

ANNOTATED AGENDA

CITY PLANNING COMMISSION

MARCH 11, 1982

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

ROLL CALL: PRESENT: GUTHRIE, KENNEDY, COLEMAN, TRACY & MACK
EXCUSED: JOHNSTON & CANUL

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the January 14, 1982 City Planning Commission
minutes.

ACTION: APPROVED
TRACY/Unanimous

OLD BUSINESS:

1. DESIGN CONCEPT - Consideration of proposed realignment of Lorenzi Boulevard
LORENZI BOULEVARD generally located east of the Rainbow Expressway and Lake
Mead Interchange.

(Abeyance Item
from 2/23/82)

ACTION: DENIED
TRACY/Unanimous

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CC: March 17, 1982 to set date for public hearing

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the north side of
QUAIL PARK III Charleston Boulevard, west of Shetland Road, R-A Zone
(A COMMERCIAL (under Resolution of Intent to C-D and P-R).
CONDOMINIUM) Owner: Horst Schmidt

ACTION: ABEYANCE Subdivider: Johnny Ribeiro Builder, Inc.
KENNEDY/Unanimous No. of Acres: 9.25 No. of Lots: 84

STAFF RECOMMENDATION: ABEYANCE
TO BE HEARD AGAIN BY PLANNING COMMISSION: March 23, 1982

2. TENTATIVE MAP Property generally located on the southwest corner of
SUNCREST GARDENS Craig Road and Lorenzi Boulevard, R-1 Zone (under Resolution
of Intent to R-CL).

ACTION: APPROVED Owner: Buttrum Construction Co.
COLEMAN/Unanimous Subdivider: Brandt Construction Co.
No. of Acres: 11.82 No. of Lots: 68

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. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Conformance to the conditions of approval for Z-84-81.
3. Dedicate portions of Lots 19, 20, 21 in Block 1 for roadway right-of-way as determined by the Department of Public Services.
4. Approval of joint access driveways by the Traffic and Parking Commission.
5. Waiver be allowed on the block length for Block 1.

TENTATIVE MAP - SUNCREST GARDENS (CONDITIONS CONTINUED)

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

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CC: April 7, 1982

3. FINAL MAP
RENAISSANCE
COTTAGES NO. 1

Property generally located on the southwest corner of Harris Avenue and Sandhill Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Renaissance Development Co., Inc.
No. of Acres: 19.6 No. of Lots: 126

ACTION: APPROVED
KENNEDY/Unanimous

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

4. Z-7-82

Application of ANDREW FONFA, ET AL for reclassification of property generally located on the east side of Redrock Street between Del Rey Avenue and Holmby Avenue, from N-U to R-1.

Proposed Use: Medium Low Density Detached Single Family Residences

ACTION: DENIED
COLEMAN/Unanimous

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CC: April 7, 1982

PROTESTS: 39

5. Z-8-82

Application of SAMUEL S. LIONEL, ET AL for reclassification of property generally located southwest of Charleston Boulevard and Mojave Road, from R-2 to R-4.

Proposed Use: High Density Apartment Development

ACTION: APPROVED
MACK/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Repair all street improvements which are not in good condition as required by the Department of Public Services.
3. Construct a 6' block wall around the project with a 4' maximum height and the top 2' fifty percent (50%) open within 20' of the street frontage and along the street frontages with a 5' setback from the streets for landscaping.
4. Subject to approval of V-18-82.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.
6. No access to Olive Street unless this owner becomes a party to the private access drive use agreement.
7. Conformance to the plot plan and submitted elevations.
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 systems 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.

8. Z-108-63
PLOT PLAN REVIEW

Request of JOHN H. MIDBY AND ASSOCIATES for a Plot Plan Review on property located at 2650 West Sahara Avenue, R-1 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
TRACY/Unanimous

CONDITIONS:

1. Conformance to the plot plan.
2. This temporary use shall expire December 31, 1982.
3. Repair any damage done to the existing street improvements as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION IS FINAL

DIRECTOR'S BUSINESS:

1. Discussion on Planning Commission input into revisions to the Zoning Ordinance.

ACTION: Planning Commission members to review updated general provisions as sent to them by staff. Discussion of provisions at March 23, 1982 Planning Commission meeting.

SUPPLEMENTAL:

1. Z-90-76
PLOT PLAN
REVIEW

Request of BONANZA ROAD TRUST AGREEMENT for a Plot Plan Review on property generally located on the south side of Bonanza Road, between Rancho Drive and Tonopah Drive, C-1, C-2 and C-M Zone.

ACTION: APPROVED
COLEMAN/Unanimous

CONDITIONS:

1. Dedicate 15' of property for Bonanza Road.
2. Install cement sidewalk and driveway on the Bonanza Road frontage.
3. Any damage done to existing off-site improvements will have to be repaired as required by the Department of Public Services.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.
5. Place and paint the stored module units uniformly on this site.
6. Conformance to the plot plan and submitted elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CC: April 7, 1982

2. Z-17-62
PLOT PLAN REVIEW

Request of ERNEST A. BECKER ENTERPRISES for a Plot Plan Review on property generally located on the south side of the Las Vegas Expressway, 700' east of Torrey Pines Drive, R-3 Zone.

ACTION: APPROVED
MACK/Unanimous

CONDITIONS:

1. Construction of a 6' block wall around the site with decorative wall landscaping at the entrance.
2. Redesign the entryway as required by the Traffic Engineer.
3. Modify the power poles or driveway at the entrance to eliminate the traffic hazard as required by the Department of Public Services.
4. Dedicate and improve Hargrove Avenue as required by the Department of Public Services.
5. Provide fire hydrants and water flow prior to the start of construction as required by the Department of Fire Services.
6. Construct a 40' paved drive to Crestline Street with a perpetual easement on the parcel of land to the west.
7. Conformance to the plot plan and submitted elevations.
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 systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION IS FINAL

3. AV-1-82
ADMINISTRATIVE
VARIANCE

Request of LARRY KATZ for an Administrative Variance to allow a deviation in the required frontage on property generally located on the southeast corner of Mustang Road and Fisher Avenue, R-E Zone.

ACTION: APPROVED
COLEMAN/Unanimous

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION IS FINAL

4. SH-2-82
SIGN HEIGHT REVIEW

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign at 65' where 40' is allowed on property generally located on the west side of I-15, 800' south of the Las Vegas Expressway.

