

ANNOTATED AGENDA
CITY PLANNING COMMISSION

MAY 13, 1982

MINUTES:

MARCH 23, 1982

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

OLD BUSINESS:

1. Z-9-82

APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Canul,
Mrs. Coleman, Mr. Kennedy
NOES: None

Special Conditions: 1. Application amended to C-1.
2. Subject to Variance approval
by the Board of Zoning
Adjustment.

PROTESTS: 0

NEW BUSINESS:

1. TENTATIVE MAP
COLERMO VILLAS

ABEYANCE - CANUL/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Canul,
Mrs. Coleman, Mr. Kennedy
NOES: None

2. FINAL MAP
COLERMO VILLAS

ABEYANCE - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Canul,
Mrs. Coleman, Mr. Kennedy
NOES: None

3. FINAL MAP
SUNCREST GARDENS
UNIT 1

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

SPECIAL CONDITION: 1. Conformance to the conditions
of approval for the tentative
map.

4. Z-22-82

APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Canul,
Mrs. Coleman, Mr. Kennedy
NOES: None

SPECIAL CONDITION: 1. Resolution of Intent with a
twelve month time limit.
2. Approval of the parking
and driveway plan by the
Traffic Engineer.
3. Repair any damage to the
existing street improvements
caused during this development
as required by Dept. of

4. Z-22-82

(Continued)

Public Services.

- 4. Construct a 6' block wall on rear property line.

PROTESTS: 0

5. Z-23-82

APPROVED - TRACY/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Canul, Mrs. Coleman, Mr. Kennedy

NOES: None

- SPECIAL CONDITIONS:
- 1. Application amended to R-CL on north portion and R-1 on south 130'.
 - 2. Resolution of Intent with a twelve month time limit.
 - 3. Approval of the building elevations by the Dept. of Community Planning & Develop.
 - 4. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
 - 5. Recording of a final plat.
 - 6. Block wall along Tenaya Way.
 - 7. Applicant to pay costs of public hearing for plot plan if this should be approved by City Comm.

PROTESTS: 16 persons in audience
Audrey A. Adair, 7201 Carmen Blvd.
Paul Fatoutakian, 7205 Carmen Blvd.

6. Z-67-78 and
Z-53-81

DEVELOPMENT
PLAN REVIEW

PUBLIC HEARING

APPROVED - TRACY/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Canul, Mrs. Coleman, Mr. Kennedy

NOES: None

- SPECIAL CONDITIONS:
- 1. Conformance to the corral and stable setback requirements of 100' from the front street; 25' from the side and rear property lines, and 50' from any dwelling not on the individual development site.
 - 2. All other accessory buildings, structures and uses shall be permitted as provided in the R-E District.

FAVOR: Randy Nickerl, 3825 Asbury Court

PROTESTS: 0

4. Z-100-64(125)

PLOT PLAN
REVIEW

APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Johnston, Mr. Canul,
Mrs. Coleman, Mr. Kennedy

NOES: None

SPECIAL CONDITION: 1) Conformance to the plot plan
amended to provide artificial
landscaping for a two year
period. Landscaping bermed on
front.
2) Approval of the parking and
driveway plan by the Traffic
Engineer.

DIRECTOR'S BUSINESS:

1. Consideration of cancelling the second meeting of the month during the summer.
(June, July and August)

APPROVED CANCELLATION OF SECOND MEETINGS OF MONTH - COLEMAN/AYES:
Unanimous

A N N O T A T E D
AGENDA.

CITY PLANNING COMMISSION

MAY 13, 1982

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

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

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the March 23, 1982 City Planning Commission
minutes.

