

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

AGENDA

DECEMBER 13, 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:

ANNOUNCEMENT: Approval of the October 25, 1984 and November 8, 1984 City Planning Commission minutes.

OLD BUSINESS:

1. TENTATIVE MAP
ABEYANCE ITEM
ROSEWOOD CONDO-
MINIUMS (CONVER-
SION)

Property generally located on the north side of Bonanza Road, west of Highland Drive, R-3 Zone.
Owner/Subdivider: Argonaut, Inc.
No. of Acres: 7.36 No. of Units: 148

2. Z-85-84
ABEYANCE ITEM

Request of the Heirs and Devisees of the Estate of Ann Greta Jones for reclassification of property generally located between Ann Road and Lone Mountain Road; and Jones Boulevard and Decatur Boulevard, from R-E to R-D, R-CL, R-1, R-PD9 and C-1 Zones.
Proposed Use: Low to Medium Density Residential and shopping centers.

3. Z-41-83
ABEYANCE ITEM
REINSTATEMENT
AND EXTENSION
OF TIME

Request of LEWIS HOMES OF NEVADA for Reinstatement and Extension of Time on property generally located on the southwest corner of Vegas Drive and Rock Springs Drive, N-U Zone (under Resolution of Intent to R-CL).

NEW BUSINESS:

1. TENTATIVE MAP
TENAYA II

Property generally located on the southeast corner of Tenaya Way and Washington Avenue, N-U Zone (under Resolution of Intent to R-1).
Owner: Thomas T. Beam
Subdivider: Plaster Development Co.
No. of Acres: 14.84 No. of Lots 65

2. TENTATIVE MAP
METROPOLITAN'S
MEADOWS WEST

Property generally located on the west side of Tenaya Way, south of Gowan Road, N-U Zone (under Resolution of Intent to R-E and R-CL).
Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 20.9 No. of Lots: 111

AGENDA

City of Las Vegas PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

- | ITEM | COMMISSION ACTION |
|---|---|
| 3. Z-89-84 | Request of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located in the area bounded by Lorenzi Boulevard, Peak Drive, Torrey Pines Drive and Smoke Ranch Road, from N-U to R-CL, R-3, R-PD15 and C-1 Zones.
Proposed Uses: Single Family Residence, Medium Density Residential, Medium High Density Residential, and Commercial |
| 4. TENTATIVE MAP

METROPOLITAN'S
SMOKE RANCH
TM - NO. 1 | Property generally located on the southwest corner of Torrey Pines Drive and Peak Drive, N-U Zone (proposed R-CL).
Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 88.9 No. of Lots: 605 |
| 5. TENTATIVE MAP

5 POINTS
(COMMERCIAL
SUBDIVISION) | Property generally located on the northeast corner of Fremont Street and Eastern Avenue, R-4 and C-2 Zones (proposed C-2).
Owner: Ahmanson Foundation
Subdivider: Vista Management Co.
No. of Acres: 6.04 No. of Lots: 1 |
| 6. TENTATIVE MAP

BREEZEWOOD
EXTENSION OF TIME | Property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-E and R-MHP Zones (Resolution of Intent to R-CL).
Owner: Nevada Escrow Services
Subdivider: The Nova Group
No. of Acres: 13.3 No. of Lots: 87 |
| 7. FINAL MAP

GLENVIEW
MEADOWS II | Property generally located north of Vegas Drive and west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD14).
Owner/Subdivider: Glenview Development Corp.
No. of Acres: 2.1 No. of Lots: 21 |
| 8. FINAL MAP

REDROCK HEIGHTS
NO. 2, UNIT 1 | Property generally located on the south side of Ducharme Avenue, west of Cimarron Road, N-U Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Diversified Interests
No. of Acres: 2.06 No. of Lots: 12 |
| 9. VAC-23-84 | Request of the CITY OF LAS VEGAS to vacate Darmak Drive between Oakey Boulevard and Westleigh Avenue. |

AGENDA

City of Las Vegas PLANNING COMMISSION

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

- | | |
|-----------------------------------|--|
| 10. Z-86-84 | Request of WILLIAM H. BAILEY for reclassification of property generally located at 1830 N. Highland Avenue, from R-E to C-1 Zone. |
| 11. Z-87-84 | Request of RAFAEL ACOSTA for reclassification of property generally located on the northeast corner of Decatur Boulevard and O'Bannon Drive, from R-1 and R-3 to C-2 Zone.
Proposed Use: New Car Dealership |
| 12. Z-88-84 | Request of B & M INDUSTRIES, INC., for reclassification of property generally located at 1511 S. Main Street, from C-2 to C-M Zone.
Proposed Use: Transmission Repair & Installation |
| 13. Z-90-84 | Request of MAURY ABRAMS for reclassification of property generally located on the southeast corner of Buffalo Drive and West Charleston Boulevard, from N-U to C-1 Zone.
Proposed Use: Shopping Center |
| 14. Z-91-84 | Request of JOSEPH J. REAM for reclassification of property generally located at 1940 E. Sahara Avenue, from R-2 to C-1 Zone.
Proposed Use: Office |
| 15. Z-103-83
EXTENSION OF TIME | Request of CODY B. BYRD for an Extension of Time on property generally located on the south side of Owens Avenue, between Marion Avenue and Nellis Boulevard, R-E Zone (under Resolution of Intent to R-3). |
| 16. SO-5-84 | Request of CKC CORPORATION for a Sales Office on property generally located on the southeast corner of Loganberry Lane and Stapleton Avenue, R-CL Zone. |

AGENDA

City of Las Vegas

December 13, 1984

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
Maggie Coleman - Present
Robert Guthrie - Present
Joe Johnston - Present
Fred Kennedy - Excused
Sherri Tracy - Excused

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.

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 of Planning Division
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 items.

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

All Tentative Maps shall conform to the following conditions:

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

All Final Maps shall conform to the following condition:

1. Conformance with the tentative map.

All Vacations shall conform to the following conditions:

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

MINUTES:

Approval of the Minutes for the October 25, 1984 and November 8, 1984, City Planning Commission meetings.

MR. FOSTER read the standard conditions that apply to all approved tentative maps.

MR. FOSTER read the standard condition that applies to all approved final maps.

MR. FOSTER read the standard conditions that apply to all approved vacation applications.

Bugbee -
APPROVED
Unanimous
(Tracy and Kennedy excused)

NOTE: The date for the second meeting in October should have been October 23, 1984 and not October 25, 1984 as shown on the agenda.

AGENDA

December 13, 1984

City of Las Vegas PLANNING COMMISSION

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

OLD BUSINESS

1. TENTATIVE MAP - ROSEWOOD CONDOMINIUMS (CONVERSIONS)

Property generally located on the north side of Bonanza Road, west of Highland Drive, R-3 Zone.

Owner/Subdivider: Argonaut, Inc.

No. of Acres: 7.36 No. of Units: 148

Staff recommends APPROVAL, subject to:

1. A direction sign shall be required at the Bonanza Road entrance to this project depicting the location and address or building number of each structure within the development, and, unit addresses within each building shall be clearly displayed and visible from adjacent parking areas as required by the Department of Community Planning and Development.

Johnston -
APPROVED

Unanimous

(Tracy and Kennedy excused)

MR. NULL stated this is a condominium conversion. The item was held in abeyance from the last meeting because neither the applicant nor his agent was present. Staff would recommend approval, subject to the condition and standard conditions.

BOB MCNUTT, 50 South Jones Boulevard, engineer, appeared and represented the applicant. He was in agreement with staff's condition.

To be heard by the City Council on December 19, 1984.

(19:35-19:37)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. Z-85-84 - HEIRS AND DEVISEES OF THE ESTATE OF ANN GRETA JONES

Request of the HEIRS AND DEVISEES OF THE ESTATE OF ANN GRETA JONES for reclassification of property generally located between Ann Road and Lone Mountain Road; and Jones Boulevard and Decatur Boulevard, from R-E to R-D, R-CL, R-1, R-PD9 and C-1 Zones.

Proposed Use: Low to Medium Density Residential and shopping centers.

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. The C-1 site at Ann Road and Jones Boulevard be amended to R-1.
3. The applicant to submit an application to rezone the row of R-E lots on the east side of Jones Boulevard to R-1 and all the R-1 lots shall back up to Jones Boulevard and Ann Road.
4. An extensive drainage study be submitted by the applicant for this general area as required by the Department of Community Planning and Development.
5. The applicant to inform the Sheep Mountain Homeowners Association of its schedules of development, submissions of subdivision maps and any changes to the development plan for this project.
6. The applicant to allow the Sheep Mountain Homeowners Association to participate in the architectural review of its proposed exterior landscaping, exterior block walls and the architecture of the buildings on the commercial sites.
7. The applicant shall provide four paved traffic lanes on Jones Boulevard between Rancho Drive and Lone Mountain Road when warranted by the amount of development on this project and when determined by the City.
8. The R-PD9 shall be limited to a maximum of 1700 dwelling units.

Bugbee -
APPROVED, subject to the conditions and to the conditions worked out with the Sheep Mountain Homeowners Association.

Unanimous
(Tracy and Kennedy excused)

MR. FOSTER stated this item was held in abeyance so the applicants and property owners could meet and work out their differences. There were concerns regarding the traffic, types of uses, flood control, etc. The parcel is large and consists of 574 acres. The major portion of the property is R-PD9. They are requesting that area to be a retirement community of 1700 units. They are asking for commercial on the northwest, northeast and southeast portions. On the southeast portion they are also requesting R-CL and at the northwest portion they are retaining a row of R-E lots fronting on Jones Boulevard. East of that is an R-1 development proposed. To the south along Washburn is a row of R-D size lots. There are major streets planned for the area. There will be a golf course on the interior of the parcel. The entire project, will consist of 2134 units which is 3.7 units per acre. They are proposing one access to the R-PD9 project off Lone Mountain Road. The Traffic Engineer feels there should be three accesses: one off Lone Mountain Road, one off Decatur and one off Ann Road. The applicant felt they would not need three accesses because of it being a retirement community. Staff would recommend approval, subject to the conditions.

JERRY HELTON, U. S. Homes, 1515 East Tropicana, appeared and represented the application. They are in agreement with staff's conditions with two exceptions. After their meeting with the property owners, it was agreed that VTN will make a drainage study of the area. This study will be used as a Master Drainage Plan for any future developments. Recommendation two pertains to the road improvements in the area. A portion of the maintenance and upkeep of the existing roadways will be required by U. S. Homes and the City. City staff to determine what other major streets will need improving in the area.

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. Z-85-84 - HEIRS AND DEVISEES OF THE
ESTATE PF ANN GRETA JONES
(Continued)

9. A maximum of 110 acres in the R-PD9 zone shall be permitted over 7.5 units per acre.

10. Install an 8 foot block wall along Leon Avenue and extending it along Washburn Avenue to the R-D sites; a 6 foot block wall shall be installed around the remainder of the R-PD9 area between any commercial and the residential; as well as adjacent to lots backing up to major streets. (All required walls abutting streets shall be decorative.)

11. Install street improvements on Ann Road, Decatur Boulevard, Lone Mountain Road, Leon Avenue, Washburn Road and Jones Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

12. Dedicate 50 feet of right-of-way for Decatur Boulevard and Lone Mountain Road; 30 feet of right-of-way for Washburn Road and Leon Avenue; 20 feet of right-of-way for Jones Boulevard and a 25' property line radius at the intersection of Washburn Road and Jones Boulevard, Jones Boulevard and Ann Road, Ann Road and Decatur Boulevard, Decatur Boulevard and Lone Mountain Road and Leon Avenue, as required by the Department of Design and Development.

13. The private access drives and curvilinear streets shall meet the requirements of the Traffic Engineer.

14. Amend the Master Plan of Streets and Highways to eliminate Washburn Road and Bradley Road.

15. Install a minimum of 30 foot wide temporary paved access along Lone Mountain Road to Jones Boulevard and overlay a minimum width of 30 feet on Jones Boulevard between Washburn and Lone Mountain Road, as deemed necessary by the City as development occurs.

16. The R-D and R-1 lots shall be developed concurrently.

The Homeowners Association and U. S. Homes have reached an agreement on the proposed plan. The Association has the following conditions: The 15 acres located at the northwest corner to be removed. The 18 R-E lots fronting on Jones Blvd. between Washburn and Ann Road are to be removed. Standard City of Las Vegas R-1 lots are to be located where the commercial and R-E lots were proposed. The R-1 lots shall back onto Jones Blvd. and Ann Road. U. S. Homes will work with the Sheep Mountain Homeowners Association to inform them of the developments of this project.

MIKE KOIZUMI, VTN, 2300 Paseo Del Prado, appeared and represented the applicant. They would like a 24 month time limit. On Condition 7, they would like a single entry with a guard house. They would be willing to put in emergency accesses if required. The one entry would be off Lone Mountain Road.

MR. FOSTER stated there would not be any need for a 24 month time limit since they plan to start this project in the first quarter of 1985 and development will continue.

GEORGE BAXTER, President, Sheep Mountain Homeowners Association, appeared in approval and reaffirmed the changes and conditions that were worked out with the developer.

KEN SCHERADO, 6301 Lone Mountain Road, appeared in approval.

To be heard by the City Council on 12-19-85.

(19:37-20:10)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. Z-85-84 - HEIRS AND DEVISEES OF THE
ESTATE OF ANN GRETA JONES
(Continued)

17. The lots in the R-PD9 backing up to Leon Drive shall have a 15' minimum rear yard setback.

18. Planning Commission approval of the development plans for the commercial sites.

19. Approval of the site plan of all residential development by the Department of Community Planning and Development.

20. Provide CC&R's for the maintenance of the common areas as required by the Department of Community Planning and Development.

21. The street layout shall be finalized for the R-1, R-D and R-PD9 through the subdivision process.

22. The triangular sites for which land use was not specified in the R-PD9 site shall be used for landscaped open space.

PROTESTS: 6

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-41-83 - REINSTATEMENT AND EXTENSION OF TIME - LEWIS HOMES OF NEVADA

Request of LEWIS HOMES OF NEVADA for Reinstatement and Extension of Time on property generally located on the south-west corner of Vegas Drive and Rock Springs Drive, N-U Zone (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

1. This Resolution of Intent shall expire 12/19/85.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
APPROVED, subject to the conditions.
Unanimous
(Tracy and Kennedy excused)

MR. FOSTER stated this item was held in abeyance from the last meeting because the applicant was not present. Staff would recommend approval, subject to the conditions.

NICK DANE, Lewis Homes, 5240 Polaris Avenue, appeared and represented the application. They are in concurrence with staff.

To be heard by the City Council on 12-19-84.

(20:16-20:18)

AGENDA

City of Las Vegas PLANNING COMMISSION

December 13, 1984

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

NEW BUSINESS:

1. TENTATIVE MAP - TENAYA II

Property generally located on the south-east corner of Tenaya Way and Washington Avenue, N-U Zone (under Resolution of Intent to R-1).

Owner: Thomas T. Beam

Subdivider: Plaster Development Co.

No. of Acres: 14.84 No. of Lots: 66

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-57-84.
2. No vehicular access to Tenaya Way from abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. A waiver be permitted for residential lots less than 100' in width to front with access on Washington Avenue.
5. Standard conditions.

Johnston -

APPROVED, subject to the conditions and the waiver.

Unanimous

MR. NULL stated staff would recommend approval. Also, a waiver would be necessary for the width of the lots fronting on Washington Avenue. Staff would recommend approval of the waiver.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. They concur with staff's recommendations.

To be heard by the City Council on 1-2-85.

