

ANNOTATED AGENDA

CITY PLANNING COMMISSION

July 8, 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, COLEMAN, JOHNSTON, TRACY, KENNEDY
EXCUSED: MACK, CANUL

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the May 13, 1982 City Planning Commission minutes.

ACTION: APPROVED
COLEMAN/Unanimous
(TRACY Excused)

NEW BUSINESS:

1. TENTATIVE MAP
SWEETWATER CANYON
- Property generally located on the north side of Vegas Drive, east of Lorenzi Boulevard, N-U Zone (under Resolution of Intent to R-PD14).
Owner: Sally Fennell
Subdivider: Real Partners Number One
No. of Acres: 10.45 No. of Lots: 132
- ACTION: APPROVED
COLEMAN/3-1-1
(Johnston voted "No"
& Tracy abstained)

CONDITIONS:

1. Conformance to the conditions of approval for ZC-90-81.
2. Compliance with the Flood Hazard Reduction Ordinance #2115.
3. No vehicular access to Vegas Drive from the abutting lots.
4. 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.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: August 4, 1982

2. TENTATIVE MAP
DESERT CACTUS
(A CONDOMINIUM)
AND REQUEST FOR WAIVER
OF OFF-SITE IMPROVEMENTS
ON "H" STREET
- Property generally located on the southwest corner of McWilliams Avenue and "H" Street, R-3 Zone.
Owner: Clark Co. Investment Properties, Ltd.
Subdivider: Henry Miller & Assoc.
No. of Acres: 4.2 No. of Units: 59

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. 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.
2. Waiver of off-site improvements on "H" Street, except sidewalks and street lights.
3. Dedication of the necessary right-of-way for the future widening of "H" Street.
4. Execution and approval of an encroachment agreement.
5. Submittal of a parking and driveway plan to be approved by the Traffic Engineering Division.
6. Installation of fire hydrants as required by the Department of Fire Services.
7. 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.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: AUGUST 4, 1982

3. TENTATIVE MAP

PINECREST
AND A REQUEST FOR
APPROVAL OF A TEMPO-
RARY SALES OFFICE
AND ACCESS FROM
CHARLESTON TO THE
MODEL HOME AREA

Property generally located on the south side
of Astronaut Avenue, west of Antelope Way,
R-1 Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Collins Brothers Const.
No. of Acres: 4.4 No. of Lots: 25

ACTION: APPROVED
TRACY/Unanimous

CONDITIONS:

1. Conformance to the conditions of approval for Z-26-82.
2. No vehicular access to Charleston Boulevard from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.

4. 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.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

The request for a temporary sales office and temporary access from Charleston Boulevard to the model home area was APPROVED, subject to the following condition.

CONDITION:

1. Submit a parking and access design to the Traffic Engineer.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: AUGUST 4, 1982

4. TENTATIVE MAP
FORESTCREST

Property generally located on the south side of Alta Drive, west of Buffalo Drive, R-1 Zone (under Resolution of Intent to R-1 and R-CL).

ACTION: APPROVED
TRACY/Unanimous

Owner/Subdivider: Collins Brothers Const.
No. of Acres: 14 No. of Lots: 94

CONDITIONS:

1. Conformance to the conditions of approval for Z-25-82.
2. No vehicular access to Alta Drive from the abutting lots.
3. 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 a new tentative map be filed and approved prior to any further final maps being approved.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: AUGUST 4, 1982

5. A-3-82(A)

Petition of Annexation submitted by the CITY of LAS VEGAS to annex property generally located on the west 50' of Nellis Boulevard between Owens Avenue on the north and Charleston Boulevard on the south, containing approximately 12.4 acres.

ACTION: APPROVED
COLEMAN/Unanimous

STAFF RECOMMENDATION: APPROVAL

8. Z-63-79

EXTENSION OF
TIME

Request of DANIEL P. FREDLUND for an Extension of Time on property generally located south-east of North 11th Street and Marlin Avenue, R-2 Zone (under Resolution of Intent to R-3).

ACTION: APPROVED
TRACY/Unanimous

CONDITIONS:

1. The Resolution of Intent shall expire July 5, 1983.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: AUGUST 4, 1982

9. Z-33-80

EXTENSION
OF TIME

Request of RENAISSANCE DEVELOPMENT CO., INC. for an Extension of Time on property generally located on the south side of Cedar Avenue between 28th Street and 30th Street, R-E Zone (under Resolution of Intent to R-4).

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. The Resolution of Intent shall expire July 16, 1983.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: AUGUST 4, 1982

10. Z-76-79

REQUIRED ONE-YEAR
REVIEW OF WAIVER

Application of CHARLES L. RUIHE & ASSOCIATES for the required one-year review of the waiver of the 6' high block wall along the rear property line of the commercial development located at 1300 through 1420 S. Decatur Boulevard, C-1 Zone.

ACTION: ABEYANCE
KENNEDY/Unanimous

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY PLANNING COMMISSION: AUGUST 12, 1982

11. ZC-77-82

COUNTY REFERRAL
ZONE CHANGE

Request of ROY HORN, ET AL ON BEHALF OF DAVID LOWDEN for a Zone Change to construct and maintain a 138-space mobile home park containing 17.5 acres on property generally located on the south side of Holly Avenue and the east side of Rancho Drive, from R-E and H-2 to T-C.

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. If the property is annexed the development shall be reviewed by the Planning Commission and the surrounding property owners shall be notified.
2. The development plan shall comply to the Flood Hazard Reduction Ordinance and the Mobile Home Park Regulations.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JULY 21, 1982

DIRECTOR'S BUSINESS:

1. ABEYANCE ITEM FROM 6/10/82 - Consideration of amendment to the parking ordinance on office developments.

ACTION: APPROVED
KENNEDY/Unanimous

2. Proposed amendment on requiring plans and elevations for rezoning applications in all zoning districts.

ACTION: APPROVED
JOHNSTON/Unanimous

SUPPLEMENTAL AGENDA:

1. FINAL MAP

DESERT CACTUS

ACTION: APPROVED
JOHNSTON/Unanimous

Property generally located on the southwest corner of McWilliams Avenue and "H" Street, R-3 Zone.