ACTION: APPROVED
COLEMAN/Unanimous

OLD BUSINESS:

1. Z-9-82 Application of DWIGHT W. MEIERHENRY for reclassification
Referred back of property located at 2210 West Bonanza Road, from R-E
from City Commission and R-1 to C-2.
Proposed Use: Commercial Storage Facilities
- (Abeyance Item
from 4/27/82)

ACTION: APPROVED - with application being amended to C-1
JOHNSTON/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Construction of a 6' block wall along the north, east and west property lines.
3. Dedication of right-of-way as required by the Department of Public Services.
4. Repair any damage done to the existing street improvements during the course of construction as required by the Department of Public Services.
5. Provide fire hydrants and water flow as required by the Department of Fire Services.
6. Approval of a variance to allow commercial storage facilities in a C-1 Zone.
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: Application be amended to C-1
TO BE HEARD BY CITY COMMISSION: JUNE 2, 1982

PROTESTS: 0

NEW BUSINESS:

1. TENTATIVE MAP
COLERMO VILLAS

Property generally located north of Charleston Boulevard between Lamb Boulevard on the west and Marion Drive on the east, C-1 Zone (proposed R-3).

ACTION: ABEYANCE
CANUL/Unanimous

Owner/Subdivider: First Western Savings Assoc.
No. of Acres: 5.8 No. of Lots: 23

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY PLANNING COMMISSION: MAY 25, 1982

2. FINAL MAP
COLERMO VILLAS

Property generally located north of Charleston Boulevard between Lamb Boulevard on the west and Marion Drive on the east, C-1 Zone (proposed R-3).

ACTION: ABEYANCE
COLEMAN/Unanimous

Owner/Subdivider: First Western Savings Assoc.
No. of Acres: 5.8 No. of Lots: 23

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD AGAIN BY PLANNING COMMISSION: MAY 25, 1982

3. FINAL MAP
SUNCREST GARDENS
UNIT 1

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

ACTION: APPROVED
TRACY/Unanimous

Owner: Buttrum Construction Co.
Subdivider: Brandt Construction Co.
No. of Acres: 4.67 No. of Lots: 32

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

4. Z-22-82

Application of ELSA R. AND RANULFO Y. LIM for reclassification of property located at 1717 South Eastern Avenue, from R-1 to P-R.

ACTION: APPROVED
JOHNSTON/Unanimous

Proposed Use: Offices

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Repair any damage to the existing street improvements caused during this development as required by the Department of Public Services.
4. Construct a 6' block wall on the rear property line.
5. Conformance to the plot plan and submitted 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 systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 2, 1982

PROTESTS: 0

5. Z-23-82

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southeast corner of Tenaya Way and Vegas Drive, from N-U to R-CL.

ACTION: APPROVED
TRACY/Unanimous

Proposed Use: Medium Low Density Detached Single Family Residence

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. The application be amended to R-1 on the south 130'.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Construction of a 6' block wall along the rear of the lots abutting Tenaya Way.
5. The elevations of the proposed buildings are to be submitted with the tentative map and the surrounding property owners are to be notified when the tentative map will be considered by the Planning Commission.

The Commission also requested that the applicant pay a \$100.00 fee to cover the costs for notifying the property owners.

STAFF RECOMMENDATION: APPROVAL - with the south 130' amended to R-1. PROTESTS: 18
TO BE HEARD BY CITY COMMISSION: JUNE 2, 1982

6. Z-67-78 &
Z-53-81
DEVELOPMENT
PLAN REVIEW

Request of C & H ENTERPRISES for a Development Plan Review to allow horses on individual lots in an R-PD Zone on property generally located on the southeast corner of Thom Boulevard and Alexander Road, R-E Zone (Residential Estates) (under Resolution of Intent to R-PD2).

ACTION: APPROVED
TRACY/Unanimous

CONDITIONS:

1. Conformance to the corral and stable setback requirements of 100' from the front street; 25' from the side and rear property lines; and 50' from any existing or proposed dwelling unit on adjacent lots.
2. All other accessory buildings, structures and uses shall be permitted as provided in the R-E District.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 2, 1982

PROTESTS: 0

7. Z-14-73
REVIEW OF CONDITION

Request of SILVER STATE YAMAHA for a Review of Condition to allow covered outside storage on the rear portion of the property which was not allowed on the original approval on property located at 6029 W. Charleston Boulevard, C-2 Zone (General Commercial).

ACTION: APPROVED
KENNEDY/Unanimous

CONDITION:

1. Conformance to the plot plan and elevations amended to provide opaque screening around the storage area and no other outside storage shall be allowed except within the area shown on the plot plan.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: MAY 19, 1982

PROTESTS: 0

8. SH-5-82
SIGN HEIGHT
REVIEW

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow a sign at 55' where only a height of 40' is allowed on property located at 2128 Paradise Road.