(20:16-20:18)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. TENTATIVE MAP - MEADOWS WEST

Property generally located on the west side of Tenaya Way, south of Gowan Road, N-U Zone (under Resolution of Intent to R-E and R-CL).

Owner/Subdivider: Metropolitan Development Corp.

No. of Acres: 20.9 No. of Lots: 111

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-93-83.
2. No vehicular access to Tenaya from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. A waiver be permitted for the length of the cul-de-sac streets.
5. Standard conditions.

Bugbee -
APPROVED, subject to the conditions and the waiver.
Unanimous
(Tracy and Kennedy excused)

MR. NULL stated it should be noted that the street configuration is slightly different from the approved plot plan under the rezoning. In that plot plan, there was a street that went south and now the plat shows two cul-de-sac streets. The plat further provides a row of R-E lots fronting on Pioneer, with the next row of lots, to the east, as shown on the zoning plot plan. A waiver will be necessary for the length of the cul-de-sac streets. Staff recommends approval of the plat with the conditions and the standard conditions, and also approval of the waiver.

G. C. WALLACE, consulting engineer, 1555 South Rainbow Boulevard, appeared and represented Metropolitan Development Corporation. They are in accordance with staff's conditions.

To be heard by the City Council on 1-2-85.

(20:19-20:21)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-89-84 - METROPOLITAN DEVELOPMENT CORP.

Request of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located in the area bounded by Lorenzi Boulevard, Peak Drive, Torrey Pines Drive and Smoke Ranch Road, from N-U to R-CL, R-3, R-PD15 and C-1 Zones.

Proposed Uses: Single Family Residence, Medium Density Residential, Medium High Density Residential, and Commercial.

Staff recommends APPROVAL of the R-CL and the C-1 amended to a maximum area of 3 acres, DENIAL of the R-PD15 and the R-3, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. A maximum of 3 acres be allowed on the C-1 parcel.
3. A drainage plan be provided by the applicant as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. The layout of the R-CL parcel shall be revised on the tentative subdivision map as required by the Department of Community Planning and Development.
5. Dedicate 50' of right-of-way for Smoke Ranch Road, 40' of right-of-way for Lorenzi Boulevard, Peak Drive and Torrey Pines Drive and 25' property line radius corners at the intersections of Smoke Ranch Road and Lorenzi Boulevard and Peak Drive and Torrey Pines Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development. (NOTE: If R-PD15 is approved, a 25' radius dedication is needed at Peak and Lorenzi.)
6. Install street improvements on Smoke Ranch Road, Lorenzi Boulevard, Peak Drive and Torrey Pines as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

Bugbee -
ABEYANCE to January 10, 1985.
Unanimous
(Tracy and Kennedy excused)

MR. FOSTER stated this site is approximately 120 acres, which was just annexed into the city. The major portion will be R-CL. The main access will be from Smoke Ranch Road. There will be 1,115 units in the project. Staff feels the R-CL is compatible with the area. The C-1 site should be amended to a maximum area of 3 acres. The R-PD15 and R-3 sites should be developed on the same basis as the R-CL. Staff would recommend denial of the R-PD15 and R-3 and approval of the amended C-1 to 3 acres and approval of the R-CL, subject to staff's conditions.

G. C. WALLACE, consulting engineer, 1555 S. Rainbow Blvd., appeared and represented Metropolitan Development. Lorenzi is a section line road. The road on the south is Smoke Ranch Road, a section line road. They would take a lot of traffic.

DAVID RENNICK, 2440 Cherrywood, appeared and called for abeyance to meet with the developer.

ALBERT WHITMAN appeared in protest.

G. C. WALLACE appeared in rebuttal and stated he was not in agreement to delete the R-PD15 and R-3.

(20:21-20:35)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-89-84 - METROPOLITAN DEVELOPMENT CORP.
(Continued)

7. Approval of a site plan by the Planning Commission for the C-1 parcel. (NOTE: If R-PD15 and R-3 are approved, the site plan must be reviewed by the Planning Commission.

8. Standard conditions 1 through 8 shall apply to the C-1 parcel. (NOTE: If R-PD15 and R-3 are approved, standard conditions apply.)

9. Approval of the elevations by the Planning Commission.

PROTESTS: 1 on record with staff.

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. TENTATIVE MAP - METROPOLITAN'S SMOKE RANCH, TM NO.1

Property generally located on the south-west corner of Torrey Pines Drive and Peak Drive, N-U Zone (proposed R-CL).

Owner/Subdivider: Metropolitan Development Corp.

No. of Acres: 88.9 No. of Lots: 605

Staff recommends APPROVAL, subject to:

1. Approval of Z-89-84.
2. Conformance to the conditions of approval for Z-89-84.
3. No vehicular access to Smoke Ranch Road and Torrey Pines and Peak Drive from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. The sewer design be revised to route it south on Torrey Pines Drive to Smoke Ranch Road as required by the Department of Community Planning and Development.
6. Redesign the northeast portion of the plat, with provision for an access street to Torrey Pines Drive as required by the Department of Community Planning and Development.
7. Waiver be permitted for the length of Birch River Circle, with the street not to exceed 500 feet.

Coleman -
ABEYANCE to Janeu 10, 1985.
Unanimous

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. TENTATIVE MAP -
5 POINTS - (COMMERCIAL SUBDIVISION)

Property generally located on the northeast corner of Fremont Street and Eastern Avenue, R-4 and C-2 Zones (proposed C-2).

Owner: Ahmanson Foundation
Subdivider: Vista Management Co.
No. of Acres: 6.04 No. of Lots: 1

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-84-84.
2. Standard conditions.

Johnston -
APPROVED, subject to the conditions.
Unanimous
(Tracy and Kennedy excused)

MR. NULL stated this is an application for a mini-warehouse for part of the parcel and retail/service stores be developed later. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. There will be stores on the parcel in the near future after the mini-warehouse project is constructed.

To be heard by the City Council on 1-2-85.

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. TENTATIVE MAP - BREEZEWOOD

Property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-E and R-MHP Zones (Resolution of Intent to R-CL).

Owner: Nevada Escrow Services

Subdivider: The Nova Group

No. of Acres: 13.3 No. of Lots: 87

Staff recommends APPROVAL, subject to:

1. One-year extension.

Coleman -

APPROVED, subject to a one-year extension.

Unanimous

(Tracy and Kennedy excused)

MR. NULL stated staff would recommend approval, subject to a one-year extension.

ED DAVIS, SEA, 1405 Arville, appeared and represented the applicant.

This is final action.

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. FINAL MAP - GLENVIEW MEADOWS II

Property generally located north of Vegas Drive and west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD14).

Owner/Subdivider: Glenview Development Corp.

No. of Acres: 2.1 No. of Lots: 21

Staff recommends APPROVAL, subject to:

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

Johnston -

APPROVED, subject to staff's conditions.

Unanimous

(Tracy and Kennedy excused)

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions.

DICK DICKSTEIN, 3863 Valley View, appeared and represented the application. He would like to have the bond requirement waived. In its place would be cash in lieu of bond agreement signed by the lender and submitted to staff before the map is recorded.

MR. FOSTER said the City Code does not allow the bond to be waived. Once the final map reaches the City Council, it is almost always approved.

(20:46-20:51)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. FINAL MAP - REDROCK HEIGHTS NO. 2, UNIT 1

Property generally located on the south side of Ducharme Avenue, west of Cimarron Road, N-U Zone (under Resolution of Intent to R-CL and R-1).

Owner/Subdivider: Diversified Interests

No. of Acres: 2.06 No. of Lots: 12

Staff recommends APPROVAL, subject to:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Minimum front setback for the R-CL zoned lots to be 16 feet.

Guthrie -

APPROVED, subject to the conditions.

Motion carried with Johnston abstaining from voting.

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval with the condition

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

(20:51-20:52)

AGENDA

December 13, 1984

City of Las Vegas PLANNING COMMISSION

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

9. VAC-23-84 - CITY OF LAS VEGAS

Request of the CITY OF LAS VEGAS to vacate Darmak Drive between Oakey Boulevard and Westleigh Avenue.

Staff recommends APPROVAL, subject to:

1. Standard conditions.
2. Close Darmak at Oakey and install curb, gutter, sidewalk, and a barricade as required by the Department of Community Planning and Development.

PROTESTS: 0

Bugbee -
APPROVED, subject to staff's conditions.

Unanimous
(Tracy and Kennedy excused)

MR. NULL said the City would like to vacate Darmak Drive between Oakey and Westleigh because of storm water flow to the northeast and provide a curb, gutter and sidewalk on Oakey. Staff would recommend approval.

WAYNE TOWNSLEY, 3601 Westleigh, appeared in approval.

MR. FOSTER said the City will put up a barricade to indicate a dead end street.

PETER TRAPANI, 1358 Cashman Drive, appeared in approval. He feels this will correct the flooding in the area.

City Council to set date for public hearing at its 12-19-84 meeting.

(20-52-21:04)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

10. Z-86-84 - WILLIAM H. BAILEY

Request of WILLIAM H. BAILEY for reclassification of property generally located at 1830 N. Highland Avenue, from R-E to C-1 Zone.

Staff recommends DENIAL.

PROTESTS: 1 petition signed by members of the adjacent church

8 persons in audience

2 speakers at meeting

Bugbee-
DENIED
Unanimous

MR. FOSTER said they are proposing a restaurant facility on the property with 5 employees. They will have to revise the parking layout. Staff would recommend denial.

The applicant was not present.

PASTOR R. N. WHITNEY, 1625 "K" Street, appeared in protest.

BERNARD HAWKINS, 1020 Washington, appeared in protest.

To be heard by the City Council on 1-2-85.

(21:04-21:05)

AGENDA

City of Las Vegas PLANNING COMMISSION

December 13, 1984

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

COMMISSION ACTION

11. Z-87-84 - RAFAEL ACOSTA

Request of RAFAEL ACOSTA for reclassification of property generally located on the northeast corner of Decatur Boulevard and O'Bannon Drive, from R-1 and R-3 to C-2 Zone.

Proposed Use: New Car Dealership

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Install street improvements on Decatur Boulevard and O'Bannon Drive as required by the Division of Land Development and Flood Control.
3. Standard conditions 1 through 8.

PROTESTS: 0

Johnston -

Johnston - subject to the same APPROVED, subject to the conditions.

Unanimous. Kennedy excused.
(Tracy and Kennedy excused)

MR. FOSTER said this is for a new car dealership.

ATTY. HERB JONES, 300 S. 4th Street, appeared and represented the applicant. This will be a Dodge dealership.

To be heard by the City Council on 1-2-85.

(21:05-21:08)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

12. Z-88-84 - B & M INDUSTRIES, INC.

Request of B & M INDUSTRIES, INC., for reclassification of property generally located at 1511 S. Main Street, from C-2 to C-M Zone.

Proposed Use: Transmission Repair and Installation

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Dedicate 5' of right-of-way for Main Street and a 20' property line radius corner at the intersection of Main Street and Utah Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Install street improvements on Main Street and Utah Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Only the end bays will open to Main Street.
5. Standard conditions 1 through 8.

PROTESTS: 1 on record with staff.

Bugbee -
APPROVED

Unanimous

(Tracy and Kennedy excused)

MR. FOSTER stated there is C-M zoning in the area to the north. They are proposing to add to an existing building. Staff recommends denial because C-M should not extend south of Utah Avenue.

DAVID THOMAS, 4255 Channel 10 Drive, appeared and represented the application. This will create additional jobs and will be like a new building in the neighborhood. The building is vacant now and was formerly a bar. They will not have outside storage.

No one appeared in protest.

To be heard by the City Council on 1-2-85.

(21:08-21:16)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

13. Z-90-84 - MAURY ABRAMS

Request of MAURY ABRAMS for reclassification of property generally located on the southeast corner of Buffalo Drive and West Charleston Boulevard, from N-U to C-1 Zone.

Proposed Use: Shopping Center

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. A revised plot plan and elevations be reviewed by the Planning Commission which provides for increased building setbacks, adequate loading areas and rear building aesthetics.
3. No access to Holmby Avenue right-of-way.
4. Dedicate 50' of right-of-way for Charleston Boulevard and Buffalo Drive and 25' property line radius corner at the intersection of the two streets.
5. Install street improvements on Charleston Boulevard and Buffalo Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. The east driveway on Charleston be eliminated.
7. Standard conditions 2 through 8.

PROTESTS: 0

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

MR. FOSTER stated this item was before the Planning Commission for an apartment project and was denied. The applicant is now requesting C-1 for a shopping center on the 4 acre site. There will be a Smith Food King and a row of shops. Staff does not object to C-1 zoning, but feel they are overbuilding the site. The plot plan would have to be adjusted in order to get loading and unloading in the back of the store because there will be no access to Holmby Avenue. Staff would recommend approval, subject to the conditions.

JOHN VORNSAND, 300 South 4th Street, appeared and represented the applicant.

MAURY ABRAMS appeared and represented the application.

They will work on a redesign of the project.

No one appeared in protest.

To be heard by the City Council on 1-2-85.

(21:16-21:23)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. Z-91-84 - JOSEPH J. REAM

Request of JOSEPH J. REAM for reclassification of property generally located at 1940 E. Sahara Avenue, from R-2 to C-1 Zone.

Proposed Use: Office

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Secure an encroachment permit from the Nevada Department of Transportation for the proposed landscaping and planters.
3. Standard conditions 1 through 8.

PROTESTS: 0

Coleman -
APPROVED, subject to the conditions.
Unanimous
(Bugbee, Tracy and Kennedy excused)
MR. FOSTER stated this is a 4,000 square foot office two-stories in height. They have adequate parking and landscaping. Staff would recommend approval, subject to the conditions.

JOSEPH J. REAM, 3532 Barcelona, appeared and represented the application.

No one appeared in protest.

To be heard by the City Council on 1-2-85.

AGENDA

December 13, 1984

City of Las Vegas
PLANNING COMMISSION

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

15. Z-103-83 - EXTENSION OF TIME
CODY B. BYRD

Request of CODY B. BYRD for an Extension of Time on property generally located on the south side of Owens Avenue, between Marion Avenue and Nellis Boulevard, R-E Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. This extension shall expire 1/4/86.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
 APPROVED, subject to the conditions.
 Unanimous
 (Bugbee, Tracy and Kennedy excused)

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

CODY B. BYRD, 6879 East Mesquite, appeared and represented the application.

To be heard by the City Council on 1-2-85.

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 24

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

16. SO-5-84 - SALES OFFICE - CKC CORPORATION

Request of CKC CORPORATION for a Sales Office on property generally located on the southeast corner of Loganberry Lane and Stapleton Avenue, R-CL Zone.

Staff recommends APPROVAL, subject to:

1. The use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

Johnston -
APPROVED, subject to the condition.
Unanimous
(Bugbee, Tracy and Kennedy excused)

MR. FOSTER stated this is a request for a sales office in a subdivision development. Staff would recommend approval, subject to the conditions.

DEAN KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Blvd. appeared and represented the applicant.

This is final action.

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. FINAL MAP - THE BLUFFS, UNIT 1 (FORMERLY THE LAKES AT WEST SAHARA, PHASE 2)

Property generally located on the north side of Promenade Drive, west of Crystal Water Way, N-U Zone (under Resolution of Intent to R-CL).

Owner: West Sahara Investments Co.

Subdivider: Collins Brothers

No. of Acres: 11.7 No. of Lots: 44

Staff recommends APPROVAL, subject to:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Minimum front setback to be 16 feet.

Johnston -
APPROVED, subject to the conditions.

