrest Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. Standard conditions 1-8 shall apply to the R-PD18.

PROTESTS: 28
PUBLIC HEARING ITEM

CC ACTION: 12/5/84

To: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Four

3. Z-74-84

This item was held in abeyance to allow staff to add proposed uses to notice and renotify.

This proposal is as discussed, with medium high density between Rock Springs and Lorenzi and the O.K. Gragson Highway, with commercial at the intersection of Vegas Drive and Lake Mead Boulevard and R-CL northwest of Washington and Antelope.

No plans or elevations have been submitted. In this proposal, the following are R-3:

Parcel 13	containing	13 acres	@ 20	estimated	=	260 units
" 12	"	20.18 ac	@ 20	"	=	403 units
" 9	"	30 "	@ 20	"	=	600 units
" 7	"	8.4 "	@ 20	"	=	168 units
" 6	"	10 "	@ 20	"	=	200 units
Subtotal						1,631 units
						81.58 ac

R-CL:

Parcel 1	containing	60 acres	@ 7	estimated	=	420 units
Total						2,051 units
						141.58 ac.

C-1:

Parcel 11	containing	3.17
" 10	"	10
" 8	"	3.24
" 5	"	6
" 4	"	6
" 3	"	7.32
" 2	"	7.18
		42.91

Total Acres: 184.49

Total Units: 2,051

Staff recommends approval, subject to:

1. ROI with a 15 year time limit.
2. The plot plans and elevations shall be approved by the P.C. on the R-3 and C-1 portions.
3. The site plans and elevations of the R-CL portion shall be approved by the Department of Community Planning and Development

- continued -

Parcel
~~2~~ 2 strong 62:
C-1

Dughe A
C-1 to
strong soil
unimpaired

23 C-1

J.
A 5M.
u.

24 ~~23~~
R-3

~~C-1~~
C-1
about C-1
Dughe
C-1 Yes
Dughe
Hauled
Junk
5 m
No
Bridgely
A R-3
Unimpaired

25 C-1

J.
A 4 m
Unimpaired

26 R-3

J.
A 4 m
Unimpaired

27

7 m
Hauled
R-3.

Grants no.
5 yes.

TO: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Five

4. Dedication of right-of-way on each parcel as required by the Department of Design and Development at the time of development.
5. Install street improvements as required by the Department of Community Planning and Development at the time each parcel develops.
6. Standard conditions 1-8 shall apply to the R-3 and C-1 portions at the time of development.

PROTESTS: 2
PUBLIC HEARING ITEM

CC ACTION: 11/21/84

TO: Foster
RE: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Six

NEW BUSINESS:

1. Z-77-84
C & H INVESTMENT

This property has been approved for R-4 zoning on two previous occasions. In each case the applicant allowed the ROI to expire. The last action (Z-3-83) included a Variance (V-2-83) which allowed three story buildings. They are again asking for a Variance for three stories which will be on the 11-15-84 BZA.

The proposed project consists of 156 units on 3.9 acres net. This is 40 units per acre which is the same as the 1983 action. They propose 96 two bedroom units, 36 one bedroom units and 24 three bedroom units. The present code requires 192 parking spaces which is the amount they are providing. In comparing the new elevations with the last action, there seems to be a significant change to the architectural motif. The new elevation is much more sterile.

The site to the east is zoned R-4 and contains a recently completed apartment project.

Staff recommended approval of the 1983 action and likewise supports this new application. Also note, the applicant has requested that the City Council hear the application on their November 21st meeting. In the 1983 action, the City Council itself requested the variance (V-2-83) be placed on their agenda with the zoning action (Z-3-83). This was done and the Council heard both actions together.

Staff recommends approval, subject to:

1. ROI shall be restricted to a twelve (12) month time limit.
2. Approval of the Variance to allow the three story construction.
3. Install full half-street off-site improvements conforming to City of Las Vegas standards and specifications on 28th Street, Cedar Avenue and Elm Avenue.
4. Standard conditions 1-8.

PROTESTS: 0
PUBLIC HEARING ITEM

CC ACTION: 11/21/84
(requested)

To: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Seven

2. Z-78-84

JAMES R. RICE

These two properties front Eastern Avenue and are under single ownership. Developed individually, they would be required to provide 6 parking spaces per site unless the Planning Commission approved a lesser number. However, considered as a single development the 9 parking spaces shown does meet the parking code. Because of the joint curb cut and the interdependency of the parking layout, there should be some condition prohibiting the selling of only one lot unless a recorded joint parking easement is created.