ACTION: APPROVED
CANUL/Unanimous

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 2, 1982

9. AR-15-76
AESTHETIC REVIEW

Request of BARRY GREENE ARCHITECT LTD. ON BEHALF OF INN AT LAS VEGAS for an Aesthetic Review to allow an addition to the existing structure on property located at 1500 West Sahara Avenue, M Zone.

ACTION: WITHDRAWN BY
THE APPLICANT
CANUL/Unanimous

DIRECTOR'S BUSINESS:

1. Discussion on the Planning Commission serving as a committee to reduce housing costs.

ACTION: Commissioners to attend orientation meeting and then invite Homebuilders to start discussions.

SUPPLEMENTAL:

1. FINAL MAP
ATRIUM GARDENS II
(AMENDED)

Property generally located east of Pecos Street and north of Harris Avenue, R-1 Zone (under Resolution of Intent to R-PD12).

ACTION: APPROVED
JOHNSTON/Unanimous

Owner/Subdivider: Bivins Construction Co., Inc.
No. of Acres: 3.6 No. of Lots: 46

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

2. A-1-82(A)

Petition of Annexation submitted by JOHN K. BIEGGER to annex property generally located on the northeast corner of Sahara Avenue and Edmond Street, containing approximately 7.01 acres.

ACTION: APPROVED
JOHNSTON/Unanimous

STAFF RECOMMENDATION: APPROVAL

3. SH-6-82
SIGN HEIGHT
REVIEW

Request of EWING LEASING COMPANY, INC. For a Sign Height Review to allow a billboard to a height of 50' on property generally located on the northwest corner of Alta Drive and Highland Avenue, adjacent to I-15, M Zone.

ACTION: APPROVED
COLEMAN/Unanimous

CONDITION:

1. Conformance to the plot plan and elevations amended to a maximum height of 45'8".

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JUNE 2, 1982

4. Z-100-64 (125)
PLOT PLAN
REVIEW

Request of COLONIAL ASSOCIATES for a Plot Plan Review on property located at 416-420 South 4th Street, R-4 Zone (under Resolution of Intent to C-2).

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. Conformance to the plot plan amended to provide artificial landscaping with berms which shall be replaced with live landscaping in two years.
2. Approval of the parking and driveway plan by the Traffic Engineer.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION IS FINAL

DIRECTOR'S BUSINESS:

1. Consideration of cancelling the second meeting of the month during the summer (June, July and August).

ACTION: APPROVED - Cancellation of second meetings of the month
COLEMAN/Unanimous

MINUTES

CITY PLANNING COMMISSION

MAY 13, 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. Johnston
Mr. Canul
Mrs. Coleman
Mr. Kennedy

EXCUSED: Mr. Mack

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Rick Williams, Senior Planner
John Roethel, Deputy City Attorney
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. COLEMAN made a Motion for APPROVAL of the Minutes of the March 23, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-9-82

REFERRED BACK
FROM CITY
COMMISSION

(Abeyance Item
from 4/27/82)

APPROVED

Application of 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

MR. CLEMMER said this item had come before the Planning Commission previously and has now been referred back from the City Commission because the applicant said he would like to use the south half for the commercial storage facilities and the north half for parking. There is a C-1 pattern established in this area. Staff recommends denial.

CHAIRMAN GUTHRIE asked to hear from the applicant.

JAY DOWNEY, 4601 West Sahara Avenue, appeared to represent the applicant. They would like to reduce the zoning to C-1 and then apply for a Variance with the Board of Zoning Adjustment for the storage units. The storage units would be a quiet, low traffic business.

There were no protestants in the audience.

1. Z-9-82

(Continued)

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

MR. JOHNSTON made a Motion for APPROVAL of Z-9-82, subject to amending the application to C-1 and approval of a Variance by the Board of Zoning Adjustment for the storage units.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, 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 June 2, 1982.

NEW BUSINESS:

1. TENTATIVE MAP
COLERMO VILLAS
ABEYANCE

Property generally located north of Charleston Boulevard between Lamb Boulevard on the west and Marion Drive on the east, C-1 Zone (proposed R-3).