ACTION: APPROVED
COLEMAN/Unanimous

CONDITIONS:

1. Conformance to the plot plan and submitted elevations.
2. The maximum sign height shall be 51'.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CC: April 7, 1982

5. Z-66-64 (31)
PLOT PLAN REVIEW

ACTION: APPROVED
COLEMAN/Unanimous

Request of DENNIS RUSK ON BEHALF OF JACK AND BEVERLY DESSAINTS for a Plot Plan Review on property generally located on the northwest corner of Mohave Road and Builders Avenue, C-1 Zone (under Resolution of Intent to M).

CONDITIONS:

1. Conformance to the plot plan and submitted 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 same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION IS FINAL

6. Z-20-76
PLOT PLAN REVIEW

ACTION: ABEYANCE
COLEMAN/Unanimous

Request of WATKINS DEVELOPMENT COMPANY for a Plot Plan Review on property generally located on the southeast corner of Lorenzi Boulevard and Silverstream Avenue, C-1 Zone.

STAFF RECOMMENDATION: ABEYANCE
TO BE HEARD AGAIN BY PLANNING COMMISSION: March 23, 1982

ANNOTATED AGENDA
 CITY PLANNING COMMISSION
 MARCH 11, 1982

MINUTES:

JANUARY 14, 1982

APPROVED - TRACY/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Mack,
 Mrs. Coleman, Mr. Kennedy
 NOES: None

OLD BUSINESS:

1. DESIGN CONCEPT
 LORENZI BLVD.

DENIED - TRACY/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Mack,
 Mrs. Coleman, Mr. Kennedy
 NOES: None

PROTESTS: 1 Letter
 5 Persons in audience
 Attorney Henry R. Gordon, 300 Fremont St.
 Liliias Gordon, 2552 Palma Vista Ave.
 Renaldo Tiberti, 316 E. Bridger Ave.
 Tito Tiberti, 1806 Industrial Rd.
 James McCall, 3700 Las Vegas Blvd. South

NEW BUSINESS:

1. TENTATIVE MAP
 QUAIL PARK III
 (A COMMERCIAL
 CONDOMINIUM)

ABEYANCE - KENNEDY/AYES: Chairman Guthrie, Mrs. Tracy,
 Mr. Mack, Mrs. Coleman, Mr. Kennedy
 NOES: None

2. TENTATIVE MAP
 SUNCREST GARDENS

APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,
 Mr. Mack, Mrs. Coleman, Mr. Kennedy
 NOES: None

Special Conditions: 1. Conformance to the conditions
 of approval for Z-84-81.
 2. Portions of Lots 19, 20, 21,
 Block 1 are to be dedicated
 for roadway right-of-way
 as determined by the Dept.
 of Public Services.
 3. Approval of joint access
 driveways by Traffic &
 Parking Commission.
 4. Wall statement.
 5. Waiver be allowed from the
 maximum block length require-
 ment of Block 1.

6. Z-9-82

DENIED - KENNEDY/AYES: Chairman Guthrie, Mrs. Tracy,
Mrs. Coleman, Mr. Kennedy
NOES: Mr. Mack

PROTESTS: 0

7. Z-10-82

APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,
Mrs. Coleman, Mr. Kennedy, Mr. Mack
NOES: None

- Special Conditions:
1. Resolution of Intent with no time limit.
 2. Posting of the zoning in the sales offices and installing signs showing the zoning of respective sites.
 3. Amendment to the major street plan.
 4. Conformance to the Flood Hazard Reduction Ordinance and Master Drainage Plan.
 5. Expunge the Resolution of Intent to rezone these sites under Z-34-81.
 6. Provide fire hydrants and water flow as required by the Dept. of Fire Services.
 7. Dedication of 50' right-of-way for the realigned segment of Durango Drive which will eventually abut this site and the radius corner at the intersection of Durango Drive and Charleston Blvd. as required by Dept. of Public Services.
 8. Install street improvements on Durango Dr. as required by Dept. of Public Services.

Protests: 0

8. Z-108-63

APPROVED - TRACY/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Mack,
Mrs. Coleman, Mr. Kennedy
NOES: None

PLOT PLAN
REVIEW

- Special Conditions:
1. Conformance to the plot plan.
 2. Repair any damage done to the existing street improvements as required by the Dept. of Public Services.

DIRECTOR'S BUSINESS:

1. Discussion on Planning Commission input into revisions to the Zoning Ordinance.

Planning Commission members to review updated general provisions as sent to them by staff. Discussion of provisions at 3/23/82 mtg.

SUPPLEMENTAL AGENDA:

1. Z-90-76

PLOT PLAN REVIEW

APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Mack, Mrs. Coleman, Mr. Kennedy
NOES: None

- Special Conditions:
1. Dedicate 15' of right-of-way for Bonanza Rd.
 2. Install cement sidewalk and driveway on Bonanza Rd.
 3. Any damage done to existing off-site improvements will have to be repaired as required by the Dept. of Public Services.
 4. Provision of fire hydrants and water flow as required by the Dept. of Fire Services.
 5. Place and paint the modules uniformly.

2. Z-17-62

PLOT PLAN REVIEW

APPROVED - MACK/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Mack, Mrs. Coleman, Mr. Kennedy
NOES: None

- Special Conditions:
1. Construction of a 6' block wall around the site with decorative wall and landscaping at the entrance.
 2. Redesign the entryway as required by the Traffic Engineer.
 3. Modify the power poles or driveway entry to eliminate the traffic hazard as required by the Dept. of Public Services.
 4. Dedicate and improve Hargrove Ave. as required by the Dept. of Public Services.
 5. Provide fire hydrants and water flow prior to start of construction as required by Dept. of Fire Services.
 6. Provide a 40' paved drive to Crestline with related easement.

NOTICE OF PUBLIC HEARING

MARCH 11, 1982

Notice is hereby given that on March 11, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-7-82

ANDREW FONFA, ET AL, FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE EAST
SIDE OF REDROCK STREET BETWEEN DEL REY
AVENUE AND HOLMBY AVENUE.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS GOVERNMENT LOT 15, SECTION 1, TOWNSHIP 21
SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

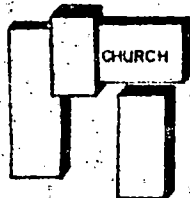
(SEE LOCATION MAP ON REVERSE SIDE.)

CHARLESTON BLVD

6151

6115

6029



CHURCH

CHURCH

VET.

PLAN. NURSE.

VALLEY CYCLE

JONES BLVD

CITY LIMITS

VAC.

N

CITY LIMITS

COUNTY

NUMBERS

5785

5765

1335

1295

1355

1350

1370

DUNEVILLE ST.