The 709 property already has a slab covering the entire front yard. Even though the applicant has expressed his wish to not be required to remove a portion of this slab, to provide landscaping along the street frontage, the lack of same creates a very sterile look to the front. (See photos in file.)

A block wall is required along the rear property line. Staff recommends approval, subject to:

1. ROI shall be restricted to a twelve month time limit.
2. Both lots shall be retained under single ownership unless a joint parking agreement shall be approved by the City Council.
3. Standard Conditions 1-8.

PROTESTS: 0
PUBLIC HEARING ITEM

CC ACTION: 12/5/84

3. Z-79-84

This development consists of 112 apartment units on a site which measures 666' x 275' or 4.2 acres net. Based upon this net figure, the density is 27 units per acre. However, because of the large amount of right-of-way which exists around this parcel and because this right-of-way is figured into the gross area, the R-PD density is 18 units per acre. Each building is 2 stories high.

The application was originally received as a request for R-3 zoning, but was subsequently changed by the applicant to the R-PD request. He stated that he wanted the flexibility to create a subdivision to sell the buildings in fee simple with common area for parking and recreation.

- continued -

To: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Eight

Duncan Court 1 and 2 is an R-3 zoned development which has recently been completed and lies just north of this site. This developing pattern is recognized on the new profile maps and indicates that this site could support the intended density.

The parking spaces which face Rancho Drive are to be covered. If this proposed accessory structure is not considered in terms of its impact on the aesthetics of the development as viewed from Rancho Drive, it could have a negative effect. The apartment buildings
There are 184 parking spaces which exceeds the code requirement.

Staff recommends approval, subject to:

1. ROI shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan amended to improve the layout as required by the Department of Community Planning and Development.
3. Construct a 4' decorative block wall on the west side of the 5' landscaped planter along Rancho Drive as required by the Department of Community Planning and Development. *C 3' 0" term.*
4. Install full half-street off-site improvements on Rancho Drive and Duncan Drive as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
5. Standard conditions 2-8.

PROTESTS: 0
PUBLIC HEARING ITEM

CC ACTION: 12/5/84

To: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Nine

4. Z-80-84

BEVERLY GILLESPIE

This request is in an area which has long been transitioning to R-3 zoning. Setbacks, parking, landscaping and elevations are okay.

Staff recommends approval, subject to:

1. ROI with a twelve month time limit.
2. Standard conditions 1-8.

PROTESTS: 0
PUBLIC HEARING ITEM

CC ACTION: 12/5/84

5. Z-81-84

MICHAEL & SHEILA
DWYER

The only access to this property is through the surrounding R-1 single family subdivisions.

Even when Michael Way is constructed to the east, which is many years away, the proximity of this site to the R-1 area negates the possibility of R-3 density.

To: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984.
Page Ten

This proposal is to develop 50 two bedroom apartment units on 2 acres of land. An administrative variance would be required to achieve the total of 50 in that 2 acres of R-3 would only permit 49 units. Parking is 1½ spaces per unit for a total of 75 spaces. Setbacks and elevations are okay and a 6' wall is proposed along the sides and rear property lines.

Staff recommends denial. If approved, subject to:

1. ROI shall be restricted to a twelve (12) month time limit.
2. Approval of the plot plan constitutes approval of an administrative variance for an additional unit.
3. Standard conditions 1-8.

PROTESTS: 198
PUBLIC HEARING ITEM

CC Action: 12/5/84

6. Z-82-84

FARLEY M.
ANDERSON'

This parcel was recently annexed into the City, effective November 7. The proposal consists of a shopping center and 144 apartment units. The apartment development has 18 eight-unit buildings, each two stories high. There are 72 one-bedroom and 72 two-bedroom units. Parking is 1½ spaces per unit plus 6 spaces at the community building for a total of 223 spaces. The units are larger than normal with upgraded amenities, i.e., wetbar, fireplace, roman tub, etc. There is ample open space around each building.

The shopping center has 64,650 sq. ft. of leasable area consisting of a market, restaurants and other general retail uses. There are 270 parking spaces proposed. Assuming that pad H and pad G are take-out restaurants, the parking total should be okay.