Owner/Subdivider: First Western Savings Association.
No. of Acres: 5.8 No. of Lots: 23

MR. NULL presented the staff report. Staff recommends approval with the normal conditions and the following conditions: 1) Approval of zoning application Z-21-82; 2) Conformance to the conditions of approval for Z-21-82; and 3) Applicant to obtain the right-of-way for the radius corner on the southeast corner of Lamb Boulevard and Colermo Way as required by the Department of Public Services.

MIKE KOIZUMI, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent First Western Savings. They have avoided second-story windows overlooking the adjacent homes. These buildings are four-plexes.

MR. NULL said this tentative map is conditioned upon zoning approval by the Board of City Commissioners at their meeting on May 19th. By putting the tentative map on this agenda, it will expedite the project.

MR. CANUL made a Motion for ABEYANCE of the Tentative Map for Colermo Villas pending approval of the zoning application by the Board of City Commissioners.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for ABEYANCE carried unanimously.

2. FINAL MAP
COLERMO VILLAS
ABEYANCE

Property generally located north of Charleston Boulevard between Lamb Boulevard on the west and Marion Drive on the east, C-1 Zone (proposed R-3).

Owner/Subdivider: First Western Savings Association
No. of Acres: 5.8 No. of Lots: 23

MR. NULL said this is the Final Map for Colermo Villas.

2. FINAL MAP
(Continued)

MRS. COLEMAN made a Motion for ABEYANCE of the Final Map for Colermo Villas pending approval of the zoning application by the Board of City Commissioners.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

3. FINAL MAP
SUNCREST GARDENS
UNIT 1
(Abeyance Item
from 4/27/82)

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: 4.67 No. of Lots: 32

MR. NULL said this Final Map of Suncrest Gardens Unit 1 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.

KIRK.S. ANDERSON, Alca Engineering, 2765 South Highland Avenue, appeared to represent the owner and subdivider. They are in agreement with staff's condition.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Suncrest Gardens Unit 1.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. Z-22-82
APPROVED

Application of ELSA R. AND RANULFO Y. LIM for reclassification of property located at 1717 South Eastern Avenue, from R-1 (Single-Family Residence) to P-R (Professional Offices).
Proposed Use: Offices

MR. CLEMMER said the P-R pattern is well established in this area. The carport which they indicate on their plan should be removed so they can get access to the rear for off-street parking. Staff recommends approval, subject to: 1) Resolution of Intent with a twelve month time limit; 2) Standard conditions 1 through 5; 3) Approval of the parking and driveway plan by the Traffic Engineer; 4) Repair any damage to the existing street improvements caused during this development as required by the Department of Public Services; and 5) Construct a 6 foot block wall on the rear property line.

L. B. LAMPHIER, 3543 Haverhill, appeared to represent the applicants, who are out of the country at the present time. A tax accountant or insurance company will utilize this building. The building is 1,258 square feet. There were no protestants in the audience.

MR. JOHNSTON made a Motion for APPROVAL of Z-22-82, subject to staff's recommendations.

4. Z-22-82

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. Z-23-82

APPROVED

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southeast corner of Tenaya Way and Vegas Drive, from N-U to R-CL.

Proposed Use: Medium-Low Density Detached
Single-Family Residence

MR. CLEMMER said this is a medium-low density proposal of seven units per acre and is in accordance with the General Plan. To the south there is an R-1 tract of homes facing Carmen. Staff feels R-CL is appropriate for this property, except the south tier of thirty R-CL lots should be comparable to the development to the south with 65 foot lots, which would yield about eighteen lots, rather than the proposed thirty. Staff would recommend approval of the R-CL on the north portion and R-1 on the south 130 feet, subject to: 1) Resolution of Intent with a twelve-month time limit; 2) Approval of the building elevations by the Department of Community Planning and Development; 3) Amendment of the application to rezone the south 130 feet to R-1; 4) Conformance to the requirements of the Flood Hazard Reduction Ordinance; and 5) Recording of a Final Plat.

CHAIRMAN GUTHRIE declared the public hearing open and asked to hear from the applicant.