Owner: Clark Co. Investment Properties, Ltd.
Subdivider: Henry Miller & Assoc.
No. of Acres: 4.2 No. of Units: 59

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP

ATRIUM GARDENS III

ACTION: APPROVED
KENNEDY/Unanimous

Property generally located east of Pecos Street and north of Harris Avenue, R-1, (under Resolution of Intent to RPD-12).

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

3. A-4-82(A)

ACTION: APPROVED
TRACY/Unanimous

Petition of Annexation submitted by JACK WOODCOCK, ET AL, to annex property generally located on the northwest and southwest corners of El Parque and Hawk Streets.

4. VAC-8-82

ACTION: ABEYANCE
TRACY/Unanimous

Petition of Vacation submitted by GEORGE CICHOWSKI, ET AL, to vacate a covenant prohibiting vehicular access to Eastern Avenue from 913 North 26th Street.

TO BE HEARD BY PLANNING COMMISSION: AUGUST 12, 1982

5. Z-18-82

PLOT PLAN REVIEW

ACTION: APPROVED
JOHNSTON/Unanimous

Request of NEVADA YOUNG AMERICAN HOMES, INC., for a Plot Plan Review on property generally located on the southwest corner of 8th Street and Gass Avenue, R-4 Zone (under Resolution of Intent to C-1).

CONDITIONS:

1. Conformance to the original conditions of approval.
2. Conformance to the plot plan and elevations.
3. Recording of VAC-5-82 for the 10' of Right-of-Way on 8th Street and Gass Avenue.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

6. CY-1-73

CONSTRUCTION
YARD REVIEW

ACTION: APPROVED
JOHNSTON/Unanimous

Request of COLLINS BROTHERS to allow a temporary construction yard, office, and storage facility on property located at 7800 West Alta Drive.

CONDITIONS:

1. Review in three (3) years.
2. The use of the construction yard shall be limited to the applicant's developments.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION FINAL

7. Z-58-78 &
Z-24-79

REVIEW OF CONDITION

ACTION: APPROVED
TRACY/Unanimous

Request of RED LOBSTER RESTAURANT, INC., for a Review of Condition which requires landscaping and a block wall along the north property line on property located 360' north of Meadows Avenue on the west side of Decatur Boulevard (200 S. Decatur Boulevard), R-1 Zone (under Resolution of Intent to C-1).

CONDITIONS:

1. Approval by the City Commission.
2. Conformance to the plot plan amended to install the Arizona Cypress trees along the north property line as required by the Department of Community Planning and Development.
3. Post a bond to cover any damage to the existing fence to the north from the watering in the landscaped planter to be installed adjacent to the fence with a retaining wall. The planter shall be covered with concrete to reinforce the existing fence and cutouts shall be provided for the landscaping as required by the Department of Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: JULY 21, 1982

8. Z-19-66

PLOT PLAN REVIEW

ACTION: APPROVED
JOHNSTON/Unanimous

Request of STOP-N-GO for a Plot Plan Review on property located at 2431 East Bonanza Road, C-1 Zone.

CONDITIONS:

1. Conformance to the plot plan and elevations amended to provide landscaping along the street frontages and to shift the air and water facility northerly from the sidewalk area.
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
PLANNING COMMISSION ACTION IS FINAL

9. Z-20-76

PLOT PLAN REVIEW

Request of 7-11 Store for a Plot Plan Review on property generally located on the southeast corner of Lorenzi Boulevard and Silverstream Avenue.

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of the Use Permit for gas sales.
3. Approval of the parking and driveway plan by the Traffic Engineer.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: AUGUST 4, 1982

10. Z-18-68(30)

ACTION: APPROVED
TRACY/Unanimous

Request of KEN TEMPLETON for a Plot Plan Review on property located at 2601 West Charleston Boulevard, C-D Zone.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Approval of the Joint Access Easement by the City Commission.
3. A document reflecting the conveyance of a 10' easement of access along the west property line shall be submitted prior to occupancy.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Dedication of the Right-of-Way and installation of off-site improvements as required on the other side streets adjoining C-D zoned properties as required by the Department of Public Services. There shall be no street lighting required on the west side of Strong Drive adjacent to this property.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: AUGUST 4, 1982

11. AV-4-82

ADMINISTRATIVE
VARIANCE

Request of JANIE DeBELLA for an Administrative
Variance on property located at 908 Oasis
Avenue, R-1 Zone.

ACTION: APPROVED
TRACY/Unanimous

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

12. Z-100-64(121)

PLOT PLAN REVIEW

Request of CHRIS SULLIVAN REALTY for a Plot Plan
Review on property located at 326 South 1st
Street, R-4 Zone (under Resolution of Intent to
C-2).

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. At the time of development any damage done to the existing off-site improvements adjacent to this property will have to be repaired or replaced to current City of Las Vegas standards and specifications as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

13. SO-5-82

SALES OFFICE

Request of VIN CONSULTING ENGINEERS for a Sales
Office on property located at Oeste Villas.

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. The temporary facilities shall be removed as soon as the permanent sales office and model complex are developed or within six (6) months, whichever occurs first.
2. Approval by the Department of Public Services of the temporary improvements on Michael Way.

PLANNING COMMISSION ACTION IS FINAL

ANNOTATED AGENDA
CITY PLANNING COMMISSION

JULY 8, 1982

MINUTES:

MAY 13, 1982

APPROVED - COLEMAN/AYES: Chairman Guthrie, Mr. Johnston,
Mrs. Coleman, Mr. Kennedy

NOES: None

EXCUSED: Mrs. Tracy

NEW BUSINESS:

1. TENTATIVE MAP
SWEETWATER CANYON

APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Coleman,
Mr. Kennedy

NOES: Mr. Johnston

ABSTAINED: Mrs. Tracy

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for ZC-90-81.
 2. Compliance with the Flood Hazard Reduction Ordinance.
 3. No vehicular access to Vegas Drive from the abutting lots.

2. TENTATIVE MAP
DESERT CACTUS

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

NOES: None

- SPECIAL CONDITIONS:
1. Wall statement.
 2. Dedication of necessary right-of-way for "H" Street.
 3. Execution and approval of an encroachment agreement.
 4. Submittal of a parking and driveway plan to be approved by the Traffic Engineering Division.
 5. Waiver of off-site improvements except sidewalks and street lights.

