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AGENDA

CITY PLANNING COMMISSION

NOVEMBER 25, 1980

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

MINUTES:

Approval of the Minutes of the City Planning Commission held October 9, 1980.

OLD BUSINESS:

1. Z-70-80

Withdrawn by applicant

Application of ROBERT L. CONN, for reclassification of property located at 622 Sunny Place, from R-E to R-3 and C-2.

Proposed Use: Medium High Density
Apartments and an Office Complex

2. Z-91-80

(Abeyance Item
from 11/13/80)

Application of MONROE MEADOWS & ASSOCIATES, for reclassification of property generally located on the northeast corner of North Lamb Boulevard and Monroe Avenue, from R-E and R-T to R-PD8.

Proposed Use: Medium Density Residential
Development

NEW BUSINESS:

1. A-18-80(A)

Petition of Annexation submitted by WILLIAM P. PECCOLE, ET AL, to annex property bounded by Sahara Avenue on the south, Hualpai Way on the west, Ducharme Avenue on the north and Durango Drive on the east, approximately 2175 acres.

2. Z-31-73

Consideration of allowing two-story structures along the frontage properties on Maryland Parkway between Charleston and Sahara in the P-R and C-D zones, where the current policy of the City has been to limit the height to one-story.

3. Z-14-78

Plot Plan Review

Request of RA HOMES, INC. for a Plot Plan Review on property generally located at the southwest corner of Diamond Head Drive and Page Street, R-E zone (under Resolution of Intent to R-PD6).

4. AV-13-80

Request of METROPOLITAN DEVELOPMENT CORPORATION for an Administrative Variance on property generally located in the Charleston Heights Tract No. 56C (Lot 45, Block 5), R-1 zone.

MINUTES
CITY PLANNING COMMISSION

NOVEMBER 25, 1980

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

PRESENT: Chairman Jones
Mr. Miller
Mr. Swessel
Mrs. Coleman
Mr. Kennedy

EXCUSED: Mr. Guthrie
Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Don W. Brown, Supervisor of Zoning
Brett Reale, Assistant Planner
Linda Owens, Recording Secretary

ANNOUNCEMENT: MR. BROWN 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 Department of Community Planning and Development.

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of October 9, 1980. Motion for APPROVAL carried unanimously.

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

OLD BUSINESS:

1. Z-70-80

(Withdrawn by Applicant)

WITHDRAWN

Application of ROBERT L. CONN for reclassification of property located at 622 Sunny Place, from R-E (Residence Estates) to R-3 (Limited Multiple Residence) and C-2 (General Commercial). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.
Proposed Use: Medium High Density Apartments and an Office Complex

MR. BROWN said staff has a letter from the applicant requesting this item be withdrawn from the agenda.

MR. SWESSEL made a Motion for WITHDRAWAL of Z-70-80.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for WITHDRAWAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

2. Z-91-80
(AbeYance Item
from 11/13/80)
ABEYANCE

Application of MONROE MEADOWS AND ASSOCIATES for reclassification of property generally located on the northeast corner of North Lamb Boulevard and Monroe Avenue, from R-E (Residence Estates) and R-T (Trailer Residence) to R-PD8 (Residential Planned Development). The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 29, Township 20 South, Range 62 East, M.D.B. & M.

Proposed Use: Medium Density Residential Development.

MR. BROWN said staff received a letter that afternoon requesting this item be held in abeyance until the meeting of December 11, 1980.

THOMAS CLARK, 4440 East Van Buren, appeared inquiring if it was possible to find out before the next meeting if this item would be heard.

CHAIRMAN JONES said this item would be heard at the December 11, 1980 meeting whether the applicant was present or not.

MR. KENNEDY made a Motion for ABEYANCE of Z-91-80.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced this item would be heard by the Planning Commission on December 11, 1980 at 7:30 P.M.

NEW BUSINESS:

1. A-18-80 (A)
APPROVAL

Petition of Annexation submitted by WILLIAM P. PECCOLE, ET AL, to annex property bounded by Sahara Avenue on the south, Hualpai Way on the west, Ducharme Avenue on the north and Durango Drive on the east, approximately 2,240 acres.

MR. FOSTER presented the staff report stating the County zoning on this is R-E and the City equivalent would be N-U. They plan to develop a Master Plan on this and came in with an overall zoning package after it is annexed. Staff recommends approval.