To the north and west is a R-PD14 Resolution of Intent. Across Torrey Pines Drive, to the east, is a strip of R-3. There is also 6 or 7 acres of C-1 at the north-east corner of Lake Mead Boulevard and Torrey Pines Drive. The proposed 144 unit R-3 development

November 8, 1984
Page Eleven

to 9.69 gross acres of 14.86 units per acre. This would be an R-PD15. This is probably the best way to go because you would put a cap on the development of a maximum of 15 units per acre. Considering the existing approved densities surrounding this site an R-PD15 is supportable.

The commercial request is not as clearly dependable. There is a commercial pattern developing at Lorenzi Boulevard and Lake Mead, which is at the Expressway Interchange. There is other commercial zoning projected to develop at Jones and Lake Mead. Also, as previously mentioned, there is C-1 at the northeast corner of Lake Mead Boulevard and Torrey Pines. The new profile maps do not show commercial potential for this proposed site. However, there is a great amount of R-PD14 and R-3 density developments proposed for this neighborhood. Given the fact that the undeveloped R-E areas are sandwiched between the R-3 and proposed R-PD14; it will be difficult to hold down the density in this neighborhood even though the profile maps indicate medium low for this area. If the density does, in fact, evolve higher than projected there does develop an argument for more supporting commercial. Also, if you use the first come, first served philosophy, this proposed commercial is needed to serve the needs of the neighborhood as it now is zoned.

Staff recommends approval of the residential and denial of the commercial, subject to:

1. ROI shall be restricted to a twelve month time limit.
2. Amend the R-3 to R-PD15.
3. Install full off-site improvements conforming to City of Las Vegas standards and specifications on Lake Mead Boulevard and Torrey Pines Drive as required by the Department of Design and Development.
4. Standard conditions 1-8.

PUBLIC HEARING ITEM
PROTESTS: 1

CC ACTION: 12/5/84

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1/4 ne 1/4
1/4 ne 1/4

3. $\frac{3}{4}$

To: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Twelve

is on 9.69 gross acres at 14.86 units per acre.

Regarding the commercial request there is a commercial pattern developing Lorenzi Boulevard and Lake Mead, which is at the Expressway Interchange. There is other commercial zoning projected to develop at Jones and Lake Mead. Also, as previously mentioned, there is C-1 at the northeast corner of Lake Mead Boulevard and Torrey Pines. However, there is substantial R-PD14 and R-3 density developments proposed for this neighborhood. Given the fact that the undeveloped R-E areas are sandwiched between the R-3 and proposed R-PD14, it will be difficult to now allow similar density in this neighborhood.

Staff recommends Approval of the R-3 and Denial of C-1, subject to:

- ROI shall be restricted to a twelve month time limit.
Install half-street improvements on Lake Mead Boulevard and Torrey Pines Drive as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
Dedicate 40' of right-of-way for Torrey Pines Drive and 50' for Lake Mead Boulevard as required by the Department of Design and Development.

Standard conditions 1-8.

7. Z-90-80

This is the fourth request for an extension of time.

A Plot plan was approved for a Jack-In-The-Box restaurant recently at the immediate corner of Sahara and Maryland Parkway. Staff recommends approval, subject to a one year time limit that will expire on December 2, 1985.

Staff recommends approval, subject to:

1. ROI shall expire December 2, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

- continued -

11/21/84 ee

To: Foster
Re: Agenda Item Conditions
11/8/84 PC Agenda

November 8, 1984
Page Thirteen

8. ZC-203-78

EXTENSION OF
TIME

This is the fourth request for an Extension of Time on this proposed shopping center site. Staff recommends approval, subject to the following conditions:

1. Resolution of Intent to expire on December 5, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

THIS IS NOT A PUBLIC HEARING

CC ACTION: ~~11/8/84~~
12/5/84

SUPPLEMENTAL AGENDA:

1. Z-24-83

EXTENSION OF
TIME

This is the fourth request for an Extension of Time. Staff recommends approval subject to the following conditions:

1. ROI shall expire on December 5, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

THIS IS NOT A PUBLIC HEARING

CC ACTION: 12/5/84

2. CY-2-84

The request is by Dorfman Construction Company to utilize the portion of the Water District property northwest of Oakey and Valley View. It is a temporary site to store and screen excavated material in connection with the Oakey sewer interceptor project. Staff recommends approval subject to:

1. The use to be discontinued upon completion of the Oakey sewer interceptor project.

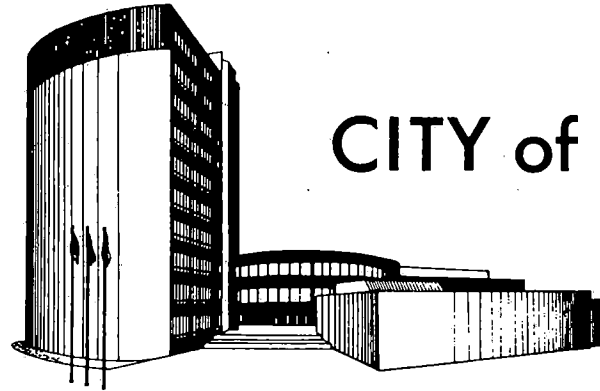
3. CV-4-81

The request by the Catholic Community Services of Nevada is to allow a 20' x 40' mobile home to be used for administrative offices at 531 North 30th Street for a five year time period. Staff recommends approval subject to the following conditions:

1. Mobile home be limited to a five year time period or until a permanent office building is constructed on this site, whichever occurs first.

THIS IS NOT A PUBLIC HEARING

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

November 15, 1984

Mr. Barry Becker
Charleston Heights Development Company
50 S. Jones Boulevard
Las Vegas, Nv 89107

RE: Z-73-84

Dear Mr. Becker:

Your request for reclassification of property (Parcel I) generally located on the east side of Tenaya Way between Gowan Road and Cheyenne Avenue, from N-U to R-CL; and property (Parcel II) generally located on the east side of Dalecrest Drive, north of Gowan Road, from N-U to R-PD18, was considered by the City Planning Commission on November 8, 1984.

The Commission accepted your request to withdraw your application for reclassification of Parcel I.

The Commission voted to **Approve** your application for Parcel II, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve month time limit.
2. The elevations of the multi-family units are to be reviewed by the Planning Commission prior to development.
3. Dedicate 40 feet of right-of-way for Gowan Road as required by the Department of Design and Development.
4. Install street improvements on Gowan Road and Dalecrest Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Conformance to the plot plan and elevations.

- continued -



To: Mr. Barry Becker
Re: Z-73-84

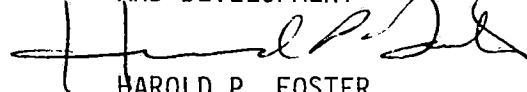
November 15, 1984
Page Two

6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. 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.
12. 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 December 5, 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,

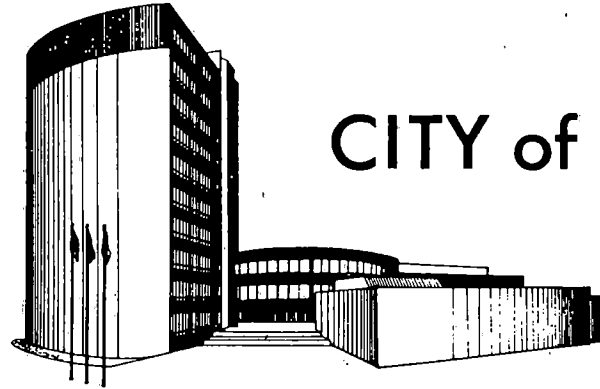
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



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

November 16, 1984

Mr. James R. Rice
709 N. Eastern Avenue
Las Vegas, Nv 89101

RE: Z-78-84

Dear Mr. Rice:

Your request for reclassification of property generally located at 705 and 709 North Eastern Avenue, from R-1 to P-R, was considered by the City Planning Commission on November 8, 1984.

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

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

- continued -



To: Mr. James R. Rice
Re: Z-78-84

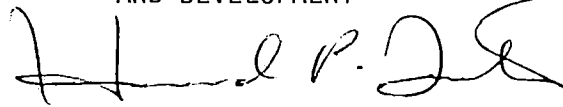
November 16, 1984
Page Two

8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the 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 December 5, 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,

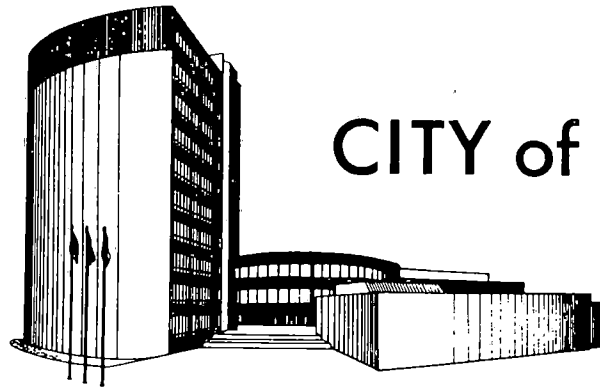
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