5844

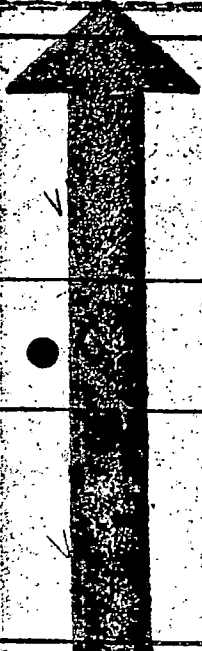
5834

5824

5780

5760

DEL REY AVE



VAC.

VAC.

5919

5911

5903

5775

5760

7-7

VAC.

82

COUNTY

DEL MONTE AVE

NOTICE OF PUBLIC HEARING

MARCH 11, 1982

Notice is hereby given that on March 11, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-8-82

SAMUEL S. LIONEL, ET AL, FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED SOUTHWEST OF
CHARLESTON BOULEVARD AND MOJAVE ROAD.

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: R-4 (APARIMENT RESIDENCE)

PROPOSED USE: HIGH DENSITY APARIMENT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE EAST HALF (E $\frac{1}{2}$) OF GOVERNMENT
LOT 2, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61
EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

MARCH 11, 1982

Notice is hereby given that on March 11, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-9-82

DWIGHT W. MEIERHENRY FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 2210 W. BONANZA ROAD.

FROM: R-E (RESIDENCE ESTATES) AND
R-1 (SINGLE FAMILY RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: COMMERCIAL STORAGE FACILITIES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

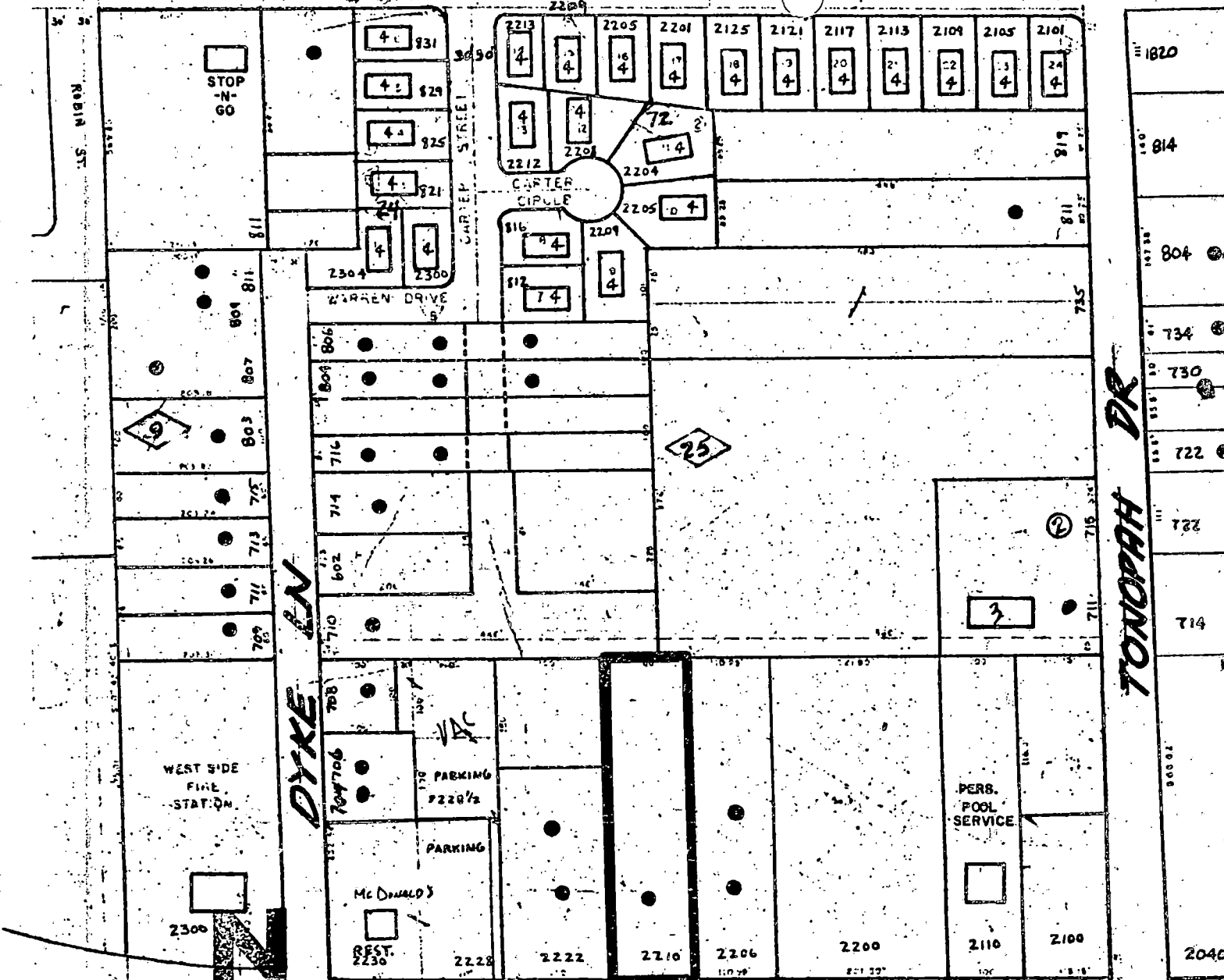

HAROLD P. FOSTER, DIRECTOR

HPF:cme

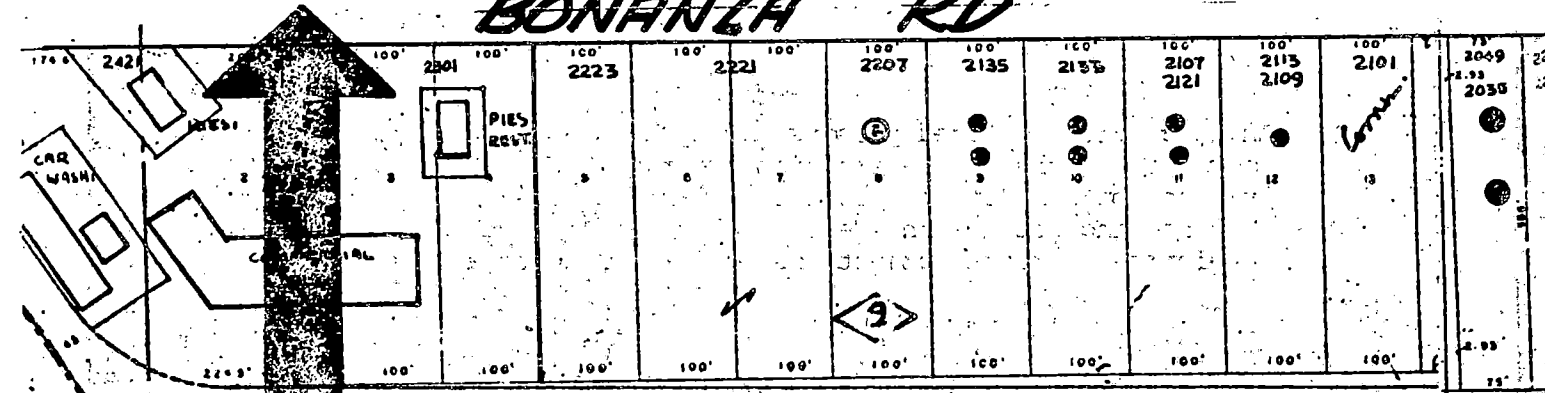
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