NICK DANE, 5240 South Polaris Avenue, appeared to represent Lewis Homes of Nevada. They will change their plan to R-1 along the southern boundary of the property and are agreeable to the other recommendations of staff. They do not have any final elevations at this time.

There were 16 persons in the audience in protest.

AUDREY ADAIR, 7201 Carmen Boulevard, appeared in protest. They are concerned about the appearance of the homes and this project will be an added burden to the traffic situation.

PAUL FATOUTAKIAN, 7205 Carmen Boulevard, appeared in protest. He is concerned about the value of his home and the increased traffic this project will create.

AUDREY ADAIR requested that the property owners be able to see the tentative map prior to its being approved.

NICK DANE said he will pay \$100 to the City so the property owners can be notified as to when he will be coming before the Planning Commission for approval of the tentative map and will also show elevations at that time.

MRS. TRACY made a Motion for APPROVAL of Z-23-82, subject to the construction of a block wall along Tenaya Way and Lewis Homes of Nevada pay the cost of notifying the property owners of the public hearing for the tentative map.

Voting was as follows:

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

5. Z-23-82

Motion for APPROVAL carried unanimously.

(Continued)

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

6. Z-67-78 and
Z-53-81

Request of C&H ENTERPRISES for a Development Plan Review to allow horses on individual lots in an R-PD Zone on property generally located on the southeast corner of Thom Boulevard and Alexander Road, R-E Zone (Residential Estates) (under Resolution of Intent to R-PD2).

DEVELOPMENT
PLAN REVIEW

PUBLIC HEARING

APPROVED

MR. CLEMMER said this is a request for a review to allow horses. This property was rezoned over a year ago to an R-PD2 classification. On the basis of that they were allowed private streets on the interior. At the time of the rezoning there wasn't any mention of having horses on the property, although horses are permissible in an R-PD2 zone. Some of the neighbors have requested that they be allowed to have corrals and stables. There is enough room on the properties and staff would recommend approval, subject to: 1) Conformance to the corral and stable setback requirements of 100 feet from the front street; 25 feet from the side and rear property lines, and 50 feet from any dwelling not on the individual development site; and 2) All other accessory buildings, structures and uses shall be permitted as provided in the R-E District.

CHAIRMAN GUTHRIE declared the public hearing open and asked to hear from the applicant.

JOE HIX appeared to represent C&H Enterprises. These are individual lots.

RANDY NICKERL, 3825 Asbury Court, appeared in favor stating most of the homeowners in that area purchased their homes because they would be allowed to have horses on their properties.

MRS. TRACY made a Motion for APPROVAL of Z-67-78 and Z-53-81 Development Plan Review, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, 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 June 2, 1982 at 2:00 P.M.

7. Z-14-73

REVIEW OF
CONDITION

PUBLIC HEARING

APPROVED

Request of SILVER STATE YAMAHA for a Review of Condition to allow covered outside storage on the rear portion of property which was not allowed on the original approval on property located at 6029 West Charleston Boulevard, C-2 Zone (General Commercial).

MR. CLEMMER said that years ago when this zoning was granted it was restricted to not having any outside storage or display. Several years after it was originally approved they asked to have the motorcycles displayed in the front and storage in the rear. At that time the front display was allowed, but the rear storage was disallowed. Now, they are asking for storage in the rear with a canopy and a

7. Z-14-73

(Continued)

fence with interwoven slats. There would be visual access to the exterior storage area from both Jones and Charleston, but with the screening this would not be an adverse influence. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to provide opaque screening around the storage area and limited to storage only within the area shown on the plot plan; 2) Approval by the City Commission.

CARL LOVELL, Secretary/Treasurer of Circus Circus Hotel, owner of Silver State Yamaha, appeared on behalf of the application. The canopy will be a professional metal covering.

There were no persons in opposition to this application.

MR. KENNEDY made a Motion for APPROVAL of Z-14-73, Review of ~~Condition~~, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, 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 May 19, 1982.

8. SH-5-82

SIGN HEIGHT
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow a sign at 55 feet where only a height of 40 feet is allowed on property located at 2128 Paradise Road.