HAROLD P. FOSTER, DIRECTOR

HPF:lm

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



CITY of LAS VEGAS

November 15, 1984

Mr. Johnny Ribiero
Federal Land & Development Corporation
601 S. Rancho Drive
Las Vegas, Nv 89106

RE: Z-60-84

Dear Mr. Ribiero:

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 November 8, 1984.

Due to a tie vote, the Commission held this item in **Abeyance**.

This item will be considered by the City Planning Commission on November 27, 1984 at 7:30 p.m. in the Council Chambers of City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada. The Commission requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

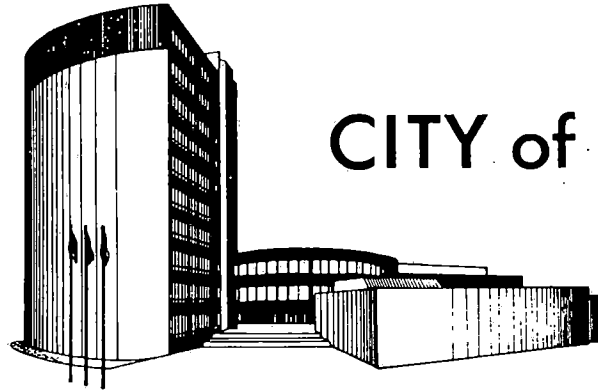
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MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 16, 1984

Mr. Farley M. Anderson, Jr., Trustee
712 Glen Abbey Circle
Las Vegas, Nv 89107

RE: Z-82-84

Dear Mr. Anderson:

Your request for reclassification of property generally located on the northwest corner of Lake Mead Boulevard and Torrey Pines Drive, from N-U to R-3 and C-1, was considered by the City Planning Commission on November 8, 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 month time limit.
2. Provide forty foot (40') half-street dedication on Torrey Pines Drive to the north to existing right-of-way as required by the Department of Design and Development.
3. Construct temporary paved access on Torrey Pines Drive to an existing paved street as required by the Department of Community Planning and Development.
4. Install half-street improvements on Lake Mead Boulevard and Torrey Pines Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Conformance to the plot plan and elevations.
6. 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.

- continued -



To: Mr. Farley M. Anderson, Jr.
Re: Z-82-84

November 16, 1984
Page Two

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. 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.
12. 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 December 5, 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

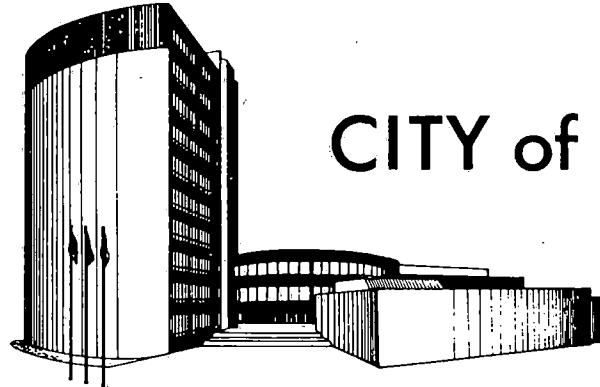
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MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 16, 1984

Mr. Tom Miller
Catholic Community Services
P. O. Box 1926
Las Vegas, Nv 89125

RE: CV-4-81

Dear Mr. Miller:

Your request to install a 20 x 40 foot mobile home for the purpose of housing administrative offices at property generally located at 531 North 30th Street, C-V Zone, was considered by the City Planning Commission on November 8, 1984.