3. TENTATIVE MAP
PINECREST

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

NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-26-82.
 2. No vehicular access to Charleston Blvd. from the abutting lots.
 3. Wall statement.
 4. Approval of waiver subject to submission of parking and access design to the Traffic Engineer.

3. TENTATIVE MAP
PINECREST

(Continued)

5. Approval of temporary sales office and temporary access from Charleston to model home area for two year maximum or whenever the last homes are sold.

4. TENTATIVE MAP
FORESTCREST

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

SPECIAL CONDITIONS: 1. Conformance to the conditions of approval for Z-25-82.
2. No vehicular access to Alta Drive from the abutting lots.

5. A-3-82(A)

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

6. VAC-7-82

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

SPECIAL CONDITIONS: 1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation not to be recorded until all of the above conditions have been met.

PROTESTS: 0

7. Z-29-82

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

SPECIAL CONDITIONS: 1. Resolution of Intent.
2. Set the 6' block wall along Willow Street 5' from the property line and landscaping between sidewalk and block wall with a decorative-type wall, at least on the top 3'.
3. Opaque-type fencing along sides, 6' in height.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Conformance to the elevations.
6. At the time of development, construct all off-site improvements as required by Public Services on Shadow Lane and Willow Trail.
7. Subject to approval of a Variance for four stories by the BZA.

(SEE PAGE 3)

7. Z-29-82
(Continued)
- FAVOR: Kevin Buckley appeared to represent nearby property owner.
PROTESTS: 0
8. Z-63-79
EXTENSION OF TIME
- APPROVED - TRACY/AYES: Chairman Guthrie, Mrs. Tracy, Mrs. Coleman, Mr. Kennedy, Mr. Johnston
NOES: None
SPECIAL CONDITIONS: 1. One year extension.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.
9. Z-33-80
EXTENSION OF TIME
- APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy, Mrs. Coleman, Mr. Kennedy, Mr. Johnston
NOES: None
SPECIAL CONDITIONS: 1. One year extension.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.
10. Z-76-79
- ABEYANCE - KENNEDY/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mrs. Coleman, Mr. Kennedy
8/12/82 NOES: None
P.C.Meeting
11. ZC-77-82
COUNTY REFERRAL
ZONE CHANGE
- APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mrs. Coleman, Mr. Kennedy
NOES: None
SPECIAL CONDITIONS: 1. If the property is annexed into the City, the development plan to be approved by the Planning Commission at Public Hearing.
2. If annexed into the City, that this be in conformance to the Flood Hazard Reduction Ordinance.
3. If annexed into the City, that they conform to City's Mobile Home Park regulations.

SUPPLEMENTAL AGENDA:

1. FINAL MAP
DESERT CACTUS
- APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mrs. Coleman, Mr. Kennedy
NOES: None
SPECIAL CONDITION: 1. Conformance to the conditions of approval for the tentative map.

9. Z-20-76
PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS: 1. Approval of the Use Permit
for gas pumping by BZA.
2. Plot Plan be reviewed by
City Commission.

10. Z-18-68(30)

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

- SPECIAL CONDITIONS: 1. Conformance to the plot plan
and elevations.
2. Approval of the Joint Access
Easement by the City Commission.
3. A document reflecting the
conveyance of a 10' easement
of access along the west
property line.
4. Approval of the parking and
driveway plan by the Traffic
Engineer.
5. Dedication of the right-of-way
and installation of off-site
improvements as required by
Public Services.
6. No street lights on west side
of Strong Drive and curbs,
gutters, etc. to conform to
neighborhood.

11. AV-4-82
ADMINISTRATIVE
VARIANCE

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

12. Z-100-64(121)
PLOT PLAN REVIEW

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

13. SO-5-82
SALES OFFICE

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

- SPECIAL CONDITION: 1. Temporary facility removed
as soon as model home
complex is completed.

DIRECTOR'S BUSINESS:

1. Consideration of amendment to the parking ordinance on office developments.

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

2. Proposed amendment on requiring plans and elevations for rezoning applications in all
zoning districts.

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

NOTICE OF PUBLIC HEARING

JULY 8, 1982

Notice is hereby given that on July 8, 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-29-82

NICK PANDELIS FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON WILLOW STREET
AND SHADOW LANE, BETWEEN GOLDRING AVENUE
AND ALTURAS AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: FOUR-STORY OFFICE BUILDING

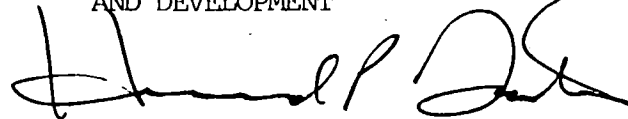
THE ABOVE PROPERTY IS LEGALLY DESCRIBED

AS LOTS 5, 6, 17, 18 AND 19 IN BLOCK 5

OF WOODLAND PARK.