Unanimous
(Tracy and Kennedy excused)

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions.

DEAN KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Blvd., appeared and represented the applicant.

(21:27-21:28)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 26

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. FINAL MAP - THE BLUFFS, UNIT 2 (FORMERLY THE LAKES AT WEST SAHARA, PHASE 2)

Property generally located on the south side of Promenade Drive, west of Crystal Water Way, N-U Zone (under Resolution of Intent to R-CL).

Owner: West Sahara Investments Co.

Subdivider: Collins Brothers

No. of Acres: 11.9 No. of Lots: 66

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for the tentative map.
2. Minimum front setback to be 16 feet.
3. Conformance with the tentative map.

Guthrie -
APPROVED, subject to the conditions,
Unanimous

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions.

DEAN KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant.

(21:28-21:29)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-29-67, Z-5-69 - PLOT PLAN REVIEW
MICHAEL LOUDERMILK

Request of MICHAEL LOUDERMILK for a Plot Plan Review of property located on the west portion of the Rainbow Expressway Center at 220 S. Rainbow Boulevard, C-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance with the plot plan and elevations.

Bugbee -
ABEYANCE
Unanimous
(Tracy and Kennedy excused)

The applicant was not present.

To be heard by the City Planning Commission on 1-10-85.

(21:29-21:30)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. Z-66-64(42) - PLOT PLAN REVIEW -
STEWART L. BELL

Request of STEWART L. BELL for a Plot Plan Review of property generally located on the southwest corner of Mohave Road and Contract Avenue, C-1 Zone (under Resolution of Intent to M).

Staff recommends APPROVAL, subject to:

1. Standard conditions 1, 2, 3, 4 and 5.

Coleman -
ABEYANCE
Unanimous
(Tracy and Kennedy excused)

The applicant was not present.

To be heard again at the 1-10-85
City Planning Commission meeting.

(21:30-21:31)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. Z-6-72(4) - REVIEW OF CONDITION -
HORIZON PROPERTIES, INC.

Request of HORIZON PROPERTIES, INC., for
a Review of Condition of property
generally located at 2408 Santa Clara
Drive, P-R Zone.

Staff recommends APPROVAL, subject to:

1. A maximum of 2 offices be permitted
on this property.

Johnston -
APPROVED, subject to the condition.
Unanimous

MR. FOSTER stated originally they
were limited to a one-office use
and they were allowed a second
office, but it was restricted to an
accounting office only. Now they
want to change the office to a real
estate brokerage firm. Staff would
recommend approval.

PAUL MOSS, 2408 Santa Clara Drive,
appeared to represent the
application.

To be heard by the City Council on
1-2-85.

(21:31-21:32)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. Z-68-81 - REVIEW OF LANDSCAPING
VEGAS LODGE NO. 32 F & AM

Request of VEGAS LODGE NO. 32 F & AM for a Review of Landscaping on property generally located at 632 E. Charleston Boulevard, P-R Zone.

Staff recommends DENIAL.

If approved, subject to:

1. Install four palm trees a minimum of six feet high in the front planter as required by the Department of Community Planning and Development.

Coleman -

APPROVED subject to the 4 small palm trees being replaced with 6 foot palm trees. Motion carried with Mack and Bugbee abstaining from voting.

MR. FOSTER stated this is a request to reduce the landscaping requirement. There was a planter along the front of the property on Charleston. Staff feels there is minimal landscaping there with two tall palm trees and four small ones.

ORAL STOUT, 632 East Charleston, Trustee of Vegas Lodge No. 32 F & AM, appeared and represented the application. They planted landscaping and it was removed by vandals so they replanted and flood water came on the property ruining the landscaping a second time. After that they had landscaping consisting of the six palm trees and looks nice. They have a problem with trash being thrown on the premises.

This is final action.

(21:32-21:43)

AGENDA

City of Las Vegas

December 13, 1984

PLANNING COMMISSION

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. Z-104-83 - EXTENSION OF TIME -
TAHOE INVESTMENT PROPERTIES

Request of TAHOE INVESTMENT PROPERTIES for an Extension of Time on property generally located on the north side of Lake Mead Boulevard, 800' west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD12).

Staff recommends APPROVAL, subject to:

1. The Resolution of Intent shall expire on January 4, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER said this is their first request for an extension of time. They plan to proceed in the near future:

RICHARD CROSSLEY, 1700 East Desert Inn Road, appeared and represented the applicant.

To be heard by the City Council on 1-2-85.

(21:43-21:44)

AGENDA

December 13, 1984

City of Las Vegas PLANNING COMMISSION

Page 32

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. AV-11-84 - ADMINISTRATIVE VARIANCE - JACK JONAS

Request of JACK JONAS for an Administrative Variance to allow an addition to an existing non-conforming single family dwelling on property generally located at 3042 Vegas Drive, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Johnston -
APPROVED, subject to the condition.
Unanimous
(Tracy and Kennedy excused)

MR. FOSTER stated the applicant wishes to add a bedroom to his house, but this is a commercial location. Staff would recommend approval, subject to the condition.

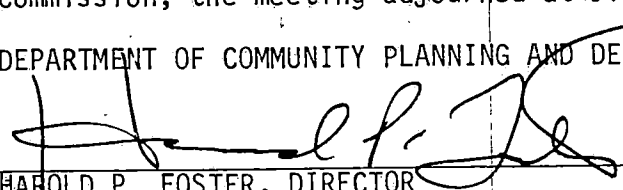
JACK JONAS, 3042 Vegas Drive, appeared and represented the application.

This is final action.

(21:44-21:46)

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:46 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

RECEIVED

RECEIVED

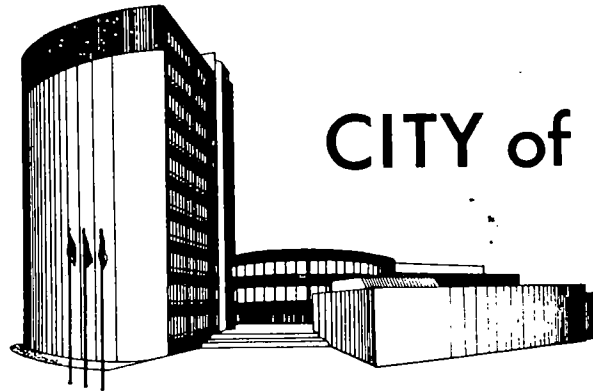
DEC 20 11 27 AM '84

DEC 20 11 27 AM '84

CITY CLERK

CITY CLERK

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



CITY of LAS VEGAS

December 17, 1984

Mr. Carl Pon
Tahoe Investment Properties
Box 6719
Stateline, Nv 89449

RE: Z-104-83 Extension of Time

Dear Mr. Pon:

Your request for an Extension of Time on property generally located on the north side of Lake Mead Boulevard, 800 feet west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD14 Zone) was considered by the City Planning Commission on December 13, 1984.

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

1. The Resolution of Intent shall expire on January 4, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on January 2, 1985 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

Original signed by
HAROLD P. FOSTER, DIRECTOR

HPF:lm



NAME

ADDRESS

R. MacNutt

Mike Koizumi

Nick Dine

Peter Yapani

David Jones

Walter Thomas

John W. Cassano

Paul Moss

Paul Moss

Richard Crossley

Jack Jones

50 So Jones #202

2300 PASO DEL PRADO A-100

5240 Puleris Ave, Las Vegas NV

1388 Cochran Drive

200 So. 4th

4255 CHANUB210

300 S. 4TH

1022 W CHARLESTON

2408 SANTA CLARA DR

1700 E. DESERT INN RD #108

3042 Vegas Dr

NAME

ADDRESS

Charley Johnson

VTN Nevada 2340 Paseo del
Prado LV 88102

G.C. Wallace

1555 S. Rainbow Blvd. L.V.

David Linnick

2440 Cherrywood Dr Las Vegas

R.M. Whitman

1625 4th St LV

Bernard Hoffman

1030 Washington L.V.

Joseph Ryan

332 Barcelona L.V.

P.H. Allen

632 E. Charleston Blvd.

NAME

ADDRESS

Jerome Selton

GEORGE BAXTER

Ken Schorack

US Home

1515 E Tropicana #600 Las Vegas

7465 H. Torrey Pines Ln 89131

6301 Love MTN Rd.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 13, 1984

TO:

FOSTER

FROM:

NU

SUBJECT:

CITY PLANNING COMMISSION
DECEMBER 13, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

ATTORNEY
CLERK ✓

OLD BUSINESS:

1. Tentative Map - Rosewood Condominiums

This item was held in abeyance because the applicant or his agent was not in attendance.

- A direction sign shall be required at the Bonanza Road entrance to this project depicting the location and address or building number of each structure within the development and unit addresses within each building shall be clearly displayed and visible from adjacent parking areas as required by the Department of Community Planning and Development.
- Standard conditions.

NEW BUSINESS:

1. Tentative Map - Tenaya II

- conformance to the conditions of approval for Z-57-84
- no vehicular access to Tenaya Way from the abutting lots.
- wall statement.
- a waiver be permitted for lots less than 100' in width to front on a primary or secondary thoroughfare.
- standard conditions.

2. Tentative Map - Meadows West

- Conformance to the conditions of approval for Z-93-83
- no vehicular access to Tenaya Way from the abutting lots
- wall statement
- A waiver be permitted for the length of the cul-de-sac streets.

- continued -

4. Tentative Map - Metropolitan's Smoke Ranch Road No. 1

- Approval of Z-89-84
- Conformance to the conditions of approval for Z-89-84
- No vehicular access to Smoke Ranch Road and Torrey Pines and Peak Drive from the abutting lots.
- Wall statement.
- The sewer design be revised to route it south on Torrey Pines Drive to Smoke Ranch Road as required by the Department of Community Planning and Development.
- Redesign the northeast portion of the plat, with provision for an access street to Torrey Pines Drive as required by the Department of Community Planning and Development.
- A waiver be permitted for the length of Birch River Circle, with the street not to exceed 500 feet.

5. Tentative Map - 5 Points

- Conformance to the conditions of approval for Z-84-84.
- Standard conditions

6. Tentative Map - Breezewood, Extension of Time

Amended final map approved 11/21/84
Staff recommends approval of a one year extension

7. Final Map - Glenview Meadows II

- Conformance with the Tentative Map
- Conformance to the conditions of approval for the tentative map

8. Final Map - Red Rock Heights No. 2, Unit 1

- Conformance with the tentative map
- Conformance to the conditions of approval for the tentative map
- Minimum front setback for the R-CL zoned lots to be 16'

9. VAC-23-84

Close both ends of Darmak street at Westleigh and Oakley Boulevard, by the installation of curb, gutter and sidewalks.

- Staff recommends approval with the standard conditions.

SUPPLEMENTAL

1. Final Map - The Bluffs, Unit 1

- Conformance to the conditions of approval for the tentative map
- Minimum front setback to be 16'

2. Final Map - The Bluffs, Unit 2

- Conformance to the conditions of approval for the tentative map.
- Minimum front setback to be 16'.

HAN:1m

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC AGENDA

December 12, 1984
Page 1

OLD BUSINESS:
2. Z-85-84

This proposed project is on a parcel containing 574 acres and they are proposing 2134 units total which is 3.7 units per acre overall. They are proposing 100 acres of 8 and 9 units per acre densities which is ok.

They are requesting R-PD9 on the 1700 unit secured areas to allow flexibility which we can control with caps and staff review. The reason is that the 8 and 9 unit/acre sites could require slight shifting in the final designs. The internal streets system to serve the 1700 unit secured area appears workable, but the one access point doesn't.

The M.P.S. & H. will have to be amended to eliminate Washburn and Bradley and the Traffic Engineer feels that that will put several thousand TPD over Lone Mountain Road and Ann Road may be okay. In the NW sector, they are buffering the west with R-E lots, the south with R-D lots. In the SW sector they are proposing back-up lots of the R-CL type and density of 6-7 units/acre. Staff would prefer to have specially designed lots with a minimum of 15' setbacks and an 8' high design block wall due to the 3-1 density difference. The 8' wall should continue to the proposed R-D area.

The site on the NW is across from R-E development but is appropriate at the intersection of 2 major primary streets.

There are 46 acres of R-PD9.
57 acres of 8 un/ac zero lot line
12 acres of R-E
3 acres of R-D
35 acres of R-1
65 acres of recreation space
200 acres of R-CL
39 acres of Commercial
117 acres of streets

574 acres

Staff recommends approval, subject to:

1. ROI with a 12 month time limit.
2. The R-PD9 shall be limited to a maximum of 1700 dwelling units.
3. A maximum of 110 acres in the R-PD9 zone shall be permitted over 7.5 units per acre.
4. Install an 8' block wall along Leon Avenue and extending it along Washburn Avenue to the R-D sites; a 6' block wall shall be installed around the remainder of the R-PD9 area between any commercial

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC AGENDA

December 12, 1984
Page 2

2. Z-85-84
Continued

- and the residential; as well as adjacent to lots backing up to major streets. (All required walls abutting streets shall be decorative.)
5. Install street improvements on Ann Road, Decatur Boulevard, Lone Mountain Road, Leon Avenue, Washburn Road and Jones Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
 6. Dedicate 50' of right-of-way for Decatur Boulevard and Lone Mountain road; 30' of right-of-way for Washburn Road and Leon Avenue; 20' of right-of-way for Jones Boulevard and a 25' property line radius at the intersection of Washburn Road and Jones Boulevard, Jones Boulevard and Ann Road, Ann Road and Decatur Boulevard, Decatur Boulevard and Lone Mountain Road, and Lone Mountain Road and Leon Avenue, as required by the Department of Design and Development.
 7. The private access drives and curvilinear streets shall meet the requirements of the Traffic Engineer.
 8. Amend the M.P.S. & H. to eliminate Washburn Road and Bradley Road.
 9. Install a minimum of 30' wide temporary paved access along Lone Mountain Road to Jones Boulevard; along Ann Road to Jones Boulevard and overlay a minimum width of 30' on Jones Boulevard between Washburn Road and Lone Mountain Road, as deemed necessary by the City as development occurs.
 10. The R-E and R-D lots shall be developed concurrently with the R-1 development.
 11. The lots in the R-PD9 backing up to Leon Drive shall have a 15' minimum rear yard setback.
 12. P.C. approval of the development plans for the commercial sites.
 13. Approval of the site plans of all residential development by the Department of Community Planning and Development.
 14. Provide CC&Rs for the maintenance of the common areas as required by the Department of Community Planning and Development.
 15. The street layout shall be finalized for the R-1, R-D and R-PD9 through the subdivision process.

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC AGENDA

December 12, 1984
Page 3

2. Z-85-84
Continued

16. The triangular sites for which land use has not been specified shall be used for landscaped open space.

17. Standard conditions 2 through 8 shall apply to the C-1 sites.

PUBLIC HEARING
PROTESTS:

CC ACTION:

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC Agenda

December 12, 1984
Page 4

3. Z-41-83

The applicant was not in attendance at the November 27th Planning Commission meeting so this item was held in abeyance.

This expired 6/1/84 and is within the 6-month reinstatement period.

Staff recommends APPROVAL, subject to:

1. This ROI shall expire 12/19/85.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

PROTESTS:

THIS IS NOT A PUBLIC HEARING

CC ACTION: 1/16/85

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC AGENDA

December 12, 1984
Page 5

NEW BUSINESS:

3. Z-89-84

This proposal is to develop 88.9 acres of R-CL with 605 units. 12 gross acres of R-PD15 with 180 units. 15 gross acres of R-3 with 330 units. The total number of units proposed is 1115. There is also a 5.5 gross acre C-1 site.