WAS HUGSTON AVE



BONANZA RD



LAS VEGAS EXPWY

C.T. 201
C.T. 202

7-9-82

NOTICE OF PUBLIC HEARING

MARCH 11, 1982

Notice is hereby given that on March 11, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-10-82

WILLIAM PECCOLE FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CHARLESTON BOULEVARD, WEST OF DURANGO DRIVE.

FROM: N-U (NON-URBAN) (UNDER RESOLUTION OF INTENT TO C-2 - GENERAL COMMERCIAL AND R-3 - LIMITED MULTIPLE RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL) AND R-3 (LIMITED MULTIPLE RESIDENCE)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS:
PARCEL 39 - A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$)
OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60
EAST, M.D.M. AND
PARCEL 40 - A PORTION OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20
SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

(The information contained above is considered to be accurate; however, there may be minor variations involved.)
(SEE LOCATION MAP ON REVERSE SIDE)

ALTA DR

PARCEL 36
R-1
79.99 AC.

PARCEL 34
C-V
10.00 AC.

PARCEL 37
RMHP
35.15 AC.

PARCEL 38
C-1
10.04 AC.

PARCEL 39
C-2
19.82 AC.

PARCEL 40
R-3
20.24 AC.

PARCEL 41
C-1

CHARLESTON BLVD

PARCEL 16
C-2
20.08 AC.

PARCEL 15
P-R
10.06 AC.

PARCEL 14
RPD-8
40.00 AC.

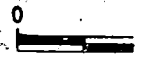
NAPOTS

STRADA

VENETIAN

MIRANGO DR

L-10-8



N 89° 40' 03" E 1424.50'

N 04° 14' 20" W 175.00'
N 89° 40' 03" E 2656.48'

215.52'

662.84

646.29

600.99

600.99

33

5 4

7

33

February 24, 1982

NOTICE OF PUBLIC HEARING.

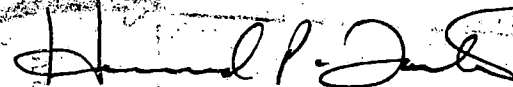
MARCH 11, 1982 - 7:30 P.M.

CONCEPT DESIGN FOR THE PROPOSED REALIGNMENT OF LORENZI BOULEVARD
GENERALLY LOCATED EAST OF THE INTERSECTION OF THE RAINBOW EXPRESSWAY
AND THE LAKE MEAD INTERCHANGE.

NOTICE IS HEREBY GIVEN that a Public Hearing before the Planning
Commission of the City of Las Vegas on the above matter has been
scheduled at the hour of 7:30 P.M. on Thursday, March 11, 1982,
in the Commission Chambers of City Hall, 400 East Stewart Avenue,
Las Vegas, Nevada.

ANY AND ALL INTERESTED PERSONS may appear before the City Planning
Commission either in person or by representative and object to or
express approval of the proposed alignment; or may, prior to this
hearing, file with the Department of Community Planning and Develop-
ment written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