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

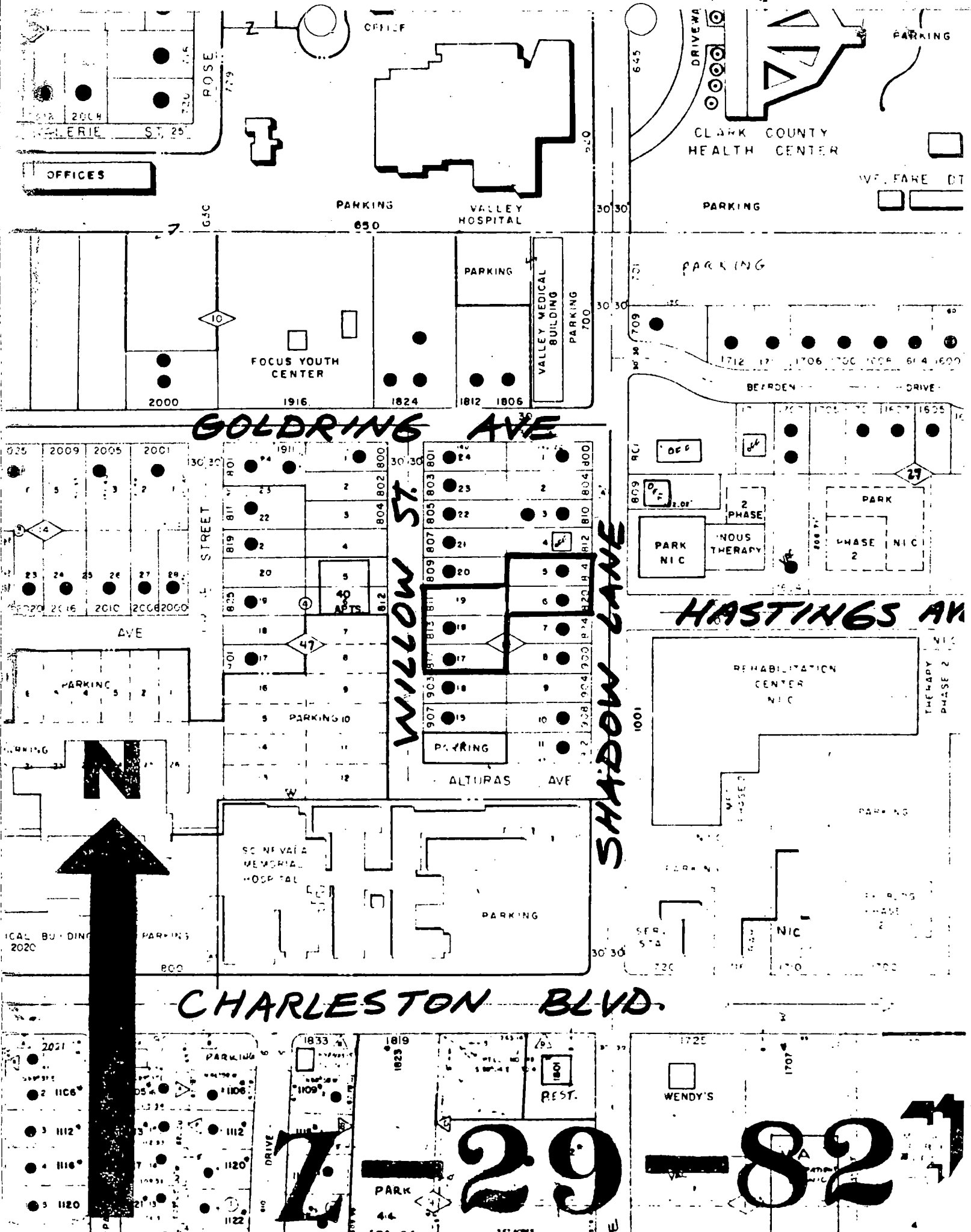


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



OFFICES

OFFICE

CLARK COUNTY HEALTH CENTER

PARKING VALLEY HOSPITAL

PARKING

VE. FARE DT

FOCUS YOUTH CENTER

VALLEY MEDICAL BUILDING

PARKING

GOLDRING AVE

WILLOW ST.

SHADOW LANE

HASTINGS AVE



N

SC NEVADA MEMORIAL HOSPITAL

REHABILITATION CENTER

CHARLESTON BLVD.

Z-29-82

NOTICE OF PUBLIC HEARING

JULY 8, 1982

Notice is hereby given that on July 8, 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 consider the following:

Z-58-78 &
Z-24-79

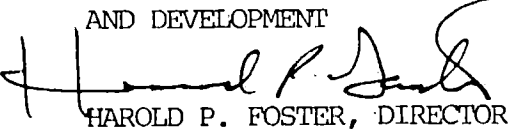
REVIEW OF
CONDITION

REQUEST OF RED LOBSTER RESTAURANT FOR A
REVIEW OF THE CONDITIONS REQUIRING A
BLOCK WALL AND LANDSCAPING ALONG THE NORTH
PROPERTY LINE ON PROPERTY GENERALLY LOCATED
360' NORTH OF MEADOWS AVENUE ON THE WEST
SIDE OF DECATUR BOULEVARD (200 SOUTH DECATUR
BOULEVARD), R-1 ZONE (UNDER RESOLUTION OF
INTENT TO C-1, LIMITED COMMERCIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 20 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 review of condition; 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:cmc

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

(SEE LOCATION MAP ON REVERSE SIDE.)

June 23, 1982

NOTICE OF HEARING

JULY 8, 1982

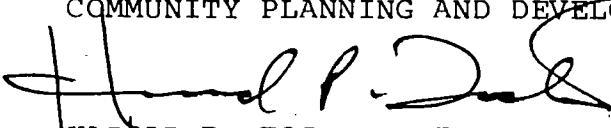
Notice is hereby given that on July 8, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-7-82 PETITION OF VACATION SUBMITTED BY THE CITY OF LAS VEGAS,
A MUNICIPAL CORPORATION TO VACATE A PORTION OF EXCESS
RIGHT-OF-WAY LOCATED AT 1216, 1220 AND 1300 GOLD AVENUE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE SOUTH 2.5 FEET OF PARCELS 1, 2, AND 3,
LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION
28, 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 vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF HEARING

JULY 8, 1982

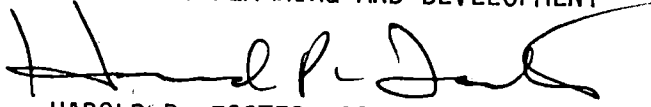
Notice is hereby given that on July 8, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-8-82 PETITION OF VACATION SUBMITTED BY GEORGE CICHOSKI, ET AL TO
VACATE A RESTRICTIVE COVENANT PROHIBITING VEHICULAR ACCESS TO
EASTERN AVENUE FROM 413 NORTH 26TH STREET.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE
RESTRICTIVE COVENANT PROHIBITING ACCESS TO
EASTERN AVENUE FROM LOT 48, BLOCK 3, WASHINGTON
ADDITION #1, LOCATED AT THE SOUTHEAST CORNER OF
EASTERN AVENUE AND JANSEN AVENUE.

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 vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bj1

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

(SEE LOCATION MAP ON REVERSE SIDE.)