The R-CL portion will be developed into lots ranging in 35', 40', 45' and 50' frontages. They are proposing 4 models for each size lot.

The R-PD15 and R-3 parcels are located on the east side of Lorenzi Boulevard. We have considered the fact that the properties on the west side of Lorenzi back up to the Expressway and conceded a potential for medium density residential. However, this should not be an argument for allowing it on the east side. To do so would put the population figures far above the General Plan recommendations. (See Romero's projections) This area should be a continuation of the R-CL project.

The C-1 site is on the corner of Lorenzi and Smoke Ranch Road. Smoke Ranch will not have access to the Expressway. There could be some argument for a neighborhood type commercial site but not a 5.5 acre shopping center. Cheyenne and Lake Mead are the major streets projected to handle the major commercial needs of the area. This site should be limited to a maximum of 3 acres for a small neighborhood commercial development.

If developed as recommended the total number of units would be approximately 812 as opposed to the 1115 requested.

Staff recommends APPROVAL of the R-CL and the C-1 amended to a maximum area of 3 acres, denial of the R-PD15 and the R-3.

Subject to:

1. 12 month Resolution of Intent.
2. A maximum of 3 acres be allowed on the C-1 parcel.

-continued-

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC AGENDA

December 13, 1984
Page 6

3. Z-89-84
(CONTINUED)

3. A drainage plan be provided by the applicant as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. The layout of the R-CL parcel shall be revised on the Tentative subdivision map as required by the Department of Community Planning and Development.
5. Dedicate 50' of right-of-way for Smoke Ranch Road, 40' right-of-way for Lorenzi Boulevard, Peak Drive and Torrey Pines Drive and 25' property line radius corners at the intersections of Smoke Ranch Road and Lorenzi Boulevard and Peak Drive and Torrey Pines Drive as required by Land Development and Flood Control of the Department of Community Planning and Development. (Note: If R-PD15 approved, a 25' radius dedication is needed at Peak and Lorenzi).
6. Install street improvements on Smoke Ranch Road, Lorenzi Boulevard, Peak Drive and Torrey Pines as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Approval of a site plan by the Planning Commission for the C-1 parcel. (Note: If R-PD15 and R-3 approved, the site plan must be reviewed by the Planning Commission.
8. Standard conditions 1 through 8 shall apply to the C-1 parcel. (Note: If R-PD15 and R-3 approved, standard conditions apply.)
9. Approval of the elevations by the Planning Commission.

PUBLIC HEARING ITEM
PROTESTS: 1

CC ACTION: 1/2/85

- continued -

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC AGENDA

December 12, 1984
Page 7

10. Z-86-84

This property has been involved in a number of actions. P-R was denied in 1972 (Z-86-72). A Variance for an Afro cultural arts center was approved in 1977 (V-96-77). A Use Permit for a family counseling center was approved in 1974 (U-22-74). Another Use Permit was approved in 1983 for a State supported convalescent home (U-26-83). They now wish to use the building as a restaurant. Based upon 1500 square feet of building and 5 employees, they will need 35 parking spaces. Although the parking they have shown does not work, they can redesign and get the 35 needed.

A major problem with allowing commercial zoning on this site is the homes fronting Jimmy Avenue across from this parcel. Allowing a special, low traffic generating use by special use permit is feasible, but allowing commercial zoning could severely impact the residential characteristics of Jimmy Avenue.

Staff recommends DENIAL.

If approved, subject to:

1. 12 month ROI.
2. No access to Jimmy Avenue.
3. A 6' high block wall along the east and north property line, stepped down to 4' high with the top 2' 50% open within 25' of the intersection of Highland Drive and Jimmy Avenue.
4. Install street improvements on Highland Drive and Jimmy Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Standard conditions 1-8.

PUBLIC HEARING
PROTESTS: 1

CC ACTION: 1/2/85

11. Z-87-84

This proposal is to develop a new Chrysler-Plymouth car agency. There will be a 14,350 sq. ft. building consisting of a showroom, offices, parts and service area. The balance of the parcel will be car storage and display. The entire site is 5 acres, gross.

- continued -

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC Agenda

December 12, 1984
Page 8

11. Continued

This general area, along Decatur, has seen a great amount of development in the last 7 or 8 years. There are 2 car agencies across Decatur. This proposed site would be buffered from the residential area to the east by the Post Office vehicle storage yard. It has also been known that the City generally likes to limit this type of use to certain areas. Although we do not normally like to see the C-2 zoning outside the downtown area, it does seem to be supportable on this site for this use. There are no elevations.

Staff recommends APPROVAL, subject to:

1. 12 month ROI.
2. Install street improvements on Decatur Boulevard & O'Bannon Drive as required by the Division of L. D. & F.C.
3. Standard conditions 1-8.

PUBLIC HEARING
PROTESTS: 0

CC ACTION: 1/2/85

12. Z-88-84

B & M Transmission wishes to develop a new transmission repair facility. They are currently licensed at 1531 S. Main Street, as a non-conforming use. Although the block to the north is zoned C-M it would not be in the best interest of the City to expand the industrial uses if the intent is to encourage development of this major corridor to the downtown area, into uses more compatible with the downtown image. They propose to add to an existing building for a total of 8300 sq. ft. There will be 11 repair bays.

Staff recommends DENIAL.

If approved, subject to:

1. 12 months ROI.
2. Dedicate 5' of R/W for Main Street and a 20' property line radius corner at the intersection of Main Street and Utah Avenue as required by the Division of L.D. & F.C. of the Department of C. P. & D.
3. Install street improvements on Main Street and Utah Avenue as required by the Division of L. D. & F. C. of the Dept. of C. P. & D.

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC Agenda

December 12, 1984
Page 9

4. Standard conditions 1-8.

PUBLIC HEARING
PROTESTS: 1

CC ACTION: 1/2/85

13. Z-90-84

This proposal is to develop a shopping center consisting of a 44,000 sq. ft. major supermarket together with 25,614 sq. ft. of subsidiary shops and stores. Based upon the market and retail use, a total of 227 parking spaces would be required. This is exactly the amount they are providing. The retail pad on the corner indicates a possible restaurant use. This could not be permitted in that the parking standards would require additional parking spaces which they do not have. Although this corner seems to warrant service commercial it does not lend itself well to the magnitude of development proposed on this Plan. A request for R-4 zoning on this site was denied by the City Council on August 1, 1984. There is substantial over-crowding. Access is indicated from Holmby Avenue. This could not be accomplished in that Holmby R/W is to be used for drainage purposes only, no vehicular traffic.

Staff recommends APPROVAL, subject to:

1. 12 month ROI.
2. A revised plot plan and elevations be reviewed by the PC which provides for increased building setbacks, adequate loading areas and rear building aesthetics.
3. No access to Holmby Avenue r/w.
4. Dedicate 50 feet of r/w for Charleston Boulevard and Buffalo Drive and a 25 foot property line radius corner at the intersection of the two streets.
5. Install street improvements on Charleston Boulevard and Buffalo Drive as required by the Division of L.D. and F. C. of the Department of Community Planning and Development.
6. The east driveway on Charleston be eliminated.
7. Standard conditions 2-8.

- continued -

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC AGENDA

December 12, 1984
Page 10

13. Continued PUBLIC HEARING ITEM CC ACTION: 1/2/85
PROTESTS: 0

14. Z-91-84 This will be a 4,000 sq. ft. two story building. There are 15 parking spaces. Landscaping is adequate. Staff recommends APPROVAL, subject to:

1. 12 month ROI.
2. Secure an encroachment permit from the Nevada Department of Transportation for the proposed landscaping and planters.
3. Standard conditions 1-8.

PUBLIC HEARING CC ACTION: 1/2/85
PROTESTS: 0

15. Z-103-83
EXTENSION OF
TIME

This is the first request for an Extension of Time. His letter does not contain a reason but he told John that the original developed backed out of the deal and he is trying to find another.

Staff recommends APPROVAL, subject to:

1. This extension shall expire 1-4-86.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

NOT A PUBLIC HEARING CC ACTION: 1/2/85

16. S0-5-84 This is a normal request for a sales office. Staff recommends Approval, subject to:

1. The use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

PC FINAL ACTION

SUPPLEMENTAL AGENDA:

3. Z-29-67
Z-5-69
PLOT PLAN
REVIEW

This is a request to allow carports along the west property line. This should not be a problem in that it is set back from the property line and the existing planter will eventually screen the view from the west. The carports have already been built. No complaints have been received.

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC Agenda

December 12, 1984
Page 11

3. Z-29-67
Z-5-69 PPR (Continued)

Staff recommends approval, subject to:

1. Conformance with the plot plan and elevations.

NOT A PUBLIC HEARING
PROTESTS: N/A

P.C. FINAL ACTION

4. Z-66-64 (42)
PLOT PLAN REVIEW

This is an existing shopping center constructed under the existing C-1 zoning. They wish to expand their potential uses by effectuating the M Zone ROI.

Staff recommends approval, subject to:

1. Standard conditions 1, 2, 3, 4, and 5.

NOT A PUBLIC HEARING

P.C. FINAL ACTION

5. Z-6-72 (4)

The original conditions of approval limited this development to one office use only. In 1977 there was a review to allow an additional office, but was limited to an accounting office only. The only use now existing is Horizon Properties. They are a real estate broker and consulting agency.

Review of
Condition

They are requesting an additional office use consisting of separate real estate brokerage operation. Although it is a similar use, it was determined to violate the intent of the original condition. However, if he were working in concert with Horizon Properties he would be allowed. Staff does not feel that an additional broker would impact the area much more than the existing use. There is parking in the front and rear.

Staff recommends approval, subject to:

1. A maximum of 2 offices be permitted on this property.

NOT A PUBLIC HEARING
PROTESTS: N/A

CC ACTION: 1/2/85

6. Z-68-81

A complaint was received regarding the landscaping for the Masonic Lodge. It was the planter along the Charleston frontage that was at issue. They have planted two large (24" diameter) palms at the center and two 1 gallon Palms on each side. (See photos) The balance of the planter

TO: FOSTER
RE: CONDITIONS MEMO
12/13/84 PC Agenda

December 12, 1984
Page 12

is crushed rock cemented together and painted green.
The approved landscaping plan called for 30 juniper
seagreens, staggered and spaced about 3' on center.

They are claiming that the plants were installed as
originally required but were washed away by rains or
stolen.

NOT A PUBLIC HEARING

P.C. FINAL ACTION

7. Z-104-83

This is the first request for Extension. They imply that
the builder will begin the development shortly.

Staff recommends approval, subject to :

1. The ROI shall expire on January 4, 1986.
2. Conformance to all ordinance amendments enacted
subsequent to the original approval.

NOT A PUBLIC HEARING

CC ACTION: 1/2/84

8. AV-11-84

This is a request to add a bedroom to an existing nonconforming
single family dwelling in a C-2 zone. This addition should
not substantially perpetuate the nonconforming characteristics
so staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

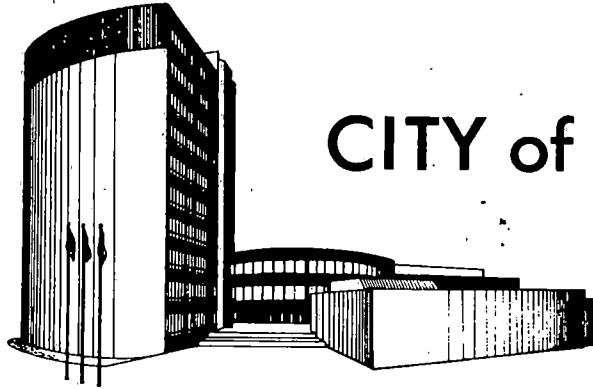
NOT A PUBLIC HEARING

P.C. FINAL ACTION

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

December 20, 1984

Mr. Joseph J. Ream
3532 Barcelona Street
Las Vegas, Nevada 89121

RE: Z-91-84

Dear Mr. Ream:

Your request for reclassification of property generally located at 1940 East Sahara Avenue, from R-2 to C-1 Zone, was considered by the City Planning Commission on December 13, 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. Secure an encroachment permit from the Nevada Department of Transportation for the proposed landscaping and planters.
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, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

- continued -



To: Mr. Joseph J. Ream
Re: Z-91-84

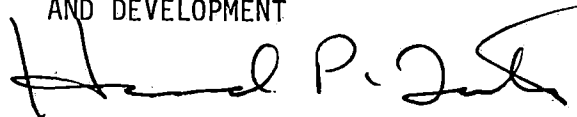
December 20, 1984
Page Two

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 January 2, 1985 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

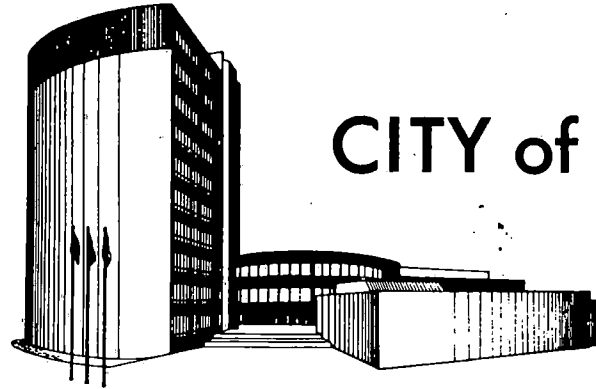
HPF:lm

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

December 20, 1984

B & M Industries, Inc.
438 E. Sahara Avenue
Las Vegas, Nevada 89109

RE: Z-88-84

Gentlemen:

Your request for reclassification of property generally located at 1511 S. Main Street, from C-2 to C-M Zone, was considered by the City Planning Commission on December 13, 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. Dedicate 5 feet of right-of-way for Main Street and a 20 foot property line radius corner at the intersection of Main Street and Utah Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Install street improvements on Main Street and Utah Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Only the end bays will open to Main Street.
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: B & M Industries, Inc.
RE: Z-88-84

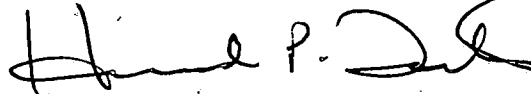
December 20, 1984
Page Two

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, whichever occurs first.
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 January 2, 1985 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

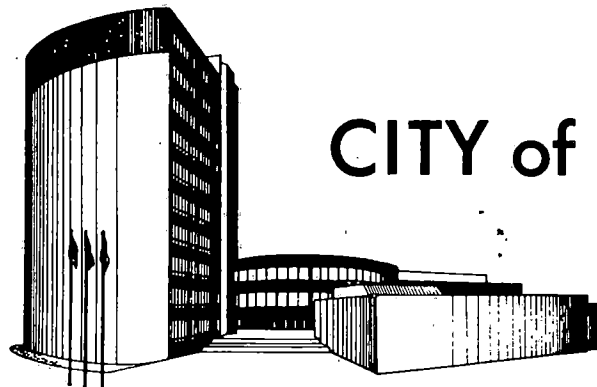
HPF:1m

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

December 24, 1984

Mr. Cody B. Byrd
6879 E. Mesquite Avenue
Las Vegas, Nv 89110

RE: Z-103-83 Extension of Time

Dear Mr. Byrd:

Your request for an Extension of Time on property generally located on the south side of Owens Avenue, between Marion Avenue and Nellis Boulevard, under Resolution of Intent to R-3, was considered by the City Planning Commission on December 13, 1984.

