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CITY PLANNING COMMISSION

JANUARY 22, 1980

- CALL TO ORDER: 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
- ROLL CALL:
- MINUTES: Approval of the Minutes for the City Planning Commission meeting held November 27, 1979.
- ANNOUNCEMENT: Satisfaction of Open Meeting Law
- OLD BUSINESS:
1. AV-19-79
(Abeyance Item from 1/10/80) Request of JOHN P. BURMAN for an Administrative Variance to allow deviations in the side yard setbacks on property located at 1310 Francis Avenue, R-1 zone.
- NEW BUSINESS:
1. Z-101-78
Plot Plan Review and Extension of Time Request of BRONZE CONSTRUCTION CO. INC. for a Plot Plan Review and an Extension of Time on property generally located on the west side of Lamb Boulevard, 330 ft. north of Stewart Avenue, R-E zone (under Resolution of Intent to R-PD16).
 2. Z-63-72
Plot Plan Review Request of FOUR SEASON FLOWERS for a Plot Plan Review to allow floral sales on property located at 235 North Eastern Avenue, C-1 zone.
 3. A-1-69
Site Plan Review Request of THOMAS A. DOBRUSKY AND ASSOCIATES ARCHITECTS on behalf of DESERT DEVELOPMENT CENTER for a Site Plan Review on property generally located southwest of Jones Boulevard and West Charleston Boulevard, R-E zone.
- DIRECTOR'S BUSINESS:
1. Election of Officers 1980 City Planning Commission Election of Officers.

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MINUTES
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CITY PLANNING COMMISSION
FEB 11 1980
JANUARY 22, 1980

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

PRESENT: Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Kennedy

EXCUSED: Mr. Miller and Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning & Development
Brett Reale, Planning Assistant
Chris Gellner, Deputy City Attorney
Linda McIntosh, Recording Secretary

MINUTES MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the meeting held November 27, 1979, and furnished the following names which had been deleted: Page 11, Liz Wilson; Page 14, Scott Blythe and Page 18, Mark Hass. Motion for APPROVAL carried unanimously.

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

OLD BUSINESS:

1. AV-19-79
(Abeyance Item from 1/10/80)
APPROVED

Request of JOHN P. BURMAN for an Administrative Variance to allow deviations in the side yard setbacks on property located at 1310 Francis Avenue, R-1 zone.

MR. FOSTER stated this request came about as a result of an inspection conducted by Building & Safety in this general area. There are two additions, one of which is a partially enclosed shed and the other is a patio cover. Affidavits are on file from the neighbors that the structures have been in existence for at least 12 to 14 years. The ordinance does allow for an administrative variance if these additions have existed for at least 10 years and it is up to the Commission to determine whether the additions should be removed or modified. Building & Safety has inspected these and even though they are almost to the lot line, if there is a 5' setback on the adjoining properties, a hazardous situation does not exist. Staff has mixed feelings on the request, but inasmuch as the additions have existed for such a long time, does not object.

JOHN BURMAN represented the application and stated the additions were in existence when he purchased the property. He added they were put up because when it rains, without them, the rain would go directly into the house. Gutters have been installed so the rain is not diverted into neighboring properties.

MR. GUTHRIE asked if there had been complaints from the neighbors.

MR. FOSTER replied there had not.

MR. JONES made a Motion for APPROVAL of AV-19-79, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones
and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. Z-101-78

PLOT PLAN REVIEW AND
EXTENSION OF TIME

APPROVED

Request of BRONZE CONSTRUCTION CO. INC. for a Plot Plan Review and an Extension of Time on property generally located on the west side of Lamb Boulevard, 330 ft. north of Stewart Avenue, R-E zone (under Resolution of Intent to R-PD16).

MR. FOSTER presented the staff report and stated the plot plan was approved originally with two rows of units on the south side with parking in the center portion. It has been revised as shown with all of the green area contiguous and the parking and driveways along the north. This is a much better layout, the buildings have been reduced to one story and the number of units decreased from 160 to 128. Staff would recommend approval subject to the original conditions of approval and would have no objection to the extension of time.

GARY CUTLER represented the application and stated the density has been lowered to meet FHA requirements and development was anticipated as soon as FHA requirements and the financing are arranged.

MR. GUTHRIE asked if parking was sufficient.

MR. FOSTER stated the parking is much better on this plot plan and there is approximately 2½ spaces per unit.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review and Extension of Time under Z-101-78, subject to the following conditions:

1. Conformance to conditions originally imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.
2. This extension of time shall be limited to a period of one year.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones
and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 20, 1980 at 2:00 P.M.

2. Z-63-72

PLOT PLAN REVIEW

APPROVED

Request of FOUR SEASON FLOWERS for a Plot Plan Review to allow floral sales on property located at 235 North Eastern Avenue, C-1 zone.