WILLIAM P. PECCOLE appeared for the application.

MR. SWESSEL made a Motion for APPROVAL of A-18-80 (A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-31-73
ONE STORY
LIMIT

Consideration of allowing two-story structures along the frontage properties on Maryland Parkway between Charleston and Sahara in the P-R (Professional Offices and Parking) and C-D (Design Commercial) zones, where the current policy of the City has been to limit the height to one-story.

MR. BROWN presented the staff report stating that on Maryland Parkway between Charleston and Sahara there was a previous zoning application approved for P-R. As a result of the

2. Z-31-73 (Cont'd.)

ONE STORY
LIMIT

expressions from the property owners at that time a limit was placed on the P-R abutting Maryland Parkway to one story. As you know, many of those parcels, at the request of the owners, were removed from the P-R--the main reason being that the County Assessor had increased their taxes. Now, seven years later, staff has been asked to submit this question again to the Planning Commission and the City Commission. Staff recommends retaining the present height of the structures abutting Maryland Parkway to one story for several reasons:

- 1) The intense interest and evident desire to limit the height because the parcels are so small that two stories of office use could have a deleterious effect on the R-1 homes adjacent to the rear of the properties facing Maryland Parkway.
- 2) As you know, a ten story office building apparently will be built at Sahara and Maryland Parkway and an additional high density use farther south on Maryland Parkway is in the offing. The traffic along Maryland Parkway now between Sahara and Charleston is in the 22,000 to 25,000 vehicle per day range, and the greater land use intensity planned at Sahara and Maryland Parkway and to the south probably will increase the traffic to the extent that off-street parking will have to be removed and, of course, commensurate with this will be the bare minimum of parking provided for the future P-R uses on Maryland Parkway.

CHAIRMAN JONES declared the public hearing open.

LEAH F. DINGLE, 1211 Jessica Avenue, appeared in opposition because of the excess traffic two-story structures would create.

There were four persons in the audience in protest and one person in favor.

MR. MILLER asked who requested this change again?

MR. BROWN said it was at the request of the City Commission as a result of a rezoning request by Dick Thompson which was denied recently.

MR. FOSTER said staff has seven letters in protest and six letters in favor of keeping the area one-story structures.

MRS. COLEMAN made a Motion to retain the area as one-story structures.

Voting was as follows:

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

Motion carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on December 5, 1980 at 2:00 P.M.

3. Z-14-78

PLOT PLAN REVIEW

APPROVED

Request of RA HOMES, INC. for a Plot Plan Review on property generally located at the southwest corner of Diamond Head Drive and Page Street, R-E zone (under Resolution of Intent to R-PD6).

MR. BROWN presented the staff report stating the rear setback on the west side is to be increased from 7 feet to 10 feet. Also, staff requests conformance to the original conditions imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval, and recommends approval.

WILLIAM E. ALLEN, 1547 Betty Lane, appeared for the application.

MR. SWESSEL made a Motion for APPROVAL of Z-14-78, subject to the following conditions:

1. A 10 foot rear yard setback be provided on the row of lots

3. Z-14-78 (Cont'd.)

along the west side of the property.

2. Conformance to original conditions imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.
3. Conformance to the plot plan.
4. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on December 5, 1980 at 2:00 P.M.

4. AV-13-80

APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for an Administrative Variance on property generally located in the Charleston Heights Tract No. 56C (Lot 45, Block 5), R-1 zone.

MR. BROWN presented the staff report stating the plot plan shows 14 feet on one side of the structure and 22 feet on the other side, averaging 18 feet. There is only 15 feet required. Therefore, staff recommends approval.

DIANA KOVAK, Wallace Engineering, appeared representing Metropolitan Development Corporation.

MRS. COLEMAN made a Motion for APPROVAL of AV-13-80, subject to the following conditions:

1. Conformance to the plot plan.
2. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

SUPPLEMENTAL AGENDA:

1. Z-53-64

PLOT PLAN REVIEW

APPROVED

Request of SAHARA RANCHO MEDICAL CENTER for a Plot Plan Review on property located at 2200 South Rancho Drive, P-R zone.

MR. BROWN presented the staff report stating the applicant would like to replace some buildings with a parking lot. Staff recommends approval, subject to conformance to the original conditions imposed at the time of the approval and any ordinance requirements enacted subsequent to original approval.