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

1. This extension shall expire January 4, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on January 2, 1985 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

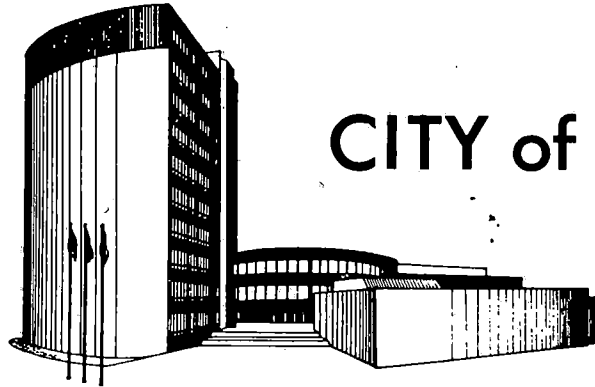
HPF:1m



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

December 24, 1984

CKC Corporation
6075 S. Eastern Avenue
Las Vegas, Nv 89119

RE: SO-5-84

Dear Sirs:

Your request for a Sales Office on property generally located on the southeast corner of Loganberry Lane and Stapleton Avenue, R-CL Zone, was considered by the City Planning Commission on December 13, 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:1m

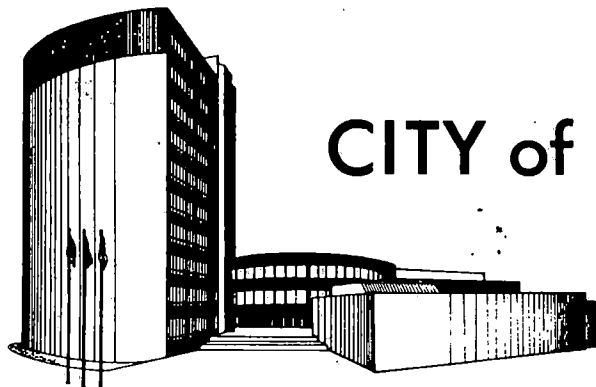


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 24, 1984

Mr. Michael Loudermilk, President
Rainbow-Fremont Ltd. Partnership
3803 Monument
Las Vegas, Nv 89121

RE: Z-29-67, Z-5-69 Plot Plan Review

Dear Mr. Loudermilk:

Your request for a Plot Plan Review of property generally located on the west portion of the Rainbow Expressway Center at 220 S. Rainbow Boulevard, C-1 Zone, was considered by the City Planning Commission on December 13, 1984.

The Planning Commission voted to hold this item in ABEYANCE.

The Planning Commission will hear this item on January 10, 1985 at 7:30 P.M. in the Council Chambers of City Hall, 400 East 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

HPF:lm

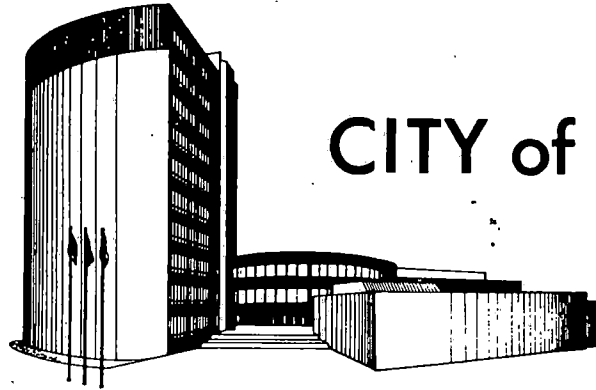


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 24, 1984

Mr. Stewart L. Bell
Bell, Leavitt & Green
601 E. Bridger Avenue
Las Vegas, Nv 89101

RE: Z-66-64(42) Plot Plan Review

Dear Mr. Bell:

Your request for a Plot Plan Review of property generally located on the southwest corner of Mohave Road and Contract Avenue, C-1 Zone (under Resolution of Intent to M), was considered by the City Planning Commission on December 13, 1984.

The Commission voted to hold this item in ABEYANCE.

This item will be considered by the Planning Commission on January 10, 1985 at 7:30 P.M. in the Council Chambers of City Hall, 400 East 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

HPF:lm

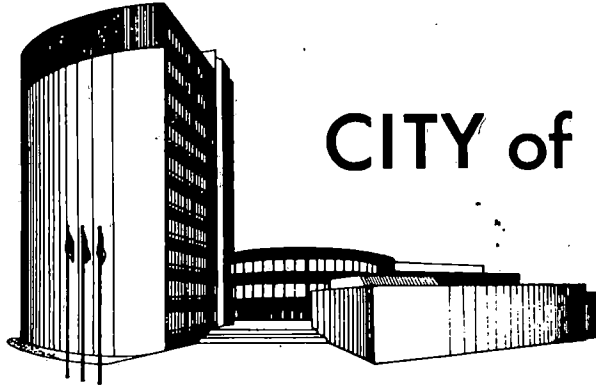


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 24, 1984

Horizon Properties, Inc.
2408 Santa Clara
Las Vegas, Nv 89104

RE: Z-6-72(4) Review of Condition

Dear Sirs:

Your request for a Review of Condition on property generally located at 2408 Santa Clara Drive, P-R Zone, was considered by the City Planning Commission on December 13, 1984.

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

1. A maximum of two (2) offices be permitted on this property.

This item will be considered by the City Council on January 2, 1985 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,

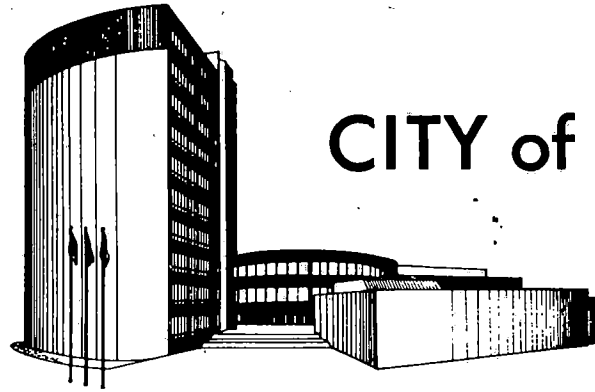
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

December 24, 1984

West Sahara Investments Co.
P. O. Box 42427 Huntridge Station
Las Vegas, Nv 89125

RE: Final Map - The Bluffs, Unit No. 2

Dear Sirs:

The Final Map for the Bluffs, Unit No. 2 on property generally located on the south side of Promenade Drive, west of Crystal Water Way, N-U Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on December 13, 1984.

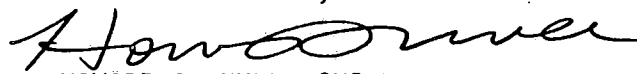
The Commission voted to APPROVE this item, subject to the following conditions:

1. Conformance to the conditions of approval for the tentative map.
2. Minimum front setback to be 16 feet.
3. Conformance with the tentative map.

This Final Map will now be referred to the Division of Land Development and Flood Control for further review. You will be advised when this item is placed on the City Council agenda for final action.

Sincerely,

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


HOWARD A. NULL, CHIEF
PLANNING DIVISION

HPF:HAN:1m

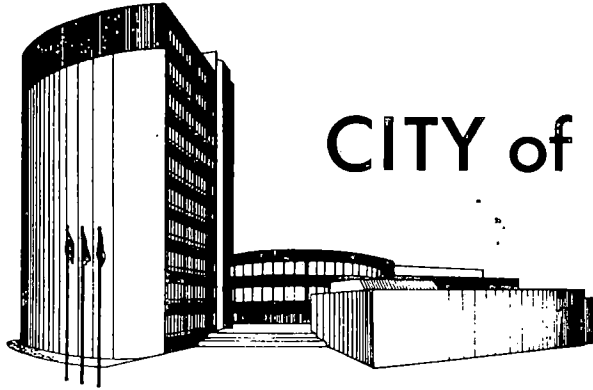


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 20, 1984

Vista Management Co.
2309 Renaissance Drive
Las Vegas, Nv 89109

RE: Tentative Map - 5 Points (Commercial Subdivision)

Dear Sirs:

The Tentative Map for 5 Points on property generally located on the northeast corner of Fremont Street and Eastern Avenue, R-4 and C-2 Zones (proposed C-2), was considered by the City Planning Commission on December 13, 1984.

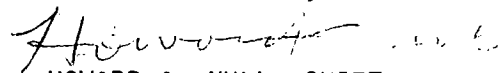
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance to the conditions of approval for Z-84-84.
2. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on January 2, 1985 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


HOWARD A. NULL, CHIEF
PLANNING DIVISION

HPF:HAN:1m

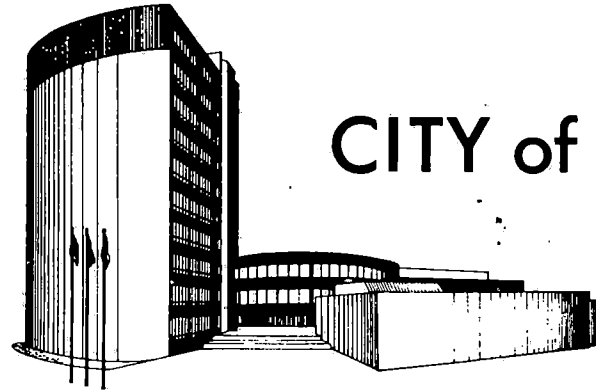


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 20, 1984

Nevada Escrow Services
1700 W. Charleston Boulevard
Suite 500
Las Vegas, Nv 89102

RE: Tentative Map - Breezewood - Extension of Time

Gentlemen:

Your request for an Extension of Time for the Tentative Map for the Breezewood subdivision on property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, R-E and R-MHP Zones (under Resolution of Intent to R-CL Zone), was considered by the City Planning Commission on December 13, 1984.

The Commission voted to recommend APPROVAL of your request, subject to the following condition:

1. The Extension of Time shall be restricted to a twelve month time limit.

The action by the Planning Commission is final.

Sincerely,

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

HOWARD A. NULL, CHIEF
PLANNING DIVISION

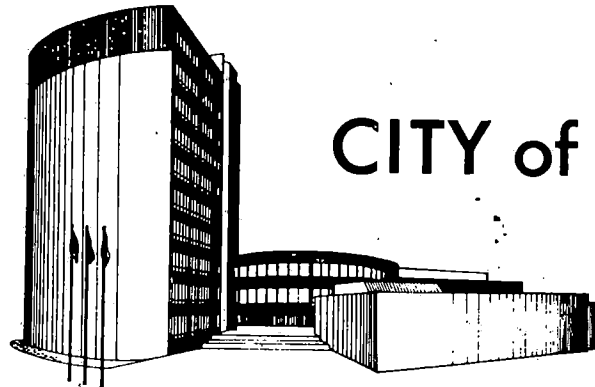
HPF:HAN:lm



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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 20, 1984

Glenview Development Corp.
3863 Valley View Boulevard, No. 5
Las Vegas, Nv 89102

RE: Final Map - Glenview Meadows II

Gentlemen:

The Final Map for Glenview Meadows II on property generally located north of Vegas Drive and west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD14), was considered by the City Planning Commission on December 13, 1984.

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

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

This item will now be forwarded to the Division of Land Development and Flood Control for review and consideration. You will be advised when this map is scheduled for City Council action.

Sincerely,

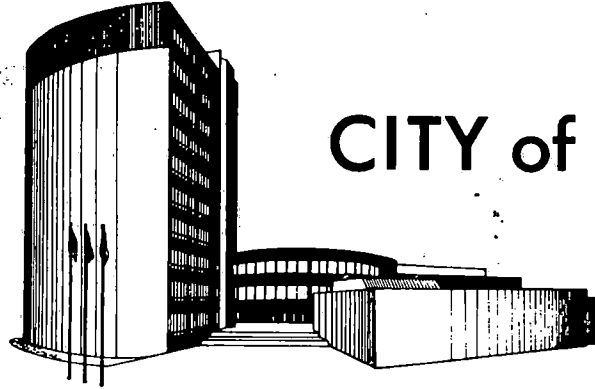
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL, CHIEF
PLANNING DIVISION

HPF:HAN:1m



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



CITY of LAS VEGAS

December 20, 1984

Diversified Interests, Inc.
333 Rancho Drive, Penthouse
Las Vegas, Nv 89106

RE: Final Map - Redrock Heights No. 2, Unit 1

Dear Sirs:

The Final Map for Redrock Heights No. 2, Unit 1, on property generally located on the south side of Ducharme Avenue, west of Cimarron Road, N-U Zone (under Resolution of Intent to R-CL and R-1), was considered by the City Planning Commission on December 13, 1984.

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

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Minimum front setback for the R-CL zoned lots to be 16 feet.

This item will now be forwarded to the Division of Land Development and Flood Control for final review and consideration. You will be advised when this map is scheduled for City Council action.

Sincerely,

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

HOWARD A. NULL, CHIEF
PLANNING DIVISION

HPF:HAN:1m



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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1984

Mr. William H. Bailey
2021 Mills Circle
Las Vegas, Nv 89106

RE: Z-86-84

Dear Mr. Bailey:

Your request for reclassification of property generally located at 1830 North Highland Avenue, from R-E to C-1 Zone, was considered by the City Planning Commission on December 13, 1984.

The Commission voted to DENY this application.

This item will be considered by the City Council on January 2, 1985 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

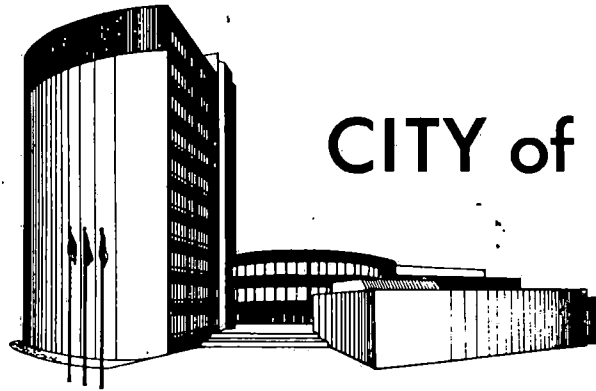
HPF:lm



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

December 20, 1984

Mr. Rafael Acosta
3004 Roseville Way
Las Vegas, Nv 89102

RE: Z-87-84

Dear Mr. Acosta:

Your request for reclassification of property generally located on the north-east corner of Decatur Boulevard and O'Bannon Drive, from R-1 and R-3 Zones to C-2 Zone, was considered by the City Planning Commission on December 13, 1984.

The Planning 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. Install street improvements on Decatur Boulevard and O'Bannon Drive as required by the Division of Land Development and Flood Control.
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, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

- continued -



To: Mr. Rafael Acosta
Re: Z-87-84

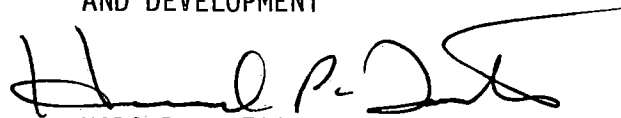
December 20, 1984
Page Two

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 January 2, 1985 at 2:00 P.M. in the Council Chambers of City Hall, 400 E. 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

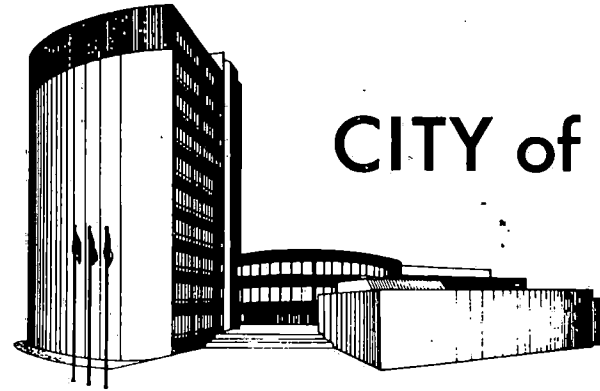
HPF:lm

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 20, 1984

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

RE: Tentative Map - Meadows West

Dear Sirs:

The Tentative Map for Meadows West on property generally located on the west side of Tenaya Way, south of Gowan Road, N-U Zone (under Resolution of Intent to R-E and R-CL), was considered by the City Planning Commission on December 13, 1984.