RECEIVED

100 6 1 23 PM '82

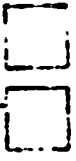
CITY CLERK

AS PER BRACKET SCHOOL



1" = 200'

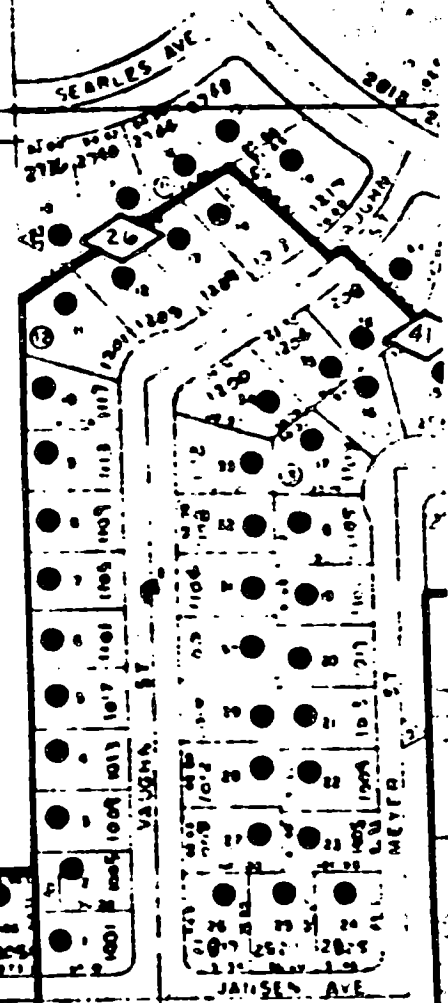
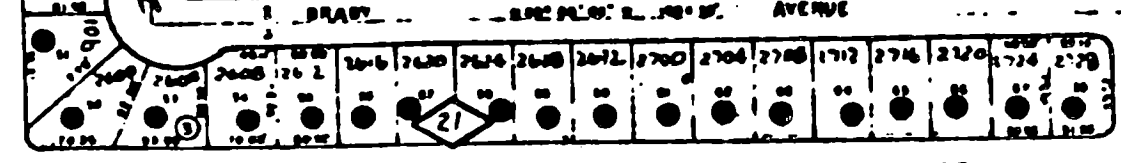
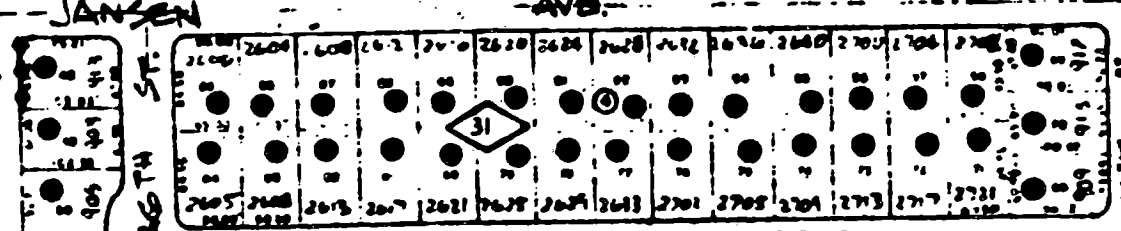
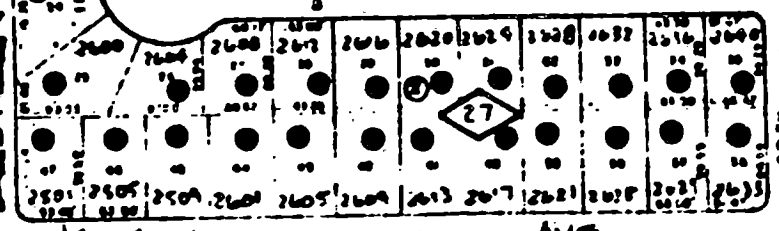
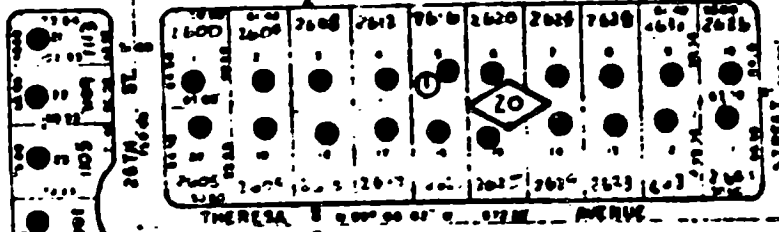
AVE.



CHURCH

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DEMINGS AVENUE



VAC-8-82 →



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WASHINGTON AVENUE

AVENUE 19

AVENUE

AVENUE

MINUTES

CITY PLANNING COMMISSION

JULY 8, 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
Mrs. Coleman
Mr. Kennedy

EXCUSED: Mr. Mack
Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Robert C. Clemmer, Acting Chief, Zoning Division
Robert Genzer, Senior Planner
Silvius Nemeth, Planning Assistant
John Roethel, Deputy City Attorney
Linda Owens, Recording Secretary

ANNOUNCEMENT: MR. FOSTER 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. FOSTER 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 for the May 13, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP
SWEETWATER CANYON
APPROVED

Property generally located on the north side of Vegas Drive, east of Lorenzi Boulevard, N-U Zone (under Resolution of Intent to R-PD14).

Owner: Sally Fennell
Subdivider: Real Partners Number One
No. of Acres: 10.45 No. of Lots: 132

MR. GENZER presented the staff report stating this is a townhouse development. The interior drives and sewer system will be controlled by the homeowners. The developer will pave a 20 foot wide fire lane on the east and west sides of the development as required by Public Services and Fire Services. Staff recommends approval of this application with the normal conditions and the following special conditions:
1) Conformance to the conditions of approval for ZC-90-81;
2) Compliance with Flood Hazard Reduction Ordinance No. 2115; and
3) No vehicular access to Vegas Drive from the abutting lots.

No one was present on behalf of the application.

1. TENTATIVE MAP

(Continued)

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Sweetwater Canyon with staff's recommendations.

Voting was as follows:

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

MR. JOHNSTON noted he had voted against the motion due to the fact the applicant was not present.

Motion for APPROVAL carried by a 3/1 vote.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on August 4, 1982 at 2:00 P.M.