MR. CLEMMER said the sign ordinance was recently amended to deal with cases like this. There is a 30 foot high off-premise sign on the west side of Paradise and a new two-story building is being constructed just to the south of the off-premise sign. The new building obscures the existing sign. Staff feels 55 feet is justified in this case and would recommend approval, subject to: 1) Conformance to the plot plan.

BOB VAN OSTRAND appeared to represent Donrey Outdoor Advertising Company. A portion of this billboard is obstructed. He had a letter from Vegas World requesting the sign height be increased or Donrey issue a credit to them if this is not approved.

MR. CANUL made a Motion for APPROVAL of SH-5-82, Sign Height Review.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, 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 June 2, 1982.

9. AR-15-76

AESTHETIC
REVIEW

WITHDRAWN

Request of BARRY GREEN ARCHITECT LTD. ON BEHALF OF INN AT LAS VEGAS for an Aesthetic Review to allow an addition to the existing structure on property located at 1500 West Sahara Avenue, M Zone.

MR. CLEMMER said the applicant has requested this item be withdrawn from the agenda, rather than held in abeyance, in order for them to redesign the addition as they feel it will take them a considerable amount of time.

MR. CANUL made a Motion that AR-15-76, Aesthetic Review, be WITHDRAWN from the agenda.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion carried unanimously.

DIRECTOR'S BUSINESS:

1. Discussion on the Planning Commission serving as a committee to reduce housing costs.

MR. FOSTER stated this item was precipitated by the Homebuilders Association which has requested the City to appoint a committee to review ordinances and procedures in an effort to reduce the cost of housing. It is felt the Planning Commission should act as this committee and that representatives from the Homebuilders Association should be invited to a future meeting to have them provide the committee some of the major areas of concern. Staff has been advised by the County Comprehensive Planning Department that the County has obtained assistance for conducting a seminar to orient staff and other interested persons on what areas should be looked at in terms of reducing housing costs. It is recommended a member of the Planning Commission attend this seminar with staff for orientation purposes and then proceed to meet with the Homebuilders, possibly at a special meeting.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

ATRIUM GARDENS II
(AMENDED)

APPROVED

Property generally located east of Pecos Street and north of Harris Avenue, R-1 Zone (under Resolution of Intent to R-PD12).
Owner/Subdivider: Bivins Construction Co., Inc.
No. of Acres: 3.6 No. of Lots: 46

MR. NULL said the only amendment on the Final Map for Atrium Gardens II is creating 2 four-plex structures from 1 eight-plex structure. Staff would recommend approval with the following condition: 1) Conformance to conditions of approval for the tentative map.

MARK BIVINS, Bivins Construction Company, 620 South 11th Street, appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Atrium Gardens II (Amended), subject to staff's condition.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

2. A-1-82(A)

APPROVED

Petition of Annexation submitted by JOHN K. BIEGGER to annex property generally located on the northeast corner of Sahara Avenue and Edmond Street, containing approximately 7.01 acres.

MR. NULL said this parcel has County R-E zoning and N-U would be the City equivalent. Staff would recommend approval.

JOHN BIEGGER, 2327 Alta Drive, appeared for the application. He hopes to sell this property and the sale is contingent upon this annexation. The buyer is planning on the construction of a medical facility.

MR. JOHNSTON made a Motion for APPROVAL of A-1-82(A).

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

3. SH-6-82

SIGN HEIGHT
REVIEW

APPROVED

Request of EWING LEASING COMPANY, INC. for a Sign Height Review to allow a billboard to a height of 50 feet on property generally located on the northwest corner of Alta Drive and Highland Avenue, adjacent to I-15, M Zone.

MR. CLEMMER said this sign is on the east side of Highland Drive. The freeway elevation is 15'8" and the sign would be limited to 30 feet over the roadway surface. Staff would recommend approval of the review, subject to: 1) Conformance to the plot plan and elevations amended to a maximum height of 45'8".

JERRY MOTES, 3114 Meade Avenue, appeared to represent Ewing Leasing Company. They are in agreement with the 45'8" requirement.

MRS. COLEMAN made a Motion for APPROVAL of SH-6-82, Sign Height Review, subject to staff's condition.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, 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 June 2, 1982 at 2:00 P.M.