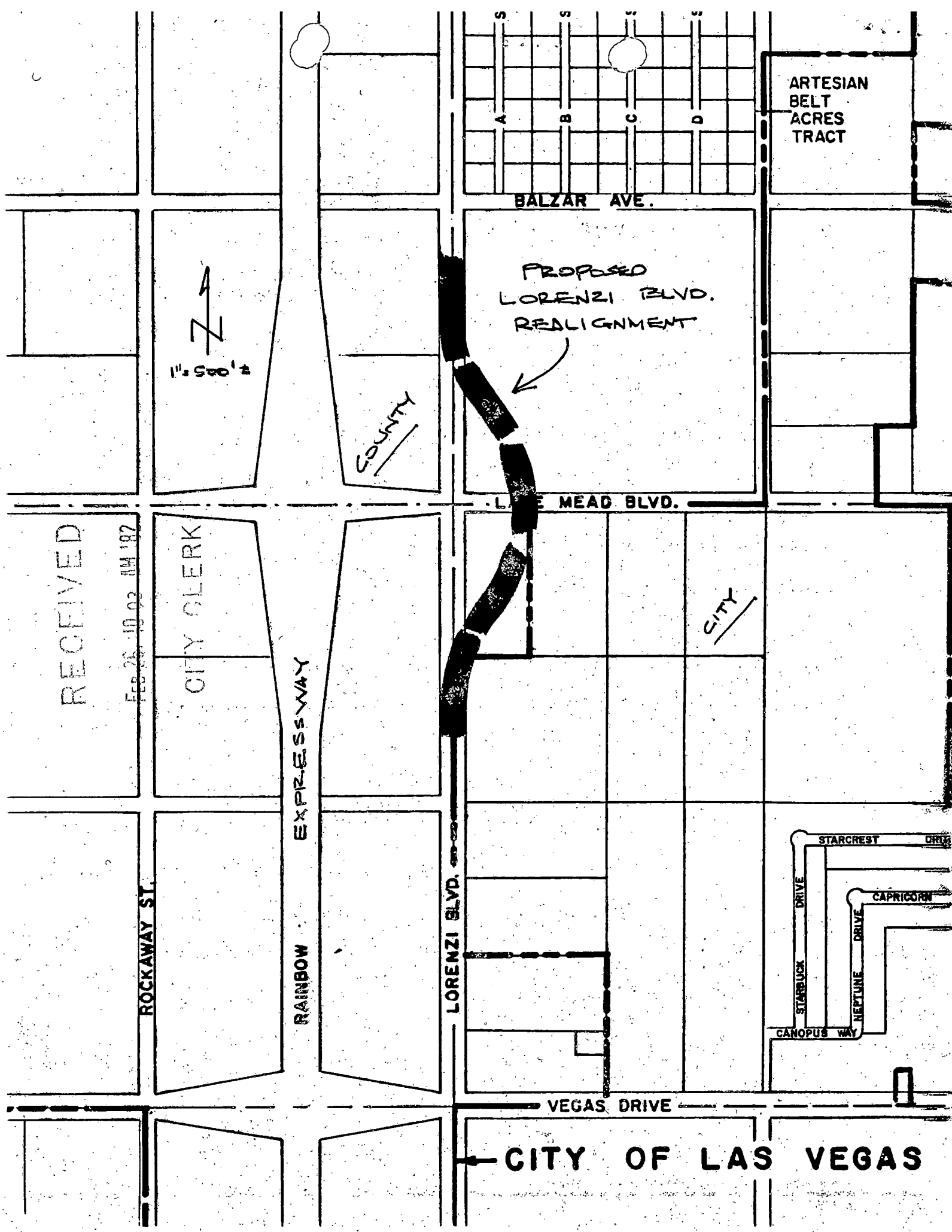


HAROLD P. FOSTER, DIRECTOR

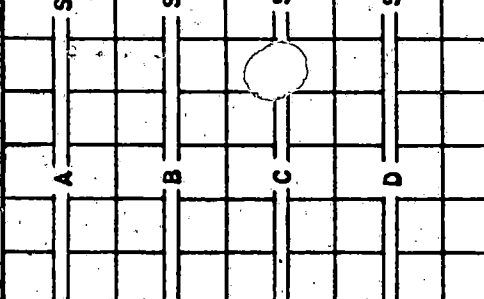
HAN:bjl

(The information contained above is considered to be accurate; however,
there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

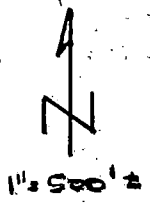


ARTESIAN
BELT
ACRES
TRACT



BALZAR AVE.

PROPOSED
LORENZI BLVD.
REALIGNMENT



COUNTY

MEAD BLVD.

RECEIVED

FEB 26 10 02 AM '82

CITY CLERK

CITY

RAINBOW EXPRESSWAY

ROCKAWAY ST.

LORENZI BLVD.

STARCREST DRIVE

STARBUCK DRIVE

CAPRICORN

NEPTUNE DRIVE

CANOPUS WAY

VEGAS DRIVE

CITY OF LAS VEGAS

MINUTES

CITY PLANNING COMMISSION

MARCH 11, 1982

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

PRESENT: Chairman Guthrie
Mrs. Tracy
Mr. Mack
Mrs. Coleman
Mr. Kennedy

EXCUSED: Mr. Johnston
Mr. Canul

STAFF PRESENT: Howard Null, Chief, Planning Division
Robert Clemmer, Acting Chief, Zoning Division
George Ogilvie, City Attorney
Rick Williams, Senior Planner
Brett Reale, Planner
Linda Owens, Recording Secretary

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

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

MINUTES: MRS. TRACY made a Motion for APPROVAL of the Minutes of the January 14, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. DESIGN CONCEPT
LORENZI BOULEVARD
(Abeyance Item from 2/23/82)
DENIED

Consideration of proposed realignment of Lorenzi Boulevard generally located east of the Rainbow Expressway and Lake Mead Interchange.

MR. NULL said this item was held in abeyance from the last Planning Commission meeting in order for staff to notify the surrounding property owners. This concept design is necessary to prevent a traffic situation similar to Sahara between where the freeway intersects and Rancho Road. Lines of traffic back up to the opposing intersections and cause problems with traffic signal actuation, etc. In this particular situation the traffic comes off the Rainbow Expressway ramps onto Lake Mead Boulevard and there is only about 200 feet between this point and the intersection of Lorenzi and Lake Mead. Therefore, this design concept moves Lorenzi to the east so there would be approximately 500 feet between the off ramp and the intersection of the new alignment of Lorenzi with Lake Mead. This concept design should have a longer distance than 500 feet, but this design was selected as a compromise in order to have the least amount of interference with the surrounding property and still retain a high degree of safety. Staff has one letter of protest on record.

1. DESIGN CONCEPT
LORENZI BOULEVARD
(Continued)

ATTORNEY HENRY R. GORDON, 300 Fremont Street, Suite 114, appeared in protest to represent some of the surrounding property owners. Three or four years ago the State came in and condemned the property to build a freeway. At that time, one of the basic reasons why the case was settled out of court was because the State said there would be an interchange at that location. The State took over the property and completely fenced in Rainbow Expressway. That leaves the only access to his clients' property off of Lorenzi. If the City is to move Lorenzi, it would completely landlock their property.

LILIAS GORDON, 2552 Palma Vista Avenue, appeared in protest as a property owner in that area. Two other persons also oppose this concept.

MR. NULL said that if Lorenzi is realigned the old road will probably be vacated.

RON TIBERTI, 316 East Bridger, appeared to represent the property southwest of the intersection. He is opposed because he would lose about 550 feet of commercial frontage. In addition, approximately 2 1/2 acres would be between himself and the road, but he would not be completely cut off.

TITO TIBERTI, 1806 Industrial Road, appeared in protest. He represents the 40 acres on the northeast corner. He asked who has proposed this realignment.

MR. NULL said the Department of Public Services requested this item be brought before the Planning Commission.

TITO TIBERTI feels more study should be put into this request.

JAMES MCCALL, 3700 Las Vegas Boulevard South, co-trustee of the William McCall Trust, appeared to represent the property to the north of the Gordon's property. This proposal is too far in the future.

MRS. TRACY made a Motion for DENIAL of the Design Concept for Lorenzi Boulevard because it is premature.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on April 7, 1982 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP
QUAIL PARK III
(A COMMERCIAL
CONDOMINIUM)
ABEYANCE

Property generally located on the north side of Charleston Boulevard, west of Shetland Road, R-A Zone (under Resolution of Intent to C-D and P-R).

Owner: Horst Schmidt

Subdivider: Johnny Ribeiro Builder, Inc.

No. of Acres: 9.25

No. of Lots: 84

MR. NULL said the applicants have requested this item be held in abeyance until the March 23rd Planning Commission meeting so they can meet with staff to work out some problems.

1. TENTATIVE MAP
(Continued)

MR. KENNEDY made a Motion for ABEYANCE of the Tentative Map for Quail Park III.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Planning Commission on March 23, 1982.

2. TENTATIVE MAP
SUNCREST GARDENS
APPROVED

Property generally located on the southwest corner of Craig Road and Lorenzi Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Buttrum Construction Company
Subdivider: Brandt Construction Company
No. of Acres: 11.82 No. of Lots: 68

MR. NULL said staff would recommend approval with the normal conditions and the following conditions: 1) Conformance to the conditions of approval for Z-84-81; 2) Portions of Lots 19, 20, 21, Block 1 are to be dedicated for roadway right-of-way as determined by the Department of Public Services; 3) Approval of joint access driveways by the Traffic & Parking Commission; 4) Wall statement. Further, a waiver be allowed from the maximum block length requirement for Block 1.