2. TENTATIVE MAP

DESERT CACTUS

(A CONDOMINIUM
AND REQUEST FOR
WAIVER OF OFF-SITE
IMPROVEMENTS ON
"H" STREET)

APPROVED

Property generally located on the southwest corner of McWilliams Avenue and "H" Street, R-3 Zone.

Owner: Clark Co. Investment Properties, Ltd.

Subdivider: Henry Miller & Assoc.

No. of Acres: 4.2 No. of Units: 59

MR. GENZER said a final map has also been submitted for this development which is Item No. 1 under the Supplemental Agenda. This item is for the renovation and conversion of an existing apartment development to condominium units. Access to the project will be from McWilliams and "H" Streets. The developer has submitted a letter which gives details as to the renovations they propose to make. The Department of Fire Services has indicated that there may be a need for an additional fire hydrant within the development and this would be a condition of the approval. The developer is asking for a waiver of full off-site improvements on "H" Street. The Department of Public Services has indicated that they would want sidewalks and street lights to be installed at the time this development is converted, along with dedication of the necessary right-of-way. However, they will not require the street improvements at the present time as there are offsets in the existing street and they feel it should be done at the time the Assessment District is used to widen the entire street. Staff recommends approval with the normal conditions and the waiver, subject to: 1) Dedication of the necessary right-of-way for "H" Street; 2) Execution and approval of an encroachment agreement; and 3) Submittal of a parking and driveway plan to be approved by the Traffic Engineering Division.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicants. They are in agreement with all of staff's recommendations. They do not have a finalized plan in regard to the tenants presently living in the development when the units become available for purchase.

MRS. COLEMAN asked if the paving of the streets will be left to the persons who purchase the condominiums or the developer.

DAVID WEIR said this is not a full request for a waiver of all improvements. McWilliams will be finished off with pavement, curbs, gutters and sidewalks. The problem is on "H" Street. If the developer were to finish that off, they would be creating a traffic problem. Public Works is in accordance with their request. Also, they are agreeable to signing an Assessment District Agreement.

2. TENTATIVE MAP

(Continued)

MR. FOSTER said the "H" Street property is on the Major Street Plan and it is conceivable that sometime in the future it might be widened under the Regional Transportation Commission Street Widening Program with the gasoline tax. They are putting in the sidewalks and street lighting at the new alignment and that's what is covered under the Assessment District Agreement because the Regional Transportation Commission doesn't put in those types of improvements.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Desert Cactus, subject to staff's recommendations and conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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 August 4, 1982 at 2:00 P.M.

3. TENTATIVE MAP

PINECREST
AND A REQUEST
FOR APPROVAL OF
A TEMPORARY SALES
OFFICE AND ACCESS
FROM CHARLESTON TO
THE MODEL HOME AREA

APPROVED

Property generally located on the south side of Astronaut Avenue, west of Antelope Way, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Collins Brothers Construction
No. of Acres: 4.4 No. of Lots: 25

MR. GENZER said this application is located between Charleston Boulevard on the south, Astronaut Ave. on the north, and Antelope Way on the east. At one time this area was zoned R-1 and recently rezoned to R-CL. The cul-de-sac street that is shown is in existence. The application as submitted is in order. Staff would recommend approval with the normal conditions and the following conditions: 1) Conformance to the conditions of approval for Z-26-82; 2) No vehicular access to Charleston Boulevard from the abutting lots; 3) Wall statement. In addition, the developer is asking for approval of an area for model homes, a temporary sales office, a temporary access to Charleston Boulevard and parking area. The construction personnel will not have to go through the existing residential area. Staff would recommend approval of the waiver, subject to: 1) Submission of a parking and access design to the Traffic Engineer.

ALLEN COLLINS, Collins Brothers, 3150 West Sahara Avenue, appeared for the application. They would like to use the model home area until they have sold the other two areas, which will be approximately two years.

MR. FOSTER said there is usually a condition in a project of this type that the sales office could be used for two years or until all of the units are sold, whichever occurs first.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Pinecrest, subject to staff's recommendations, including the stipulation of the sales office use for two years or whenever the last units are sold.

3. TENTATIVE MAP

(Continued)

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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 August 4, 1982 at 2:00 P.M.

4. TENTATIVE MAP

FORESTCREST

APPROVED

Property generally located on the south side of Alta Drive, west of Buffalo Drive, R-1 Zone (under Resolution of Intent to R-1 and R-CL).

Owner/Subdivider: Collins Brothers Construction
No. of Acres: 14 No. of Lots: 94

MR. GENZER said this application is in accordance with the approved zoning on the parcel. The models for this area will be in Pinecrest. Staff recommends approval with the normal conditions, subject to: 1) Conformance to the conditions of approval for Z-25-82; and 2) No vehicular access to Alta Drive from the abutting lots.

ALLEN COLLINS, Collins Brothers, 3150 West Sahara Avenue, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Forestcrest, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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 August 4, 1982.

5. A-3-82(A)

APPROVED

Petition of Annexation submitted by the CITY OF LAS VEGAS to annex property generally located on the west 50 feet of Nellis Boulevard between Owens Avenue on the north and Charleston Boulevard on the south.

MR. GENZER said this application was initiated by the City of Las Vegas to facilitate the signing of an Assessment District Agreement by the property owners for the installation of street lights and sidewalks. The Regional Transportation project only covers paving, curbs and gutters. Staff recommends approval.

MRS. COLEMAN made a Motion for APPROVAL of A-3-82(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. VAC-7-82

APPROVED

Petition of Vacation submitted by the CITY OF LAS VEGAS to vacate a portion of the north side of Gold Avenue, between "N" Street on the west and "J" Street on the east.

MR. GENZER said this application was initiated by the City of Las Vegas to remove 2.5 feet of right-of-way from three parcels on the north side of Gold Avenue, which is not needed for any future street widening. Staff recommends approval, subject to: 1) Satisfaction of the requirements of the various utility companies; 2) Conformance to code requirements and design standards of all City departments; and 3) Vacation recorded after all of the above conditions have been met.

SHEILA CARPENTER, 1220 Gold Avenue, appeared to obtain further information. She asked if the Vacation would be for the property owners.