4. Z-100-64(125)

PLOT PLAN
REVIEW

APPROVED

Request of COLONIAL ASSOCIATES for a Plot Plan Review on property located at 416-420 South 4th Street, R-4 Zone (under Resolution of Intent to C-2).

MR. CLEMMER said this property is located on the west side of 4th Street across from the old County Engineering Building. There had been a project approved on this property for a multi-story building with ten stories--five stories of offices and five of parking. That project will be delayed for quite a long time, so they are proposing a public parking lot comprised of 59 parking spaces to temporarily utilize the property. They show the landscaping strip along

4. Z-100-64(125)

(Continued)

Street; however, because of temporary nature and the future use being a major project, they asked for a waiver of the landscaping. Staff feels that in the downtown area there is a demand for public parking lots and if developments without landscaping are allowed it will establish a precedence. However, staff would be agreeable to artificial landscaping. Staff would recommend approval of the plot plan for 59 parking spaces, subject to: 1) Conformance to the plot plan amended to provide artificial landscaping for a two-year period; and 2) Approval of a parking and driveway plan by the Traffic Engineer.

KEVIN BUCKLEY, Realty Holdings, 2333 Pinto Lane, appeared to represent Colonial Associates. When the economy will warrant it, they will pursue the construction of the building.

MR. JOHNSTON made a Motion for APPROVAL of Z-100-64(125), Plot Plan Review, subject to complete artificial landscaping for two years and the landscaping bermed on the front.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

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

DIRECTOR'S BUSINESS:

1. Consideration of cancelling the second meeting of the month during the summer (June, July and August).

MR. CLEMMER stated the policy of the City Planning Commission in previous years has been that during June, July and August it had only one meeting a month. He asked if the Board would like to follow the same policy this summer.

MRS. COLEMAN made a Motion to CANCEL the second meeting of June, July and August.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

PRINT

NAME

ADDRESS

L B Lamphier
Audrey D. Adams
Paul J. Jankovic
Randy Nickerl
Carl E. Lovell, Jr.
Bud O'Neal
J. B. Buggan
Kenneth Buckley

3543 Haverhill LV-
100
7201 CARMEN Blvd 89128
7205 CARMEN Blvd 89128
3825 Abbey Ct 89104
2800 LV B 50 89109
1211 W. BONANZA
2327 alt. Dr 8704610
2333 Ponto Ln.

PRINT

NAME

ADDRESS

E. San Downey

MIKE KOZUMI

Kirk S Anderson

Nick Done

JOE HIX

W. B.

John notes

4601 W. SAHARA

9800 W. SAHARA AVE.

2765 S Highland

5240 South Polaris Ave

5314 EVERGREEN

620 So 11th ST.

3114 Mead L.V.

May 10, 1982

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING
MAY 13, 1982

COPIES TO:

*hinda*OLD BUSINESS:

1. Z-9-82

Referred back by City Commission due to Downey offering a modification to use the front half for storage facilities and the rear building for parking (?) of what (?). Planning Commission offered a Variance approval as a possibility.

We have not received the modified plans he alluded to in his April 13, 1982 letter. As you will recall there is C-1 to the West and East. Many years ago the Planning Commission resolved R-3 on the North side of Bonanza Road and C-2 and C-M on the South side. Since then, C-1 was granted to the East. Therefore, C-1 would be appropriate, but C-2 and Commercial storage facilities should be out of the question. The residential use of the dwelling unit would have to cease unless a Variance is granted for the Watchman's Quarters of which the applicant has been notified through his representative.

Staff would continue to recommend denial, but due to not having time to review a revised plan that this be held in abeyance.

If approved subject to:

- Resolution of Intent with a one year time limit.
2. Standard conditions 1 - 5.
- Construction of a 6' block wall along the North, East & West property lines.
4. Dedication of right-of-way as required by the Department of Public Services.

Z-9-82 (continued)

5. Repair any damage done to the existing street improvements during the course of construction as required by the Department of Public Services.
6. Provide fire hydrants and water flow as required by the Department of Fire Services.
7. C-2 shall be granted to the South half of the site only and P-R shall be approved for the North half with plans for the development of the North half approved by the Planning Commission before development.