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

1. Conformance to the conditions of approval for Z-93-84.
2. No vehicular access to Tenaya from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. A waiver be permitted for the length of the cul-de-sac streets.
5. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.

- continued -



To: Metropolitan Development Corp.
Re: Tentative Map - Meadows West

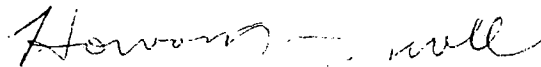
December 20, 1984
Page Two

6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the City Council on January 2, 1985 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



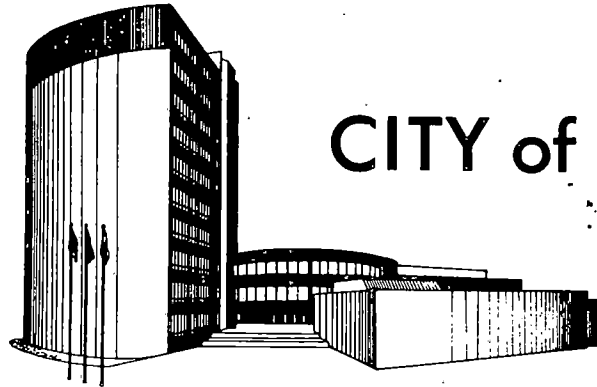
HOWARD A. NULL, CHIEF
PLANNING DIVISION

HPF:HAN:1m

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 24, 1984

West Sahara Investments Co.
P. O. Box 42427 Huntridge Station
Las Vegas, Nv 89125

RE: Final Map - The Bluffs, Unit No. 1

Dear Sirs:

The Final Map for the Bluffs, Unit No. 1 on property generally located on the north side of Promenade Drive, west of Crystal Water Way, N-U Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on December 13, 1984.

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

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Minimum front setback to be 16 feet.

This Final Map will now be referred to the Division of Land Development and Flood Control of the Department of Community Planning and Development for further review. You will be advised when this item is placed on the City Council agenda for final action.

Sincerely,

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


HOWARD A. NULL, CHIEF
PLANNING DIVISION

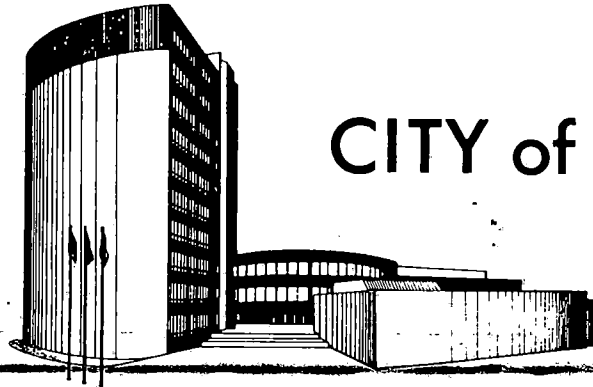
HPF:HAN:lm



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

December 17, 1984

Argonaut, Inc.
1720 West Bonanza Road
Las Vegas, Nv 89106

RE: Tentative Map - Rosewood Condominiums

Dear Sirs:

The Tentative Map for Rosewood Condominiums on property generally located on the north side of Bonanza Road, west of Highland Drive, R-3 Zone, was considered by the City Planning Commission on December 13, 1984.

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

1. A direction sign shall be required at the Bonanza Road entrance to this project depicting the location and address or building number of each structure within the development, and unit addresses within each building shall be clearly displayed and visible from adjacent parking areas as required by the Department of Community Planning and Development.
2. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

- continued -



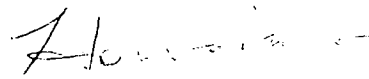
To: Argonaut, Inc.
Re: Tentative Map - Rosewood

December 17, 1984
Page Two

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



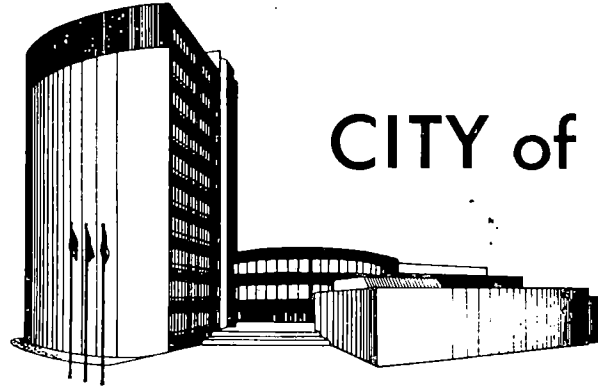
HOWARD A. NULL, CHIEF
PLANNING DIVISION

HPF:HAN:1m

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 24, 1984

Mr. Jared Shafer
1700 Pinto Lane
Las Vegas, Nv 89106

RE: Z-85-84 HEIRS AND DEVISEES OF THE ESTATE OF ANN GRETA JONES

Dear Mr. Shafer:

Your application for reclassification of property generally located between Ann Road and Lone Mountain Road; and Jones Boulevard and Decatur Boulevard, from R-E to R-D, R-CL, R-1, R-PD9 and C-1 Zones, was considered by the City Planning Commission on December 13, 1984.

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

1. Resolution of Intent with a twelve month time limit.
2. The C-1 site at Ann Road and Jones Boulevard be amended to R-1.
3. The applicant to submit an application to rezone the row of R-E lots on the east side of Jones Boulevard to R-1 and all the R-1 lots shall back up to Jones Boulevard and Ann Road.
4. An extensive drainage study be submitted by the applicant as required by the Department of Community Planning and Development.
5. The applicant to inform the Sheep Mountain Homeowners Association of its schedules of development, submittals of subdivision maps and any changes to the development plan for this project.
6. The applicant to allow the Sheep Mountain Homeowners Association to participate in the architectural review of its proposed exterior landscaping, exterior block walls and the architecture of the buildings on the commercial sites.

- continued -



To: Mr. Jared Shafer
Re: Z-85-84

December 27, 1984
Page Two

7. The applicant shall provide four paved traffic lanes on Jones Boulevard between Rancho Drive and Lone Mountain Road when warranted by the amount of development on this project and when determined by the City.
8. The R-PD9 shall be limited to a maximum of 1700 dwelling units.
9. A maximum of 110 acres in the R-PD9 zone shall be permitted over 7.5 units per acre.
10. Install an 8 foot block wall along Leon Avenue and extending it along Washburn Avenue to the R-D sites; a 6 foot block wall shall be installed around the remainder of the R-PD9 area between any commercial and the residential; as well as adjacent to lots backing up to major streets. (All required walls abutting streets shall be decorative.)
11. Install street improvements on Ann Road, Decatur Boulevard, Lone Mountain Road, Leon Avenue, Washburn Road and Jones Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
12. Dedicate 50 feet of right-of-way for Decatur Boulevard and Lone Mountain Road; 30 feet of right-of-way for Washburn Road and Leon Avenue; 20 feet of right-of-way for Jones Boulevard and a 25 foot property line radius at the intersection of Washburn Road and Jones Boulevard, Jones Boulevard and Ann Road, Ann Road and Decatur Boulevard, Decatur Boulevard and Lone Mountain Road and Leon Avenue, as required by the Department of Design and Development.
13. The private access drives and curvilinear streets shall meet the requirements of the Traffic Engineer.
14. Amend the Master Plan of Streets and Highways to eliminate Washburn Road and Bradley Road.
15. Install a minimum of 30 foot wide temporary paved access along Lone Mountain Road to Jones Boulevard and overlay a minimum width of 30 feet on Jones Boulevard between Washburn and Lone Mountain Road, as deemed necessary by the City as development occurs.
16. The R-D and R-1 lots shall be developed concurrently.
17. The lots in the R-PD9 backing up to Leon Drive shall have a 15 foot minimum rear yard setback.
18. Planning Commission shall approve the development plans for the commercial sites.

To: Mr. Jared Shafer
Re: Z-85-84

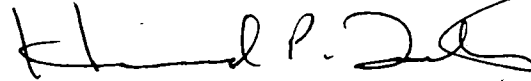
December 27, 1984
Page Three

19. Approval of the site plan of all residential development by the Department of Community Planning and Development.
20. Provide CC&Rs for the maintenance of the common areas as required by the Department of Community Planning and Development.
21. The street layout shall be finalized for the R-1, R-D and R-PD9 through the subdivision process.
22. The triangular sites for which land use was not specified in the R-PD9 site shall be used for landscaped open space.

This item was referred to the City Council for action on December 19, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

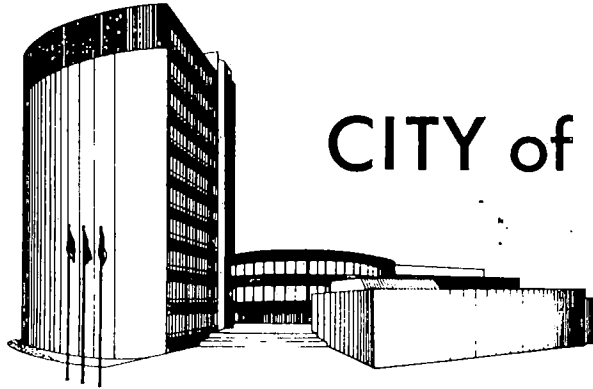
cc: Jerry Helton, U.S. Homes

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 20, 1984

Mr. Richard Plaster
Plaster Development Co.
801 S. Rancho Drive, No. E4
Las Vegas, Nv 89106

RE: Tentative Map - Tenaya II

Dear Mr. Plaster:

The Tentative Map for Tenaya II on property generally located on the southeast corner of Tenaya Way and Washington Avenue, N-U Zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on December 13, 1984.

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

1. Conformance to the conditions of approval for Z-57-84.
2. No vehicular access to Tenaya Way from abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. A waiver be permitted for residential lots less than 100 feet in width to front with access on Washington Avenue.
5. Approval of the Tentative Map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.

- continued -



To: Mr. Richard Plaster
Re: Tentative Map-Tenaya II

December 20, 1984
Page Two

6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State subdivision statutes.

This item will be considered by the City Council on January 2, 1985 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

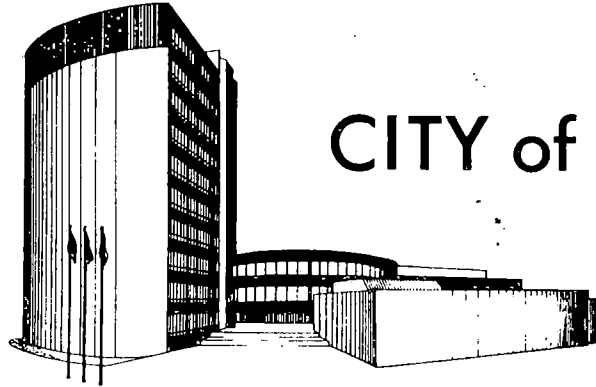
HPF:HAN:lm

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 20, 1984

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

RE: Z-89-84

Dear Sirs:

Your request for reclassification of property generally located in the area bounded by Lorenzi Boulevard, Peak Drive, Torrey Pines Drive and Smoke Ranch Road, from N-U Zone to R-CL, R-3, R-PD15 and C-1 Zones, was considered by the City Planning Commission on December 13, 1984.

The Planning Commission unanimously voted to hold this item in ABEYANCE.

The Planning Commission will consider this item on January 10, 1985 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representatives be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

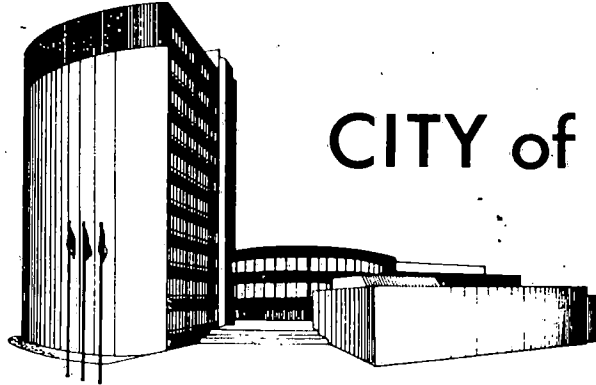
HPF:1m



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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 20, 1984

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

RE: Tentative Map - Smoke Ranch, TM No. 1

Dear Sirs:

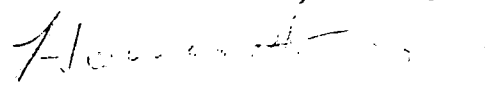
The Tentative Map for Metropolitan's Smoke Ranch on property generally located on the southwest corner of Torrey Pines Drive and Peak Drive, N-U Zone (proposed R-CL), was considered by the City Planning Commission on December 13, 1984.

The Commission voted to hold this item in ABEYANCE.

This item will be considered by the City Planning Commission on January 10, 1985 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires you or your representative be present at this meeting.

Sincerely,

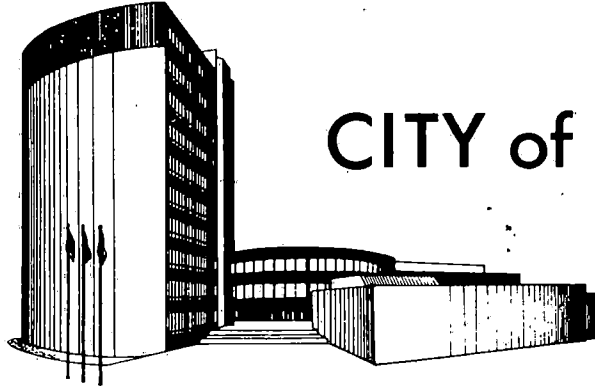
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


HOWARD A. NULL, CHIEF
PLANNING DIVISION

HPF:HAN:1m



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



CITY of LAS VEGAS

December 24, 1984

Vegas Lodge No. 32 F & AM
632 E. Charleston Boulevard
Las Vegas, Nv 89104

RE: Z-68-81 REVIEW OF LANDSCAPING

Dear Sirs:

Your request for a Review of Landscaping on property generally located at 632 E. Charleston Boulevard, P-R Zone, was considered by the City Planning Commission on December 13, 1984.

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

1. Install four palm trees a minimum of six feet high in the front planter as required by the Department of Community Planning and Development.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

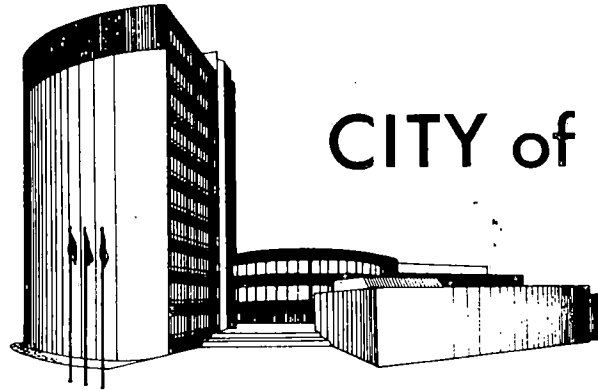
HPF:lm



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

December 24, 1984

Mr. Jack Jonas
3042 Vegas Drive
Las Vegas, Nv 89106

RE: AV-11-84

Dear Mr. Jonas:

Your request for an Administrative Variance to allow an addition to an existing non-conforming single family dwelling on property generally located at 3042 Vegas Drive, C-2 Zone, was considered by the City Planning Commission on December 13, 1984.