MR. GENZER said they are going to return 2.5 feet of property to the property owners.

MR. KENNEDY made a Motion for APPROVAL of VAC-7-82.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the July 21, 1982 Board of City Commissioners meeting.

7. Z-29-82

APPROVED

Application of NICK PANDELIS for reclassification of property generally located on Willow Street and Shadow Lane, between Goldring Avenue and Alturas Avenue, from R-E (Residence Estates) to P-R (Professional Offices and Parking).

Proposed Use: Four-Story-Office Building.

MR. FOSTER said the subject property is located on the west side of Shadow Lane and a block north of Southern Nevada Memorial Hospital. To the southeast is the N.I.C. facility and Valley Hospital is in the area. A Special Activity Center Study has been conducted in this neighborhood because of the changes that were occurring with the medical uses, multi-family, and special office use. There is P-R zoning immediately adjacent to this property to the north along Shadow Lane and also in the southwest corner of the block is P-R zoning, which indicates there is a professional office pattern evolving on this block. There is also one parcel of R-3 that was approved on the Special Activity Center Plan indicating that this block, and several blocks to the west were to be designated as transitional areas. Staff feels this four-story office building is acceptable at this time. However, the maximum height for a building in the P-R zone is two stories, so the applicant will have to apply for a Variance. The building is approximately 20,000 square feet and has 57 parking spaces. The building will be located on the two parcels that front on Shadow Lane and all the parking will be located on the westerly portion of the property. All access will be on Shadow Lane. Staff would recommend approval, subject to: 1) Resolution of Intent; 2)

7. Z-29-82

(Continued)

Set the 6 foot block wall along Willow Street 5 feet from the property line with landscaping between the sidewalk and block wall and provide decorative-type block at least on the top 3 feet; 3) Opaque-type fencing along the sides 6 feet in height; 4) Approval of the parking and driveway plan by the Traffic Engineer; 5) Conformance to the elevations; 6) At the time of development construct all off-site improvements as required by Public Services on Shadow Lane and Willow Trail; and 7) Subject to approval of a Variance for four stories by the Board of Zoning Adjustment. Staff does not have any protests on record.

NICK PANDELIS, 4730 South Pecos Road, appeared for the application. He is in agreement with staff's recommendations.

There were no persons present in protest.

KEVIN BUCKLEY appeared to represent a nearby property owner. They are in favor of this request because it is consistent with the trend in the area.

MR. JOHNSTON made a Motion for APPROVAL of Z-29-82, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

8. Z-63-79

EXTENSION
OF TIME

APPROVED

Request of DANIEL P. FREDLUND for an Extension of Time on property generally located southeast of North 11th Street and Marlin Avenue, R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER said this is the third request for an Extension of Time. They would like to have this approved without any time limit because it is not feasible to develop the property under the present economic conditions. The Board of City Commissioners prefer to have a time limit placed on extensions, so staff feels it should be kept on a one-year time limit.

DANIEL FREDLUND, 330 North 11th Street, appeared for the application.

MR. FOSTER said this application would also be subject to conformance to all ordinance amendments enacted subsequent to the original approval.

MRS. TRACY made a Motion for APPROVAL of Z-63-79, Extension of Time, subject to a one-year time limit.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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 August 4, 1982 at 2:00 p.m.

EXTENSION
OF TIME

APPROVED

of Time on property generally located on the south side of
Holly Avenue between 28th Street and 30th Street, R-E Zone
under Resolution of Intent to R-4-2.

MR. FOSTER said this is the second request for an Extension
of Time. Staff recommends a one-year extension.

STEVE STOLOZI, 2120 Las Flores, appeared to represent the
applicant.

MR. JOHNSTON made a Motion for APPROVAL of Z-33-80, Extension
of Time.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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 August 4, 1982.

10. Z-76-79

REQUIRED
ONE-YEAR REVIEW
OF WAIVER

ABEYANCE

Application of CHARLES L. RUTHE & ASSOCIATES for the
required one-year review of the waiver of the 6 foot
high block wall along the rear property line of the
commercial development located at 1300 through 1420
South Decatur Boulevard, C-1 Zone.

MR. FOSTER said that at the time this office development
was constructed, staff recommended a block wall be
constructed on the westerly portion of the property
adjacent to Angel Drive because there was a single-family
development to the west. At that time the applicant
indicated he would like to landscape this quite heavily.
The Commission agreed, but stipulated the application
come back for a review in one year. Staff has reviewed
it and feels the landscaping is adequately providing
the protection and does not feel the block wall is
needed, nor any further reviews.

The applicant was not present.

CHAIRMAN GUTHRIE felt the property looks better without
a block wall.

MR. KENNEDY made a Motion for ABEYANCE of Z-76-79, Required
One-Year Review of Waiver, until the City Planning Commission
meeting of August 12, 1982 so the applicant could be present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

11. ZC-77-82

COUNTY REFERRAL
ZONE CHANGE

APPROVED

Request of ROY HORN, ET AL ON BEHALF OF DAVID LOWDEN for a
Zone Change to construct and maintain a 138-space mobile
home park containing 17.5 acres on property generally
located on the south side of Holly Avenue and the east side
of Rancho Drive, from R-E and H-2 to T-C.

MR. FOSTER said the County has referred this to the City
because it borders City property. The County would like to

11. ZC-77-82

(Continued)

see if this request would be acceptable to the City as it may have to be annexed into the City because they will need the City sewers. There is an existing mobile home park to the south. This request is for a mobile home park. There will have to be some drainage considerations because this property is in the flood hazard area. Staff would recommend approval of the zoning request, subject to: 1) The development plan be approved by the City Planning Commission if this property is annexed into the City; 2) Conform to the Flood Hazard Reduction Ordinance if this is annexed into the City; and 3) Conform to the Mobile Home Park regulations if this is annexed into the City.

STEVE TURNER, Baughman & Turner, consulting engineers, appeared to represent the applicant. They propose to annex into the City and there are provisions to use City sewers under certain agreements. There are fourteen mobile homes on the property and four or five old residences. The applicant proposes to demolish the existing buildings and make a new mobile home park.