KIRK S. ANDERSON, ALCA Engineering, 2765 South Highland Drive, appeared to represent the developer.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Suncrest Gardens with staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on April 7, 1982.

3. FINAL MAP
RENAISSANCE
COTTAGES NO. 1
APPROVED

Property generally located on the southwest corner of Harris Avenue and Sandhill Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Renaissance Development Co., Inc.
No. of Acres: 19.6 No. of Lots: 126

MR. NULL said this final map is in substantial conformity with the tentative map. Staff would recommend approval, with the following condition: 1) Conformance to the conditions of approval for the tentative map.

KEN KRAEMER, Kraemer Engineering, 3160 West Sahara Avenue, appeared for the applicants. They are in agreement with the conditions.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Renaissance Cottages No. 1 with staff's recommendations.

3. FINAL MAP

(Continued)

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. Z-7-82

DENIED

Application of ANDREW FONFA, ET AL, for reclassification of property generally located on the east side of Red Rock Street between Del Rey Avenue and Holmby Avenue, from N-U (Non-Urban) to R-1 (Single-Family Residence).

Proposed Use: Medium Low Density Detached
Single-Family Residences

MR. CLEMMER said about eight or nine months ago this five acre parcel was proposed for an R-PD9 development. There is an R-PD4 development to the west. There are R-E developments to the east and south. The General Plan supports the R-1 density. Possibly the south portion of this property could be subdivided to create three R-E lots and the balance could be developed R-1. The design of this proposed subdivision is not acceptable to staff. There are too many lots that are too narrow and too deep. Staff is recommending approval of the density of R-1, but with a redesign of the plot plan.

CHAIRMAN GUTHRIE asked to hear from the applicant.

ANDREW FONFA, 3947 Foxboro Circle, appeared for the application. He plans to build single-family houses. He feels it would be difficult to sell R-E lots since this property backs up to a shopping center. They will redesign the plans to meet staff's requirements.

There were 20 protestants in the audience.

HENRY SOBEL appeared in approval. He is building a two-story house across the street.

STEFANI EVANS, 1515 Red Rock Road, appeared in protest. She would like to see less homes in that area due to the traffic situation.

STEVE STONER, Red Rock Road, appeared in protest. He would like to see this property developed as R-E lots.

RICHARD BARR, 1485 Red Rock Road, appeared in protest. This project will devalue the R-E homes in that area.

DIANE FARKAS, 1315 Duneville, appeared in protest. This is not appropriate zoning for that area.

MRS. LIPANOFF, 5824 Del Rey, appeared in protest. She presented four letters from persons in that area who were also in protest. She has three small children and does not want any more traffic.

ROBERT RUPERT, 5885 Del Rey, appeared in protest. This type of zoning does not fit into that area because the surrounding homes are all very expensive.

HENRY RAWLINGS, 5760 Del Rey, appeared in protest. This is not compatible zoning for that area and feels the developer will have trouble selling the lots due to their configuration.

JOHN C. CARRELL, 5844 Del Rey, appeared in protest due to the traffic situation.

4. Z-7-82

(Continued)

YVONNE EHRENBERG, 1608 Duneville, appeared in protest. The roads are not paved in that area and this will devalue the surrounding homes.

ANDREW FONFA appeared in rebuttal. The property to the south and west is in the County and everything to the north and east is in the City. He feels that since the property to the north is zoned commercial, it would be difficult to sell R-E homes. He would be willing to work out a plan that would be agreeable to staff and the property owners in the area.

MRS. COLEMAN said the Commission has tried to keep the Red Rock area as a buffer.

MRS. COLEMAN made a Motion for DENIAL of Z-7-82.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on April 7, 1982 at 2:00 P.M.

5. Z-8-82

APPROVED

Application of SAMUEL S. LIONEL, ET AL, for reclassification of property generally located southwest of Charleston Boulevard and Mojave Road, from R-2 (Two Family Residence) to R-4 (Apartment Residence).

Proposed Use: High Density Apartment Development

MR. CLEMMER said this piece of property was recently annexed into the City as R-2 zoning. Staff feels this use is compatible for that area. This is a series of two and three story buildings and a very well conceived project. Staff recommends approval, subject to the normal conditions and the following special conditions: 1) Repair all street improvements which are not in good condition as required by the Department of Public Services; 2) Provision of fire hydrants and water flow as required by the Department of Fire Services; 3) Construct a 6 foot block wall around the project with 4 feet maximum height and top two feet fifty percent (50%) open within 20 feet of the street frontage and set back from the streets five feet (5') for landscaping; 4) Subject to approval of Variance, V-18-82, for the three story height; and 5) Become a party to the private access drive.

CHAIRMAN GUTHRIE asked to hear from the applicant.

KEVIN BUCKLEY, 2333 Pinto Lane, appeared to represent the applicants.

MRS. COLEMAN asked what the density will be if they do not get the variance for the three stories.

JERRY SONENBLICK, 5656 East Grant, Tucson, Arizona, appeared as developer of the project. The reason for the three-story height variance is to allow them to meet economic conditions and at the same time open up the project so they can provide an abundance of amenities as indicated on the plot plan. They would like to attract working-class people between the ages of twenty and thirty-five.

5. Z-8-82

(Continued)

CARY MARMIS, 5656 East Grant, Tucson, Arizona, appeared as developer of the project. They plan to build 477 units. If they were not able to have the three stories there would only be 345 units, which would probably make this site uneconomical. They plan to have approximately 1/3 studio and 2/3 one bedroom units. They are currently negotiating with the three property owners on Olive Street whose easement is required for access onto Olive Street. If not, the project will not be in any kind of detriment because they still have access on Mojave and double access on Charleston.

MR. CLEMMER said staff will support the three-story variance at the Board of Zoning Adjustment meeting.

There were no persons in the audience in protest.

AL BURKE, 106 South Mojave Road, appeared to ask questions, but was not in favor or against this project. He wondered if it was legal for the City to annex this property without informing the property owners. Why is this property under the City's jurisdiction?

CHAIRMAN GUTHRIE replied that it was probably annexed into the City so they could connect to the City sewer system.

MR. CLEMMER said annexations are advertised in the newspapers.

PHLETE BAKER, 300 South Mojave Road, appeared in favor. He owns property in that area and feels this will upgrade it.

CHAIRMAN GUTHRIE asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. MACK made a Motion for APPROVAL of Z-8-82, subject to the recommendations of staff.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on April 7, 1982.