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

1. Mobile home be limited to a five year time period or until a permanent office building is constructed on this site, whichever occurs first.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

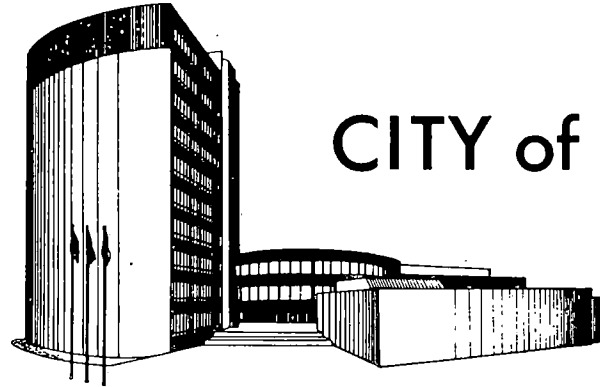
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MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 16, 1984

Mr. G. E. Dorfman
Dorfman Construction Co.
P. O. Box 28648
Las Vegas, Nv 89126

RE: CY-2-84

Dear Mr. Dorfman:

Your request to allow a temporary construction yard on property generally located on the northwest corner of West Oakey Boulevard and Valley View Boulevard, R-E Zone, was considered by the City Planning Commission on November 8, 1984.

The Planning Commission voted to **Approve** this request. This action by the Planning Commission is final.

Sincerely,

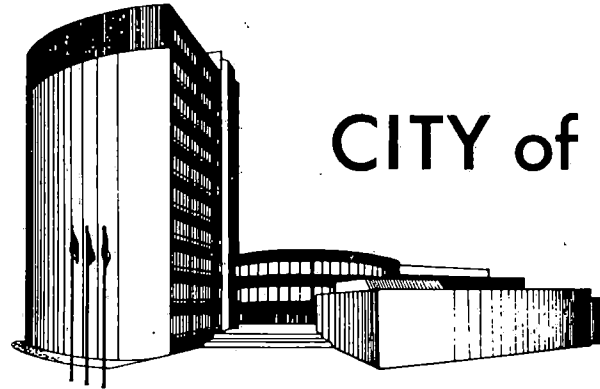
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:lm



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



CITY of LAS VEGAS

November 16, 1984

Mr. Art Sartini, Executive Director
Housing Authority of the City of
Las Vegas
420 N. Tenth Street
Las Vegas, Nv 89101

RE: Z-24-83 EXTENSION OF TIME

Dear Mr. Sartini:

Your request for an Extension of Time on property generally located on the north side of Stewart Avenue, between Rue Thirteen North and 14th Street, (Parcel 1), from R-2 (under Resolution of Intent to P-R); and (Parcel 2), from R-2 (under Resolution of Intent to R-3), was considered by the City Planning Commission on November 8, 1984.

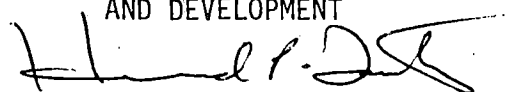
The Planning Commission voted to refer this item with a recommendation of **Approval**, subject to the following conditions:

1. Resolution of Intent shall expire on December 5, 1984.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

Sincerely,

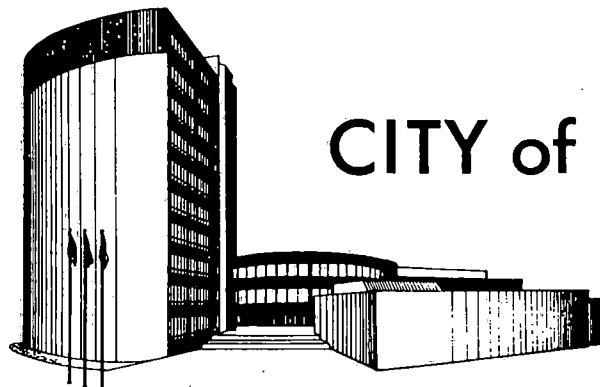
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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

November 16, 1984

Marinita Development Company
c/o Chappell Realty
880 E. Sahara Avenue
Las Vegas, Nv 89104

RE: ZC-203-78

To Whom It May Concern:

Your request for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, N-U Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on November 8, 1984.

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

1. Resolution of Intent shall expire on December 5, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

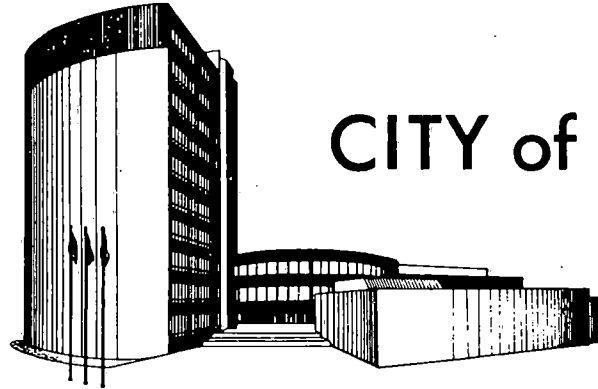
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

November 16, 1984

Michael H. & Sheila M. Dwyer
3120 S. Highland
Las Vegas, Nv 89109

RE: Z-81-84

Dear Mr. and Mrs. Dwyer:

Your request for reclassification of property generally located on the south side of Harmony Street, 111' east of Colleen Drive, from R-1 to R-3, was considered by the City Planning Commission.