MR. FOSTER presented the staff report and stated a very small building for the flower operation is proposed in the parking area. Staff would recommend approval.

ARNOLD PETERSON represented the application.

MRS. COLEMAN asked if the building had been approved by the architect of the shopping center.

MR. ARNOLD stated it has been approved by the owner of the center and would be similar in appearance.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review for Z-63-72, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

3. A-1-69
SITE PLAN REVIEW
APPROVED

Request of THOMAS A. OOBUSKY AND ASSOCIATES ARCHITECTS on behalf of DESERT DEVELOPMENT CENTER for a Site Plan Review on property located southwest of Jones Boulevard and West Charleston Boulevard, R-E zone.

MR. FOSTER presented the staff report and the plot plan. This will be a new development which was not on the overall plan previously submitted. It does conform to the rest of the development and staff would recommend approval.

EO KITHROW represented the application.

MRS. COLEMAN asked for the use of the building.

MR. KITHROW stated it would be for the State Mental Health and Hygiene and would house 16 clients and staff. It will be a 24-hour residential unit, 5776 sq. ft. in size, and similar to two existing structures.

MR. KENNEY made a Motion for APPROVAL of the Site Plan Review under A-1-69, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

4. Z-120-78
EXTENSION OF TIME
APPROVED

Request of CARVER COMPANIES for a one year Extension of Time on property generally located at the northeast corner of Cheyenne Avenue and Jones Boulevard, R-1 zone (under Resolution of Intent to C-1).

MR. FOSTER presented the staff report and stated the request is for a period of one year. Due to present market conditions, the applicants simply have not been able to start construction, but are in the process of a number of agreements and are actively pursuing the project. They feel they will be able to get underway within the one year period of time.

The applicant or a representative was not present.

MR. JONES asked if the Planning Commission had not originally denied this request.

MR. FOSTER stated that the Planning Commission had recommended denial.

MRS. COLEMAN made a Motion for APPROVAL of the Extension of Time under Z-120-78, subject to the following conditions:

1. Conformance to conditions originally imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.

2. This extension of time shall be limited to a period of one year.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Kennedy
"NOES" Chairman Swessel

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 20, 1980 at 2:00 P.M.

5. AV-1-80
APPROVED

Request of MR. AND MRS. FRANCIS J. ORLANDO, JR. for an Administrative Variance to allow a 10 ft. rear yard setback on property located at 2401 Monte Carlo Drive, R-1 zone.

MR. FOSTER presented the staff report and stated the plot plan is as shown. If this request is approved, the rear yard will have the required average depth of 15'. Staff would recommend approval.

CLARA ORLANDO represented the application.

MRS. COLEMAN inquired as to the size of the addition.

MRS. ORLANDO stated it would be approximately 12' x 15' and would be used as a laundry room, etc.

MR. JONES made a Motion for APPROVAL of AV-1-80, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

6. MISC-1-80
APPROVED

Request of ALCA ENGINEERING & SURVEYING INC. to allow joint access to required parking on Ferrell Street between Valley Lane and Holly Avenue.

MR. FOSTER presented the staff report and stated the area is zoned R-4 for apartments. The parcels have been divided in half for two projects. The applicants wish to arrange the parking as shown and use the center portion as a common driveway and need permission from this Commission. Staff would recommend approval.

KIRK ANDERSON represented the application.

MR. GUTHRIE made a Motion for APPROVAL of MISC-1-80, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 20, 1980 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. ELECTION OF OFFICERS 1980 City Planning Commission Election of Officers.

MRS. COLEMAN nominated MR. JONES as Chairman for 1980. Mr. JONES was unanimously elected.

MR. JONES nominated MR. GUTHRIE as Vice Chairman for 1980. MR. GUTHRIE was unanimously elected.

CHAIRMAN SWESSEL asked that on the next agenda, the matter of not having a second monthly meeting be discussed if less than 10 items are to be considered.

MRS. COLEMAN stated at these meetings when there is a short agenda projects such as the matter of apartments being converted to condominiums and the problems the Commission will have in dealing with that matter should be discussed as well as various planning projects.

MR. FOSTER stated an item would be placed on the next agenda regarding the second monthly meeting.

MR. JONES asked about the parking issue.

MR. FOSTER stated that probably staff will be bringing its recommendations for parking requirement changes to the second meeting in February as well as the land use plan for the Metropolitan Addition.

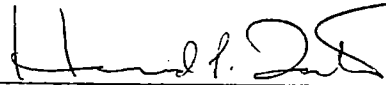
MRS. COLEMAN asked if it was possible to call the Department and get an item on the agenda by a member of the Commission.

MR. FOSTER replied yes, it was, as long as it was received in time to be placed on the agenda and posted.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 8:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/lm