MR. SWESSEL made a Motion for APPROVAL of Z-53-64, subject to the following conditions:

1. Conformance to original conditions imposed at the time of

1. Z-53-64 (Cont'd.)

approval and any ordinance requirements enacted subsequent to the original approval.

2. Conformance to the plot plan.

3. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, Mrs. Coleman,
Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

2. Z-18-61

APPROVED

Request of E. T. LEGG & COMPANY for a Plot Plan Review on property generally located on the southeast corner of Laurelhurst and Vegas Drive, C-1 zone.

MR. BROWN presented the staff report stating the applicant would like to put up a sign on the northwest corner which was not on the original plot plan. Staff recommends approval.

HERB JONES, 300 South 4th Street, appeared for the application.

MRS. COLEMAN made a Motion for APPROVAL of Z-18-61, subject to the following conditions:

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

2. Conformance to the plot plan.

3. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, Mrs. Coleman,
Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

3. Z-3-63

APPROVED

Request of PAUL GRAY for a Development Plan Review on property located at 395 Maydelle Place, R-E zone (under Resolution of Intent to R-3).

MR. BROWN presented the staff report stating the applicant originally came in with a Plot Plan to build two 4-plexes and now he only wants to build one 4-plex and retain the single family detached at its present location. Staff recommends approval.

HAROLD HALL, 6557 Brandywine Way, appeared representing Paul Gray.

MR. KENNEDY made a Motion for APPROVAL of Z-3-63, subject to the following conditions:

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

3. Z-3-63 (Cont'd.) to the original approval.
2. Conformance to the plot plan as amended.
 3. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

4. Z-51-78
PLOT PLAN REVIEW
APPROVED

Request of RONCO MEDIA, INC. for a Plot Plan Review to allow an off-premise sign on property generally located on the northeast corner of Mariposa Avenue and Sahara Avenue, C-1 zone.

MR. BROWN presented the staff report stating staff would recommend approval, subject to conformance to the original conditions imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.

RON RIEGER, Ronco Media, Inc. appeared for the application.

MR. SWESSEL made a Motion for APPROVAL of Z-51-78, Plot Plan Review, subject to the following conditions:

1. Conformance to original conditions imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.
2. Conformance to the plot plan.
3. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 7:55 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA
CITY PLANNING COMMISSION
NOVEMBER 25, 1980

MINUTES:

October 9, 1980

APPROVED - COLEMAN/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy
Noes: None

OLD BUSINESS:

1. Z-70-80

WITHDRAWN - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy
Noes: None

2. Z-91-80

ABEYANCE - KENNEDY/Ayes: Miller, Swessel, Coleman, Jones,
12/11/80 Kennedy
Noes: None

NEW BUSINESS:

1. A-18-80(A)

APPROVED - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy
Noes: None

2. Z-31-73

LIMITED TO ONE-STORY - COLEMAN/Ayes: Miller, Swessel, Coleman,
Jones, Kennedy

Noes: None

PROTESTORS: 4 Persons in Audience

Leah F. Dingle, 1211 Jessica Avenue
(Staff has 7 letters against & 6 in favor
of the two-story.)

IN FAVOR: 1 Person in Audience

3. Z-14-78

PLOT PLAN REVIEW

APPROVED - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy

Noes: None

SPECIAL CONDITIONS: 1. Setback on west side increased
to 10 feet.
2. Conformance to original conditions
imposed at the time of approval.
3. Any ordinance requirements enacted
subsequent to original approval.

4. AV-13-80

APPROVED - COLEMAN/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy

Noes: None

SUPPLEMENTAL AGENDA:

1. Z-53-64
PLOT PLAN REVIEW
APPROVED - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy
Noes: None
SPECIAL CONDITIONS: 1. Conformance to original
conditions imposed at time
of approval.
2. Any ordinance requirements
enacted subsequent to original
approval.

2. Z-18-61
APPROVED - COLEMAN/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy
Noes: None

3. Z-3-63
APPROVED - KENNEDY/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy
Noes: None

4. Z-51-78
PLOT PLAN REVIEW
APPROVED - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy
Noes: None
SPECIAL CONDITIONS: 1. Conformance to original
conditions imposed at time
of approval.
2. Any ordinance requirements
enacted subsequent to original
approval.

/10

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

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