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

1. Conformance to the plot plan.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:1m

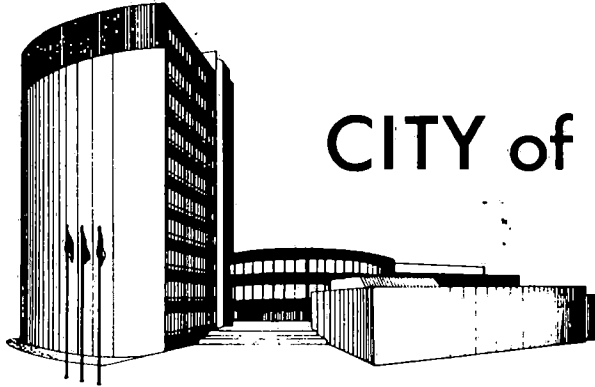


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

December 20, 1984

Lewis Homes of Nevada
P. O. Box 19297
Las Vegas, Nv 89119

RE: Z-41-83 REINSTATEMENT AND EXTENSION OF TIME

Gentlemen:

Your request for Reinstatement and Extension of Time on property generally located on the southwest corner of Vegas Drive and Rock Springs Drive, N-U Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on December 13, 1984.

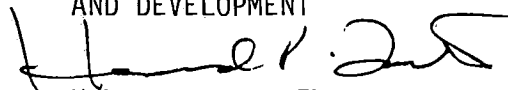
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. This Resolution of Intent shall expire on December 19, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

This item will be considered by the City Council on January 2, 1985 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

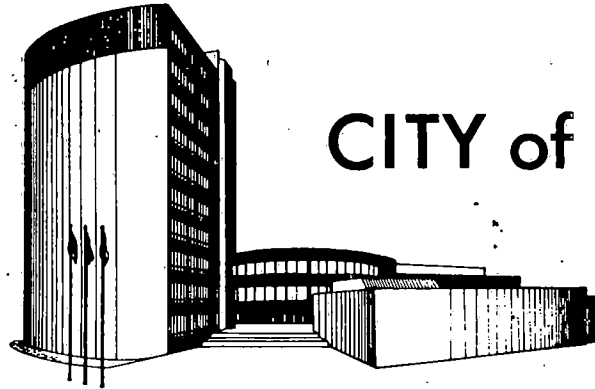
HPF:lm



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

December 20, 1984

Mr. Maury Abrams
16661 Ventura Boulevard, No. 823
Encino, Ca 91436

RE: Z-90-84

Dear Mr. Abrams:

Your request for reclassification of property generally located on the southeast corner of Buffalo Drive and West Charleston Boulevard, from N-U to C-1 Zone, was considered by the City Planning Commission on December 13, 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. A revised plot plan and elevations be reviewed by the Planning Commission which provides for increased building setbacks, adequate loading areas and rear building aesthetics.
3. No access to Holmby Avenue right-of-way.
4. Dedicate 50 feet of right-of-way for Charleston Boulevard and Buffalo Drive and a 25 foot property line radius corner at the intersection of the two streets.
5. Install street improvements on Charleston Boulevard and Buffalo Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. The east driveway on Charleston be eliminated.
7. Conformance to the plot plan and elevations.

- continued -



To: Mr. Maury Abrams
Re: Z-90-84

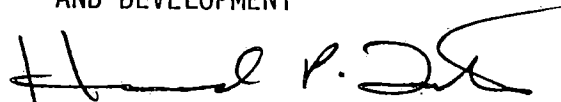
December 20, 1984
Page Two

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, whichever occurs first.
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.

This item will be considered by the City Council on January 2, 1985 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

**(2) VERBATIM
TRANSCRIPTS
ATTACHED**

CHAIRMAN MACK:

Item No. 11, Z-87-84. Request of Rafael Acosta for reclassification of property generally located on the northeast corner of Decatur Boulevard and O'Bannon Drive, from R-1 and R-3 to C-2 Zone. Proposed Use: New Car Dealership.

HAROLD FOSTER:

This property is under Resolution of Intent to C-1. The piece immediately to the north is also under resolution. There is a post office just to the northeast. North of that used to be old Vegas Village Furniture Store, department store. It's now a furniture store. There is a C-2 zoning pattern with the dark red on the west side of Decatur, essentially being used for new car agencies and then there's another one further south at Sahara. This is for a new car dealership. It's for a Chrysler/Plymouth facility. This is the proposed building. Most of the area would then be utilized for the display area and probably storage area. They will have in the building a service area, parts, offices and the showroom. They do have landscaping along the foundary. There is some additional commercial to the east which is an accessway to the post office facility and parking, and then there's an apartment project immediately to the east, and then there's multi-family zoning. Staff, in evaluating the request, we feel it is compatible with the zoning pattern in the area and also because it's the same type of use. We feel that this large paved area for the parking of vehicles should have planters with trees in it to break it up, and with that we'd recommend approval, subject to it being by Resolution of Intent with a twelve-month time limit, install street improvements on Decatur and O'Bannon as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development, and then standard conditions 1 through 8. We have no protests on record.

CHAIRMAN MACK:

Is the applicant present?

ATTY. HERB JONES:

For the record, my name is Herb Jones. This will be a Dodge agency, so I just wanted to be sure to correct that. In view of the recommendations of staff, I would dispense with my half hour speech, unless you have a question now that you'd like for me to answer.

COMMISSIONER BUGBEE:

What's your address, Mr. Jones?

ATTY. HERB JONES:

My address: 300 South 4th Street. I was going to sign this thing so I'd be sure I knew I was here.

CHAIRMAN MACK:

This is a public hearing. Is there anybody who would like to speak on this item? Okay. I'm going to close the public hearing.

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - DECEMBER 13, 1984 - PAGE 2
ITEM 11. Z-87-84. REQUEST OF RAFAEL ACOSTA FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTHEAST CORNER OF DECATUR BOULEVARD AND O'BANNON DRIVE,
FROM R-1 AND R-3 TO C-2 ZONE. PROPOSED USE: NEW CAR DEALERSHIP

COMMISSIONER JOHNSTON: I make a motion for APPROVAL, SUBJECT TO CONDITIONS OF
STAFF.

CHAIRMAN MACK: Cast your votes, please. Okay. That item has been
APPROVED. It will be heard by City Council on January 2nd.
Is that Epprecht Dodge? Is it Walt Epprecht? Is that the
Dodge dealer?

ATTY. HERB JONES: I don't know. Chrysler themselves are coming in. I
don't know --

CHAIRMAN MACK: It's Chrysler that's doing it?

ATTY. HERB JONES: Yes. It will be a Dodge agency so I don't know who will
have it.

CHAIRMAN MACK: Just curious about that. Thank you.

END OF TRANSCRIPT

Voting was as follows:

"AYES" Johnston, Mack, Bugbee, Coleman, Guthrie

"NOES" None

"EXCUSED" Tracy, Kennedy

Motion carried unanimously.

CHAIRMAN MACK:

Item No. 2, also an abeyance item, Z-85-84. Request of the Heirs and Devisees of the Estate of Ann Greta Jones for reclassification of property generally located between Ann Road and Lone Mountain Road, Jones Boulevard and Decatur Boulevard, from R-E to R-D, R-CL, R-1, R-PD9 and C-1 zones. Proposed Use: Low to Medium Density Residential and Shopping Centers.

HAROLD FOSTER, CLV:

This item was held in abeyance at the last meeting so the applicant could get together with the residents in the area to see if they could work out any of the differences that they expressed at the last Planning Commission meeting. There were concerns about traffic and the types of uses that were going to go in there, flood control, where the commercial is located, and so forth. The parcel is relatively large. You can see it on the screen to your right. It consists of 574 acres. On the major portion of the property, which is the area indicated as R-PD9, they're asking for that density for a retirement community consisting of 1700 units. They are asking for commercial on the northwest/northeast and southeast portions. On that southeast portion they are proposing some R-CL, which is a single-family development. Around that and at the northwest portion just east of Jones they are retaining a row of R-E lots fronting on Jones Boulevard. East of that is an R-1 development proposed and to the south of that along Washburn is a row of R-D size lots. There is major streets planned for the general area to go through it in an east/west, north/south direction. That's where those two white lines go through there. The Master Plan of Streets and Highways would have to be amended to delete those and staff, in evaluating that, does not see a particular problem because of the projected traffic flow in the area. The R-PD9 is proposed to have one major entrance off of Lone Mountain Road, along the south, and there will be a golf course on the interior with a community building. There will be various densities within it. They asked for the R-PD9 zoning because there are some parcels where 9 units per acre is requested. They would like to have some flexibility on slightly moving and altering the precise location on those. Most of the density in there will be relatively low, around 3-4 units per acre. Overall, the project, including the R-1, R-CL with the R-PD9, there will be 2134 units and this would have -- again, an overall

HAROLD FOSTER, CLV:

density of 3.7 units per gross acre. They are proposing in the R-PD9 one access off of Lone Mountain. The Traffic Engineer felt that there should be three accesses, one off Lone Mountain, one off Decatur to the east and one off Ann to the north. The applicants, at the last meeting, indicated that the projected trips per unit because of it being a retirement community, were substantially lower, approximately one-third of the number of units on a typical single-family unit. Based on that, they are asking that they only have one access off Ann Road and that's a determination that this Commission will have to make. There's a number of other things in terms of the conditions. Staff is requesting along Leon where there is sparsely developed single family to the southwest there be an 8 foot block wall and continued over to this R-D development. We felt that essentially when the R-1 is constructed that the row of R-E lots along Jones Boulevard be developed concurrently. Also, as the R-1 develops that some additional paving be provided on Jones Boulevard south to Lone Mountain and when development commences on the retirement community that the accessway from the development on Lone Mountain over to Jones also be improved. The developer is proposing some improvements on Jones Boulevard south of Lone Mountain Road, south towards Rancho Drive. We had our Traffic Engineer take a look at that and what they've concluded is that essentially for the residential portions that two lanes would handle the access in addition to whatever other residential in the general area. They felt though, when the commercial sites were fully developed it would necessitate four lanes of traffic on Jones Boulevard and, therefore, a condition along that line should be, or is necessary that as the commercial sites develop and that the overall development is in the final stages of completion, when the traffic would be such that it would warrant the four lanes that this be provided. Staff, in evaluating the proposal, we find it is in accordance with the recommendations of the General Plan, the general zoning pattern in the area, even though it's predominantly R-E, these large parcels, we don't expect them to be developed on an R-E basis. We feel that developments like this can be compatible with the proper types of controls and amenities around the project so they will be suitable with the adjoining uses. For that reason, staff would recommend approval. As we indicated previously, at the last meeting, the application is subject to a relatively large number of conditions, and I'll read those. The approval is subject to:

HAROLD FOSTER, CLV:

Resolution of Intent with a twelve month time limit. No. 2, the R-PD9 be limited to a maximum of 1700 dwelling units and that's what the applicant has requested. Three, a maximum of 110 acres in the R-PD9 zone shall be permitted over 7.5 units per acre and that's essentially what they're asking for, but it would not allow them to have a large amount of acreage at that density and that's the purpose of that condition. No. 4, install the 8 foot block wall along Leon and extending it along Washburn to the R-D site and then a 6 foot block wall be installed around the remainder of the R-PD9 area inbetween any commercial and the residential, as well as adjacent to the lots backing up to the major streets. And then all the required walls abutting streets shall be of a decorative type. No. 5, install street improvements on Ann Road and Decatur Boulevard and Lone Mountain Road and Leon Avenue, Washburn Road and Jones Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development. No. 6, dedicate 50 feet of right-of-way for Decatur Boulevard and Lone Mountain Road, 30 feet of right-of-way for Washburn Road and Leon Avenue, 20 feet of right-of-way for Jones Boulevard and 25 foot property line radius at the intersection of Washburn and Jones and at Jones and Ann and at Ann and Decatur, Decatur and Lone Mountain and Lone Mountain and Leon as required by the Department of Design and Development. No. 7, the private access drives and curvalinear streets shall meet the requirements of the Traffic Engineer. Essentially what we're pointing out here is the curves that they be a sufficient curvature so that they are safe for traffic flow at the speeds that would be anticipated in the project. No. 8, amend the Master Plan of Streets and Highways to eliminate Washburn Road and Bradley Road. Bradley is the north/south one; Washburn is the east/west. No. 9, install a minimum of a 30 foot temporary paved access along Lone Mountain Road to Jones Boulevard, along Ann Road to Jones Boulevard and overlay a minimum width of 30 feet of Jones Boulevard between Washburn and Lone Mountain Road as deemed necessary by the City as development occurs. Also, adding to that condition is that as the commercial in substantial development occurs on this development that the widening of Jones Boulevard to 4 lanes be provided by the applicant. No. 10, the R-E and R-D lots shall be developed concurrently with the R-1 development. No. 11, the lots in the R-PD9 backing up to Leon Drive shall have a 15 foot

HAROLD FOSTER, CLV:

minimum rear yard setback. Twelve, Planning Commission approval on the development plans for the commercial sites. Thirteen, approval of the site plan of all residential development by the Department of Community Planning and Development. Fourteen, provide the Covenants, Conditions and Restrictions for the maintenance of the common areas as required by the Department of Community Planning and Development. Fifteen, the street layout shall be finalized for the R-1, R-D and R-PD9 through the subdivision process. Sixteen, the triangular sites for which the land use has not been specified in the R-PD9 shall be for use for landscaped open space. Seventeen, standard conditions 2 through 8 shall apply to the C-1 sites. That's essentially it on the conditions. In terms of the protests, there was a representative here indicating they had some petitions, over 100 names. They didn't submit them at that time. I know the applicant has met with the property owners out there and there is probably still some protest factor to it.

CHAIRMAN MACK:

Can we have the applicant's name and address, please.

JERRY HELTON, U. S. HOME:

Jerry Helton, U. S. Home Corporation, 1515 East Tropicana, Suite 600.

CHAIRMAN MACK:

Are you in substantial agreement with staff's recommendations?

JERRY HELTON, U. S. HOME:

Yes, we are, with two clarifications or exceptions which I'm going to ask representatives from VTN to address. I'd also like to take a few moments to explain to the Commission the results of our meetings with the Homeowners Association and report back to you on our success. We want to first take the opportunity to thank the Homeowners Association for their efforts and participation in meetings that have been conducted over the past weeks. They represented themselves in such a competent professional and businesslike manner that we, both ourselves and the homeowners, are able to come back before the Commission tonight with a revised plan that both entities support and jointly make some recommendations to this Commission. The first recommendation pertains to drainage and the control of flood waters. As a requirement of final approval, VTN Engineering will complete a very thorough and extensive drainage study of much of the property located northwesterly from this project all the way back to the foothills of the mountains to the west of the city. U. S.