6. Z-9-82

DENIED

Application of DWIGHT W. MEIERHENRY for reclassification of property located at 2210 West Bonanza Road, from R-E (Residence Estates) and R-1 (Single-Family Residence) to C-2 (General Commercial).

Proposed Use: Commercial Storage Facilities

MR. CLEMMER presented the staff report. The Planning Commission and staff did a study of Bonanza Road from Highland to Rancho six or seven years ago. It was resolved that the north side of Bonanza would primarily be R-3 and the south side C-2 and C-M. The C-2 zone allows commercial storage facilities and the C-1 does not. To allow C-2 on this site seems to constitute spot zoning as C-1 is appropriate. Staff recommends denial. Also, if this item is approved, the house on the site would be used for a watchman's quarters and would have to be granted a variance.

CHAIRMAN GUTHRIE asked to hear from the applicant.

6. Z-9-82

(Continued)

JAY DOWNEY, 4601 West Sahara Avenue, appeared to represent Dr. Meierhenry. They feel a commercial storage area is not a high traffic use.

There were no protestants in the audience.

MR. KENNEDY made a Motion for DENIAL of Z-9-82.

Voting was as follows:

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

Motion for DENIAL carried by a 4/1 vote.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on April 7, 1982.

7. Z-10-82

APPROVED

Application of WILLIAM PECCOLE for reclassification of property generally located on the north side of Charleston Boulevard, west of Durango Drive, from N-U (Non-Urban) (under Resolution of Intent to C-2, General Commercial, and R-3, Limited Multiple Residence), to C-2 (General Commercial) and R-3 (Limited Multiple Residence).

MR. CLEMMER said that in the recently approved zoning plan for this project there was a site at the corner of Durango and Charleston that was zoned C-2 and the site directly to the west was zoned R-3. They would like to switch locations. Staff would recommend approval, subject to: 1) Resolution of Intent with no time limit; 2) Posting of the zoning in the sales offices and installing signs showing the zoning of respective sites; 3) Amendment to the major street plan; 4) Conformance to the Flood Hazard Reduction Ordinance and Master Drainage Plan; 5) Expunge the Resolution of Intent to rezone these sites under Z-34-81; 6) Provide fire hydrants and water flow as required by the Department of Fire Services; 7) Dedication of 50 feet of right-of-way for the realigned segment of Durango Drive which will eventually abut this site and the radius corner at the intersection of Durango Drive and Charleston Boulevard as required by the Department of Public Services; and 8) Install street improvements on Durango Drive as required by the Department of Public Services.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared to represent the applicant. When they came before the Planning Commission previously with their General Land Use Plan they stressed it was not a precise plan, but now they have a precise plan for this area. They are in agreement with all of staff's conditions.

There were no protestants in the audience.

MRS. COLEMAN made a Motion for APPROVAL of Z-10-82 with staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on April 7, 1982.

8. Z-108-63

PLOT PLAN REVIEW

APPROVED

Request of JOHN H. MIDBY AND ASSOCIATES for a Plot Plan Review on property located at 2650 West Sahara Avenue, R-1 Zone (under Resolution of Intent to C-1).

MR. CLEMMER said this site was approved for a temporary mobile office for First Western Savings. This was approved several months ago and to be relocated to East Charleston Boulevard. This is going to be the political headquarters for Senator Cannon. It is a skirted and tasteful looking mobile office. Staff would recommend approval, subject to: 1) Conformance to the plot plan; 2) Repair any damage done to the existing street improvements as required by the Department of Public Services; and 3) The temporary use shall expire December 31, 1982.

The applicant was not present.

MRS. TRACY made a Motion for APPROVAL of Z-108-63.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

DIRECTOR'S BUSINESS:

1. Discussion on Planning Commission input into revisions to the Zoning Ordinance.

MR. CLEMMER led discussion as to whether the Planning Commission members want to review the zoning ordinance as a complete board or as separate groups.

There was discussion among the Commission members and staff as to the procedure to be taken to review the zoning ordinance.

CITY ATTORNEY GEORGE OGILVIE said that if formal subcommittees are designated, then the meeting would have to be posted to comply with the Open Meeting Law.

MRS. COLEMAN suggested that each Commissioner be assigned a section of the zoning ordinance, review it, and give their suggestions to staff.

MR. CLEMMER said the General Provisions have been updated on a CPT machine. He will send those to the Commissioners in the next week and the Commissioners could give staff their input after reviewing the General Provisions.

SUPPLEMENTAL AGENDA

1. Z-90-76

PLOT PLAN REVIEW

APPROVED

Request of BONANZA ROAD TRUST AGREEMENT for a Plot Plan Review on property generally located on the south side of Bonanza Road, between Rancho Drive and Tonopah Drive, C-1, C-2 and C-M Zones.

MR. CLEMMER said this had previously been approved for commercial storage facilities. This proposal is to use steel shipping type containers that are 8' x 8' x 20'. If these are

1. Z-90-76

(Continued)

placed on a uniformly graded parcel and painted, it would approximate a mini warehouse for commercial storage facilities. They will put a line of Oleanders on Bonanza Road and a line at the commercial storage facilities, plus the normally required Arizona Cypress at 15 feet on center along the Expressway. The drives should be paved. Staff would recommend approval, subject to: 1) Dedication of 15 feet of right-of-way for Bonanza Road; 2) Install cement sidewalk and driveway on Bonanza Road; 3) Any damage done to the existing off-site improvements will have to be repaired as required by the Department of Public Services; 4) Provision of fire hydrants and water flow as required by the Department of Fire Services; and 5) Place and paint the modules uniformly.

DAVID PECKHAM, 3017 West Charleston Boulevard, appeared to represent the applicant. They accept the conditions.

RICHARD CARTER, Trustee for the project, appeared stating he has a company called Mobile Minis using these containers here in Las Vegas.

MRS. COLEMAN made a Motion for APPROVAL of Z-90-76, Plot Plan Review, with staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. Z-17-62

PLOT PLAN REVIEW

APPROVED

Request of ERNEST A. BECKER ENTERPRISES for a Plot Plan Review on property generally located on the south side of the Las Vegas Expressway, 700 feet east of Torrey Pines Drive, R-3 Zone.

MR. CLEMMER said this is a 112-unit project. This site is approximately 4.5 acres and 28 of the units will be one bedroom and 84 will be two bedrooms. It will be two stories, except the laundry room. Staff recommends approval of the basic concept, except they feel there should be a 40 foot wide improved connecting drive going from Hargrove to Crestline. Therefore, staff recommends the following conditions: 1) Construction of a 6 foot block wall around the site with decorative wall and landscaping at the entrance; 2) Redesign the entryway as required by the Traffic Engineer; 3) Modify the power poles or driveway entry to eliminate the traffic hazard as required by the Department of Public Services; 4) Dedicate and improve Hargrove as required by the Department of Public Services; 4) Dedicate and improve Hargrove as required by the Department of Public Services; 5) Provide fire hydrants and water flow at start of construction as required by the Department of Fire Services; and 6) Provide a 40 foot paved drive to Crestline with related easement.