The Commission voted to refer this item with a recommendation to **Deny** your request.

This item will be considered by the City Planning Commission on December 5, 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,

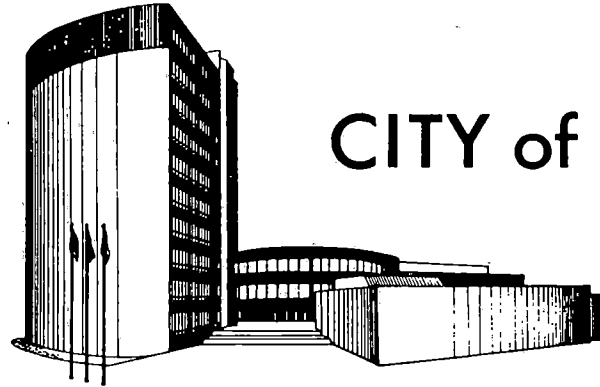
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

November 16, 1984

Tahoe, Ltd.
c/o Pacific Realty
101 Convention Center Drive
Las Vegas, Nv 89109

RE: Z-79-84

To Whom It May Concern:

Your request for reclassification of property generally located at the southwest corner of Rancho Drive and Duncan Drive, from C-2 to R-PD18, was considered by the City Planning Commission on November 8, 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 month time limit.
2. Conformance to the plot plan amended to improve the layout as required by the Department of Community Planning and Development.
3. Construct a four foot (4') decorative block wall on the west side of the five foot (5') landscaped planter or a three foot (3') high landscaped berm along Rancho Drive as required by the Department of Community Planning and Development.
4. Install half-street off-street improvements on Rancho Drive and Duncan Drive on Rancho Drive and Duncan Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning 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.

- continued -



To: Tahoe, Ltd.
Re: Z-79-84

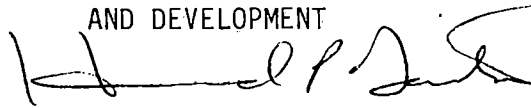
November 16, 1984
Page Two

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the 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 December 5, 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

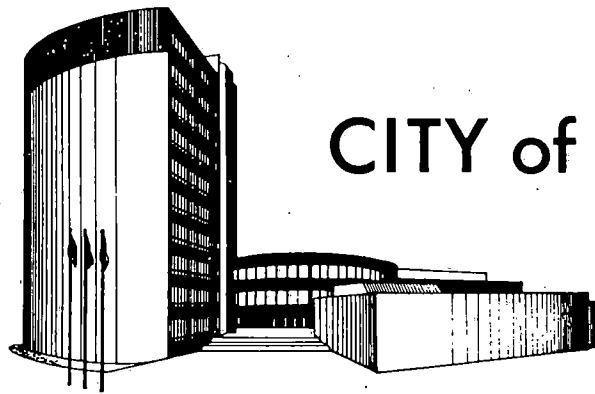
HPF:lm

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

November 16, 1984

Mr. Farley M. Anderson, Jr., Trustee
712 Glen Abbey Circle
Las Vegas, Nv 89107

RE: Z-82-84

Dear Mr. Anderson:

Your request for reclassification of property generally located on the northwest corner of Lake Mead Boulevard and Torrey Pines Drive, from N-U to R-3 and C-1, was considered by the City Planning Commission on November 8, 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 month time limit.
2. Provide forty foot (40') half-street dedication on Torrey Pines Drive to the north to existing right-of-way as required by the Department of Design and Development.
3. Construct temporary paved access on Torrey Pines Drive to an existing paved street as required by the Department of Community Planning and Development.
4. Install half-street improvements on Lake Mead Boulevard and Torrey Pines Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Conformance to the plot plan and elevations.
6. 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.

- continued -



To: Mr. Farley M. Anderson, Jr.
Re: Z-82-84

November 16, 1984
Page Two

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. 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.
12. 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 December 5, 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