JERRY HELTON, U. S. HOME:

Home and the Homeowners Association recommend that this study, once reviewed and approved by staff, can then be used as a Master Drainage Plan for the analysis of future development or improvements located within the boundaries of the drainage study. This study will provide the City and the area residents with something that it does not presently have, a Comprehensive Drainage Study of the Area and a Way to Evaluate the Result of Any Proposed Future Construction. This would give the residents and U. S. Home some degree of comfort that future flood paths and flood water quantities are going to be consistent and, therefore, able to be dealt with. Recommendation No. 2 pertains to future roadway improvements in the area. U. S. Home is certainly aware that specific roadway improvements as outlined by Mr. Foster already, will be required of U. S. Home by the City to support the proposed development. Also, that a portion of the maintenance and upkeep of the existing roadways will be required of U. S. Home by the City. However, as the area grows the City has a responsibility of insuring that safe and passable roadways are maintained for the residents. We, therefore, recommend that Public Works staff begin working on a Master Street Improvement Plan for the area that would align the City's improvements as necessary and construction of roadway systems by the City to correspond and take advantage of what the almost two and a half million dollars of roadway improvements that U. S. Home is going to install. These are the recommendations that U. S. Home and the homeowners jointly presented to the City. The Homeowners Association and U. S. Home agreed to an agreement on the proposed plan whereby the Homeowners Association will fully support the entire plan with the following provisions and conditions: The 15 acre commercial site located in the northwest corner of the proposed project is to be removed. The 18 R-E lots fronting on Jones Boulevard between Washburn and Ann Road are to be removed. Standard City of Las Vegas R-1 lots will then be located in the areas where the commercial land and the proposed R-E lots were removed. The R-1 lots will not front on Jones Boulevard, nor on Ann Road. U. S. Home will work with the Sheep Mountain Homeowners Association to keep the Association informed of schedules of development, schedules of map submittals and any changes to the proposed Master Plan that should occur. A member of the Sheep Mountain Homeowners Association will be invited to participate on the U. S. Home Architectural Review Committee for such

JERRY HELTON, U. S. HOME:

items as exterior landscaping, exterior block walls and exterior commercial development architecture. U. S. Home is in full agreement with the six conditions requested by the Home-owners Association and request approval of the proposed plan with the six conditions included. We also agree with the conditions as requested by staff with clarification or two which Mr. Koizumi of VTN will now address.

MIKE KOIZUMI, VTN Nevada:

Mike Koizumi, VTN Nevada, 2300 Paseo Del Prado. As far as the seventeen conditions go, on Condition No. 1 instead of a twelve month time limit we would request a twenty-four month time limit minimum as the first phase of construction will be a golf course and clubhouse area only. On Item No. 7 we did give the City some backup data at the last meeting indicating that the retirement communities generate approximately 3.3 trips per day per dwelling versus 10 trips per day for a typical R-1. We would, therefore, ask that this Commission approve a one single entry, main entry, with guard house and we will also provide emergency accesses as required. Other than those two items, I think we can agree with all the rest of the staff recommendations.

COMMISSIONER COLEMAN:

Where did you want the single entry, on Ann Road?

COMMISSIONER BUGBEE:

Lone Mountain.

COMMISSIONER COLEMAN:

Lone Mountain?

MIKE KOIZUMI, VTN Nevada:

The main entry is off Lone Mountain.

COMMISSIONER COLEMAN:

How large is this golf course? I wasn't here last week, eighteen holes?

MIKE KOIZUMI, VTN Nevada:

It's an eighteen hole course. It's approximately 110 acres and its length is just a little over 5,000 yards.

COMMISSIONER GUTHRIE:

When do you plan to start the project?

JERRY HELTON, U. S. HOME:

We'll start the golf course in the first quarter of 1985, to have it seeded by the summer of 1985. We plan to start our recreation building, the 15,000 square foot recreation/clubhouse building located in the center of the project. And in the third quarter of 1985 start our models late in the third quarter of 1985, have the golf course and clubhouse completely ready for play and operational

JERRY HELTON, U. S. HOME: as a clubhouse when we have our first sales in the first quarter of 1986.

COMMISSIONER GUTHRIE: Mr. Foster, wouldn't that keep this item open without --

HAROLD FOSTER, CLV: Yes, it would. They really don't need the twenty-four month timeframe; twelve months would actually do it. Any type of improvements they start it in effect activates the Resolution and keeps it going as long as there's not a year lapse between development phases.

COMMISSIONER GUTHRIE: Would that satisfy you?

MIKE KOIZUMI, VTN Nevada: Yes, it would.

JERRY HELTON, U. S. HOME: It was discussed a little differently before and so we were just going along with the recommendation we thought they wanted.

COMMISSIONER GUTHRIE: They are very picky about that twelve month time limit.

COMMISSIONER BUGBEE: Isn't that time limit to complete a project, staff?

COMMISSIONER COLEMAN: No, to start.

HAROLD FOSTER, CLV: No, to start.

COMMISSIONER COLEMAN: They have to break ground and get started in that time.

COMMISSIONER BUGBEE: Then once it's started we will consider this as a Master Plan and the entire plan will be the project and as long as there is construction progressing there will be no need to come in for an additional extension of time because that is not really true in some of the other entities in Nevada. As long as that's understood and I think it's very important to these people.

COMMISSIONER COLEMAN: Now, may I understand your agreement with the homeowners, on that Jones Boulevard/Ann Road intersection the commercial is coming out there and the R-D, were those R-D or R-E?

COMMISSIONER BUGBEE: R-E.

JERRY HELTON, U. S. HOME: R-E.

COMMISSIONER COLEMAN: R-E and then there were R-D at the bottom.

JERRY HELTON, U. S. HOME: The R-D --

COMMISSIONER COLEMAN: I thought Mr. Foster said that.

COMMISSIONER JOHNSTON: It all comes out and it goes to R-1.

COMMISSIONER BUGBEE: It's R-1, period.

COMMISSIONER COLEMAN: No, I thought he said some across the bottom.

JERRY HELTON, U. S. HOME: There are -- the plan that Mr. Koizumi has just put out. You see the row of orange lots along the bottom?

COMMISSIONER COLEMAN: Yes.

JERRY HELTON, U. S. HOME: Those are R-D lots. They were in the original plan and will remain in the plan. In fact, we will gain one or two. The R-E lots that were in the original plan that front on Jones, the brown ones on the plan he's showing you now, will come off and the commercial piece will come off.

CHAIRMAN MACK: Okay. This is a public hearing and if there is anybody who would like to speak on this item, please come forward. Please state your name and address and sign the sheet after you have finished speaking.

GEORGE BAXTER: I'm George Baxter, President of the Sheep Mountain Homeowners Association, who appeared before the Commission a couple of weeks ago and asked for an extension of time to meet with U. S. Homes and I don't want this to sound like a mutual admiration society, but they were very cooperative and I feel that we have reached an agreement that we can all live with. There is one item that came to my mind as staff was speaking tonight. I would like that the fact that they want an 8 foot wall along some of the roads there, 6 foot walls, that that kind of be left open until they get to their architectural plans for the aesthetic view. Eight foot wall in some places might not look as good as a 6 foot wall and some wrought iron and that sort of that. U. S. Homes, I think, is going to put up a very nice project and the homeowners in the area are appreciative that you gave us the opportunity to meet with them and work out any differences we had. We do have a committee that worked diligently on this project for about two weeks and I would like to have the committee chairman be able to speak to you also.

KEN SCHERADO: My name is Ken Scherado. I was Chairman for the committee to investigate this project and negotiate with U. S. Homes. On behalf of the committee and myself, I would like to thank the

KEN SCHERADO:

staff members for all the help they did with us. They spent a lot of time and a lot of effort in -- both in showing us different ideas on the project and going along with educating us in a lot of the finer arts of a project of this size, but the only problems I arose or came up with in this project that bothered me is the fact that I found through all the investigations there seems to be a major lack of concern for all the citizens in this city towards major projects and developments of this nature. First of all, in reference to the streets and roads, we discovered instances where both in the city and in the county there is a major push for homeowners and people to dedicate their roads to the city and the county, but then after the dedication has been completed, the City and County forgets about the roads. There's very little concern to keep them up and maintain them in a proper condition, whether it be gravel roads or paved roads, irrespective. Along with this particular project last week when I addressed this project and addressed the City' staff about the roads adjacent to this project, I was told personally by a staff member that when the project was handed over to them they did not in any fashion address any other roads other than the ones specifically adjacent to the project itself. I understand from the comments this evening that an engineer has gone out since then and reviewed the Jones Boulevard. I don't know if it's because of what we talked about or what, but has made recommendations for improvements. Lone Mountain Road is a very poorly maintained dirt road and I talked to staff about this. They have no recommendations and they have no concern about this road at this time, but due to the investigation on this project and checking with a lot of developers and such, that road may become a major thoroughfare for all construction equipment in building this project and if that's the case that road will go to shambles and be totally destroyed in a very short period of time. I feel that it's kind of an oversight on the staff's part and the Commissioners to allow projects of this size to be developed and not really take a concern for all the adjacent roads. I mean, they have just as much an impact on the homeowners as the roads completely adjacent to it. Jones Boulevard right now is at best a serious hazard to cars and at worst, a safety problem because of its condition. The other problem that really bothered all the homeowners is the hydrology and flood control studies in these areas. I personally

KEN SCHERADO:

contacted both the County and the City flood staffs. Some of the members of the committee contacted had meetings with the flood staff and we had an individual out to our homes who sat with us for a couple of hours one evening to discuss the flood and I have a copy of the flood control map for the county in my home right now that shows nothing, absolutely nothing, of the northwest section of this town. I looked and reviewed a copy of the City map for almost an hour one day with the gentleman. The only thing that map shows is a hundred year flood going down Lone Mountain and this project here is a serious project in regards to flood control in the northwest section of this city. They're going to be putting in a block wall and they're going to be doing a lot of other things. U. S. Homes and VTN have spent a lot of time doing a major study to insure the homeowners and all the surrounding people that not only their project, but our homes will be safe. Now, our concern is why the City and the County don't do something to insure that any project like this, or any development, doesn't drastically affect other homeowners and people surrounding the projects. We have run into instances, and I have been told by staff members and other people of projects of where they were developed and put in and allowed to go along that rerouted water and people downstream and off to the side were drastically affected. There were other instances where people were allowed to build homes right in flood paths that actually almost destroyed their homes. Now I'm not saying there's anybody specifically at fault or anything, but I feel it's time for the City Commissioners, the Planning Commissioners and the County Commissioners all to reevaluate what's going on with these projects. How they determine what projects are supposed to go in, the roads, the flood control, the things like this, and show responsible attitude toward the citizens. This city last summer had severe flood damage and I can see why; because of the poor planning of the Flood Control. Homes were destroyed, businesses were destroyed and people lost their lives and I understand there's a Flood Task Force that's supposed to be starting after the first of the year that may alleviate a lot of these problems, but it must be made a major concern for everybody when it comes to developing homes, projects, commercial property or anything to insure that no matter what the project is that all the surrounding areas within miles, if need be, be studied and made safe for

KEN SCHERADO:

all the community and you as Commissioners, you are the people that can do the changes, you're the ones that can make recommendations and set up guidelines for the staff to study these and I hope that due to this, and due to this project and the other things that we have found that maybe you can make some changes that will make our city a little bit safer place for all of us. Thank you.

COMMISSIONER BUGBEE:

You know, you've worked beautifully as a unit and now you've gotten together and I think if you hold together you can tackle these things because it's much more than just one voice in the wilderness calling out now. You've got your group of people that are organized, have learned some of the methods of -- you know, it's just -- squeaking wheels get greased, but there's a lot of people out here listening and are willing to help and this is the only way we're going to get this flood situation to really work because you've got all these agencies working on it, you've got the Federal Government, the County, the City, the City of North Las Vegas, they all receive that water and it starts up in those mountains, which comes through Federal property. I think you should stay organized and stay on this thing. You've done a great job so far and you've got the group going, hang in there because you'll get some good out of it.

KEN SCHERADO:

Thank you.

HAROLD FOSTER, CLV:

I would like to just say one thing. I appreciate the comments on flood control on the street situation in the area. The City has been doing substantial work with the assistance of a consultant on flood control to protect the entire area that's essentially in the city, including this area. The consultant has been on board for several years. He's in the process of developing a Master Plan for it. There is a system that's been in effect for some time, but again, it's financial situation of coming up with the necessary funds to develop flood control detention sites in various areas along the western sector of the city to intercept a lot of this water so that it will not come across the various areas of the city and cause the problems it has in the past. The City has developed one detention basin in Angel Park at a cost of several million dollars in February, another three million dollar project will commence for an additional detention basin in there. There's several sites already being acquired for detention basins from the Federal Government just to the west

HAROLD FOSTER, CLV:

of this on the west side of Rancho and that will help in this area, but the City of Las Vegas is far ahead of any other jurisdiction in terms of flood control planning and improvements in the Las Vegas area. We know this is a priority problem. We're continuing to work on it and I think with the floods that have occurred during the last summer that everyone's attention is much more in that direction and I think the entities are going to the legislature this session to try and come up with some funding to accelerate the improvements to solve some of these problems.

GEORGE BAXTER:

Wish to say one thing that I neglected to say. In regards to U. S. Homes giving up the C-1 property on Ann and Jones, we agreed that we would oppose, the Sheep Mountain Homeowners Association, would oppose any commercial change or rezoning any of the adjacent property to commercial, the other three corners. We would also request that the staff consider a moratorium on any commercial zoning to the north and west of this property here. There is plenty of commercial property on Rancho Road that's sitting vacant. Now we personally realize that Jones is a potential commercial road some day, that the homeowners are building out in that area now and we really don't want any more commercial property in that direction. Thank you.

CHAIRMAN MACK:

The public hearing is closed. Do we have any questions from Commissioners?

COMMISSIONER BUGBEE:

I'M GOING TO MAKE A MOTION FOR APPROVAL WITH STAFF'S RECOMMENDATION AND IN THE MOTION I WANT IT UNDERSTOOD THAT I'M STILL CONFUSED ON THAT TIMING SITUATION, BUT I WANT IT UNDERSTOOD THAT THE START OF THE GOLF COURSE DOES CONSTITUTE THE START OF THE PROJECT AND IT WILL HOLD ON THROUGH THE FINISH OF THE PROJECT.

HAROLD FOSTER, CLV:

That would constitute commencing of the project and as long as they continue to develop and there's no more than a one year lag time between phases it keeps it going.

COMMISSIONER BUGBEE:

I just wanted that understood, plus I agree with the single entrance on Lone Mountain Road.

CHAIRMAN MACK:

And the changes regarding the C-1 and the R-1 lots?

COMMISSIONER BUGBEE:

THE C-1 CHANGE -- THE REDUCTION OF THAT C-1 GO TO THE --

HAROLD FOSTER, CLV:

Okay. The C-1 site then at Ann Road and Jones Boulevard be amended to R-1. Now the R-E was not included in the application. They just retained that strip of the existing zoning and so this cannot be amended to R-1 on this particular action. It's going to take a new application to amend that R-E strip to C-1, I mean, R-1.

GEORGE BAXTER:

The flood study.

COMMISSIONER BUGBEE:

Well, I'm not through. Is that it? Well, we can recommend R-1 zoning on that particular area in this motion, can't we?

HAROLD FOSTER, CLV:

There should be a condition on it that the applicant file an application on that R-E strip for R-1.

COMMISSIONER BUGBEE:

Alright and then I would like to bring in what the homeowners talked about and U. S. Homes that we do follow through on this flood control.

COMMISSIONER COLEMAN:

I think U. S. Homes agreed --

COMMISSIONER BUGBEE:

To do it.

COMMISSIONER COLEMAN:

-- to do a study, yes.

COMMISSIONER BUGBEE:

To do the study; they are doing the study, I believe, and that be made available and accepted by the City, if we can do that.

CHAIRMAN MACK:

Please cast your vote. Okay, that item, as amended, has been APPROVED and will be heard by the City Council on December the 19th.

HAROLD FOSTER, CLV:

That's at 2 p.m. in these Chambers.

(Motion carried unanimously with Commissioners Tracy and Kennedy excused from the meeting.)

END OF DISCUSSION