PROTESTS: 0

NEW BUSINESS:

Z-22-82

The P-R pattern has been well established in this area. The proposed removal of the carport will open access to the rear for adequate parking which would provide seven spaces and must be paved. The plan does not reflect landscaping in front which is required and a 6' block wall along the rear property line is required. If they reseeded the front and repaired the fence, the landscaping would be adequate. Also, the swamp cooler should be screened.

Staff recommends approval subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1 - 5.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Repair any damage to the existing street improvements caused during this development as required by the Department of Public Services.
5. Construct a 6' block wall on the rear property line.

PROTESTS: 0

Z-23-82

This is a medium low density proposal of seven units per acre. The General Plan provides for a considerable amount of the net residential area of this neighborhood could be in this type of development (90%). However, on Carmen Blvd. there is an R-1 tract to the South and staff feels this row of R-CL lots should be reduced from 30 to 18 R-1 size lots with larger units to utilize the land area. This will reduce the project to 6.7 units per acre. The lots are basically 40' x 100'. Buildings are to have 5' side setbacks.

Staff recommends approval subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the building elevations by the Department of Community Planning & Development.

Z-23-82 (continued)

3. Amendment of the application to rezone the South 130' R-1.
4. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
5. Recording of a Final Plat.

PROTESTS: 0

Z-67-78 &
Z-53-81

This is basically an R-E type development with private streets and slightly reduced lots (193' - 168' depths) with our corral setback requirements of 100' from the front setback and 25' from the property lines it is possible to have corrals or stables on most of the lots. This issue was not brought forth during the rezoning process and therefore, needs clarification. There may be people in the tract that do not want horses.

Staff recommends approval subject to:

1. Conformance to the corral and stable setback requirements of 100' from the front street; 25' from the side and rear property lines, and 50' from any dwelling unit not on the individual development site.
2. All other accessory buildings, structures and uses shall be permitted as provided in the R-E District.

PROTESTS: 0

Z-14-73

In the original zoning case, staff didn't want C-2 in this area, but it was approved. On review the Planning Commission allowed outside display of cycles in front, but denied the rear area storage. View is open from Jones and Charleston Blvd. for the time being. City Commission approval required.

Staff feels that the spirit of its original position would be satisfied if a screening fence were constructed around the storage area with 3' access openings on all three sides, and this would allow additional capacity on an inexpensive basis to the developer.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations amended to provide opaque screening around the storage area and limited to storage only within the area shown on the plot plan.
2. Approval by the City Commission.

PROTESTS: 0

SH-5-82

There is a definite obstruction by the new building and probably partial obstruction from the interior Southbound lane by the existing apartment hotel about 400' North of the sign site.

Staff would recommend approval of the full 55' height subject to:

1. Conformance to the plot plan.

AR-15-76

THEY WANT TO WITHDRAW THIS REQUEST IN ORDER TO REDESIGN.

A LETTER IS FORTHCOMING. The redesign will take a long time, so withdrawal is in order, rather than abeyance.

SH-6-82

This sign is on the new Stuhmer Miniwarehouse facility site. The freeway is probably elevated 20' - 22' at this point, but I will have Doc shoot it exactly before the meeting.

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations.

Z-100-64(125)

There has been a major project proposal on this site of 43,000 sq. ft. of offices and five levels of parking. This is a proposed temporary use. They are requesting a waiver of landscaping of this 59 space parking lot. It is my opinion that landscaping cannot be waived, but possibly it could be reduced to a minimal amount or delayed for one year due to eminent development which would destroy the landscaping.

If they insist on a total waiver, I feel a Variance is required. The plans do not show paving and even though not mentioned that cost would be lost if installed so I am assuming they want that waived as well. Again, the Planning Commission does not have that authority, but they could allow the delay if reasonable, however, this might precipitate a wave of waivers.

Staff would recommend approval of the new site plan, but denial of the waiver of landscaping and paving.

If approved subject to:

1. Conformance to the plot plan amended to provide paving *actual exp*.
2. Approval of the parking and driveway plan by the Traffic Engineer.
3. Provision of landscaping.