BARRY BECKER, 50 South Jones Boulevard, appeared for the application. They will be selling this to a developer and it's going to be a two-phase development with the apartments on the east end and a planned-unit development or condominium development on the west end. He does not feel the paved street will be a problem.

2. Z-17-62

(Continued)

MR. MACK made a Motion for APPROVAL of Z-17-62, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

3. AV-1-82

ADMINISTRATIVE
VARIANCE

APPROVED

Request of LARRY KATZ for an Administrative Variance to allow a deviation in the required frontage on property generally located on the southeast corner of Mustang Road and Fisher Avenue, R-E Zone.

MR. CLEMMER said there is only one lot involved in this request. The lot is 95.65 feet wide and within the 5% reduction provision of the administrative variance requirement; otherwise, they would lose one lot. Staff does not feel it is necessary to reduce the number of lots and would recommend approval, subject to: 1) Conformance to the tentative parcel map and approval of the parcel map and recording thereof. Mr. Katz' representative called staff and said neither he nor Mr. Katz would be able to attend the meeting; however, they would like to have this request acted upon at this meeting.

MRS. COLEMAN made a Motion for APPROVAL of AV-1-82, Administrative Variance.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

4. SH-2-82

SIGN HEIGHT
REVIEW

(Referred Back
From City
Commission)

APPROVED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign at 65 feet where 40 feet is allowed on property generally located on the west side of I-15, 800 feet south of the Las Vegas Expressway.

MR. CLEMMER said Donrey's representative indicated at the City Commission meeting that possibly there was an obstruction to this sign. Staff went to the site with a representative of Donrey's; and traveling north on I-15 they found that at one point there was a 1 foot obstruction at the base of the sign by the guard rail. The flagpole in that area is only 36 feet high. Another 4 feet would clear the guard rail so the 30 feet maximum over the roadway bed is ample to get a good view of the sign. Staff recommends approval of the sign at 49.5 feet as previously recommended.

ROBERT VAN ORSTRAND, 1211 West Bonanza Road, appeared to represent Donrey Outdoor Advertising Company. They don't feel the 49.5 feet will give them enough approach on that board to make it a saleable product. They have intentions of selling the space on the board to downtown casinos.

4. SH-2-82

(Continued)

MRS. COLEMAN made a Motion for APPROVAL of SH-2-82, Sign Height Review, subject to 51 feet maximum height.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. Z-66-64(31)

PLOT PLAN REVIEW

APPROVED

Request of DENNIS RUSK ON BEHALF OF JACK AND BEVERLY DESSAINTS for a Plot Plan Review on property generally located on the northwest corner of Mohave Road and Builders Avenue, C-1 Zone (under Resolution of Intent to M).

MR. CLEMMER said this property is under a Resolution of Intent to M with the condition that the Planning Commission review all development plans. This is a proposed automotive repair business. It's 700 feet east of residential. There is industrial to the east and north and commercial and industrial to the south. Staff is recommending approval, subject to: 1) Conformance to the elevations.

DENNIS RUSK, 1208 South Eastern Avenue, architect, appeared to represent the applicant.

JACK DESSAINTS, 6071 Yellowstone Avenue, appeared for the application.

DENNIS RUSK said this is an automotive machine shop. The engines are repaired on the premises and then taken elsewhere for the actual maintenance. This will be a concrete block building with a frame and stucco area for retail parts.

MRS. COLEMAN made a Motion for APPROVAL of Z-66-64(31), Plot Plan Review, with staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

6. Z-20-76

PLOT PLAN REVIEW

ABEYANCE

Request of WATKINS DEVELOPMENT COMPANY for a Plot Plan Review on property generally located on the southeast corner of Lorenzi Boulevard and Silverstream Avenue, C-1 Zone.

MR. CLEMMER said the zoning on this site is C-1 under a conditional ordinance. This proposed development does not conflict with any of the conditions of that ordinance. A portion of this overall property, plus the parcel to the south, has been submitted via use permits for apartments. A 300 unit apartment project has been held in abeyance by the City Commission. There is a use permit filed on the parcel to the north of the 300 unit proposal for a 100 unit

6. Z-20-76

(Continued)

apartment project and the parcel on the tip is proposed for a 7-Eleven store with gas pumping and a commercial lease building. They are providing 37 parking spaces which meets the requirements of the Code. Landscaping is adequate. However, staff feels this should be held in abeyance until the Planning Commission meeting of March 23rd to notify the surrounding property owners.

MRS. COLEMAN made a Motion for ABEYANCE of Z-20-76, Plot Plan Review.

Voting was as follows:

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

"NOES" None

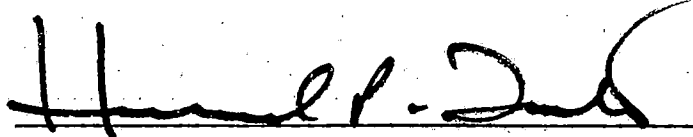
Motion for ABEYANCE carried unanimously.

CHAIRMAN GÜTHRİE announced this item will be heard by the Planning Commission on March 23, 1982.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:30 P.M.

COMMUNITY PLANNING AND DEVELOPMENT COMPANY



HAROLD P. FOSTER, DIRECTOR

PRINT

NAME

ADDRESS

HENRY GORDON

300 FREMONT. LV

Kirk S Anderson

2765 S Highland

Andrew Fonta

3947 Foxboro

Ab. Burk

106 So Mojave Rd.

CARY MARMIS

5656 E. GRANT #100 TULSON

E. L. Drimmer

4621 West SAHARA

G.C. Wallace

1100 E. Sahara Fre.

D. Beckley

3017 W. CHANDLER B. L. LV.

R. C. W. Bond

1211 W. Bondman

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

March 12, 1982

TO:

FILE

FROM:

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

SUBJECT:

DESIGN CONCEPT - LORENZI BOULEVARD

COPIES TO:

Consideration of proposed realignment of Lorenzi Boulevard generally located east of the Rainbow Expressway and Lake Mead Interchange was considered by the City Planning Commission on March 11, 1982.

The Commission voted to DENY this item because it was felt it was premature at this time.

This item will be considered by the Board of City Commissioners on April 7, 1982 at 2:00 P.M. in the Commission Chambers of City Hall.

HPF:cme