MR. JOHNSTON made a Motion for APPROVAL of ZC-77-82, subject to petition of annexation to City of Las Vegas and a public hearing for the improvements to be made thereon prior to approval of the map and staff's two other conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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 July 21, 1982.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

DESERT CACTUS

APPROVED

Property generally located on the southwest corner of McWilliams Avenue and "H" Street, R-3 Zone.

Owner: Clark County Investment Properties, Ltd.

Subdivider: Henry Miller & Assoc.

No. of Acres: 4.2 No. of Units: 59

MR. GENZER said the final map is in conformance with the tentative map. Staff would recommend approval, subject to: 1) Conformance to the conditions of approval for the tentative map.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicant.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Desert Cactus, subject to staff's conditions and recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. FINAL MAP
ATRIUM GARDENS II
APPROVED

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

Owner/Subdivider: Bivins Construction Company
No. of Acres: 3.215 No. of Units: 40

MR. GENZER said this application for a final map is for the continuation of a development that is currently under construction. It is in conformity with the tentative map and staff would recommend approval, subject to: 1) Conformance to the conditions of approval for the tentative map.

MARK BIVINS, Bivins Construction Company, appeared for the application. They are in agreement with staff's condition.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Atrium Gardens II.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. A-4-82(A)
APPROVED

Petition of Annexation submitted by JACK WOODCOCK, ET AL, to annex property generally located on the northwest and southeast corners of El Parque and Hawk Streets.

MR. GENZER said this application is bordered on the south and west by the City in an area that is being annexed. County zoning is R-E and the City equivalent is N-U. Staff would recommend approval. The Department of Public Services has indicated sewer service can be provided to these two parcels via the O'Bannon and Decatur sewer lines.

RON TIBERTI, 316 East Bridger Avenue, appeared to represent the owners. They will file an application for rezoning in the next 60 days and will utilize the property for apartments.

MRS. TRACY made a Motion for APPROVAL of A-4-82(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. VAC-8-82
ABEYANCE

Petition of Vacation submitted by GEORGE CICHOSKI, ET AL, to vacate a restrictive covenant prohibiting vehicular access to Eastern Avenue from 413 North 26th Street.

MR. GENZER said this application is located on the southeast corner of Eastern and Jansen Avenues and was required by a recent rezoning of this property to P-R. Staff would recommend approval, subject to: 1) Satisfaction of the requirements of the various utility companies; 2) Conformance to code requirements and design standards for all City departments; 3) All side parking be designed to prohibit vehicles from backing out onto Eastern Avenue; and 4) Vacation not recorded until all of the above conditions have been met.

The applicant was not present.

MRS. TRACY made a Motion for ABEYANCE of VAC-8-82, so the applicant could be present.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

5. Z-18-82
PLOT PLAN REVIEW
APPROVED

Request of NEVADA YOUNG AMERICAN HOMES, INC. for a plot Plan Review on property generally located on the southwest corner of 8th Street and Gass Avenue, R-4 Zone (under Resolution of Intent to C-1).

MR. FOSTER said this was before the City Planning Commission approximately a month ago for C-1 zoning. When they were before the City Commission after the City Planning Commission approved the zoning, there was a condition that the finalized development plan would have to come before the City Planning Commission for approval because they were changing from three stories to two stories and expanding the building into the right-of-way area. Staff would recommend approval, subject to: 1) Conformance to the original conditions of approval; 2) Conformance to the plot plan and elevations; and 3) Record the Order of Vacation.

RAY BALLEES, 602 East Sahara Avenue, appeared as architect for the applicant.

MR. FOSTER said that in terms of street improvements they will remain the same.

RAY BALLEES said the landscaping will be back 5 feet from the sidewalk. The property is now owned by Mutual Administrators.

MR. JOHNSTON made a Motion for APPROVAL of Z-18-82, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

6. CY-1-73
CONSTRUCTION
YARD REVIEW
APPROVED

Request of COLLINS BROTHERS to allow a temporary construction yard, office and storage facility on property located at 7800 West Alta Drive.

MR. FOSTER said staff would recommend a review be conducted in three years and that the use of the construction yard be limited to the applicant's three developments in that area.

ALLEN COLLINS, Collins Brothers, 3150 West Sahara Avenue, appeared for the application. This is an existing construction yard used by Sproul Homes for several years. Collins Brothers would like to use it to prefabricate their homes until they have sold the lots in the area.

MR. JOHNSTON made a Motion for APPROVAL of CY-1-73, Construction Yard Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

7. Z-58-78 and
Z-24-79

REVIEW OF
CONDITION

APPROVED

Request of RED LOBSTER RESTAURANT, INC. for a Review of Condition which requires landscaping and a block wall along the north property line on property located 360 feet north of Meadows Avenue on the west side of Decatur Boulevard (200 South Decatur Boulevard), R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER said this is a change of condition that the applicant is requesting from the original approval. There was a provision that there should be a fence one foot higher than the highest abutting residential fence. They are asking to utilize the existing fence to the north of their property. The existing block wall is set in several feet and they want to construct a retaining wall approximately 5 feet south of the fence and then plant trees. The fence height along the northwest portion of the property is just a little over 5 feet. Staff would recommend approval, subject to: 1) Densely landscaping the westerly 75 feet of the property and with cutouts in the cement for Arizona Cypress trees in the remainder of the planters; and 2) Post bond for damage to adjoining property owners wall with a review in four years.

RICHARD STACEY appeared representing General Mills Restaurants. They are not agreeable to having two walls 4 feet apart running parallel because that would be a place for children to play, trash to collect, and a security hazard for the residents.

ADA JAMIESON, 4809 Churchill Avenue, appeared in protest.

LAURA BARNUM, 4805 Churchill Avenue, also appeared in protest. They would be satisfied with a retaining wall.

MRS. TRACY made a Motion for APPROVAL of Z-58-78 and Z-24-79, Review of Condition, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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 July 21, 1982.

8. Z-19-66

PLOT PLAN
REVIEW

APPROVED

Request of Stop-N-Go for a Plot Plan Review on property located at 2431 East Bonanza Road, C-1 Zone.

MR. FOSTER said this is a change in the plot plan with the addition of a convenience market to the site with gasoline sales. Staff feels the plan is acceptable and would recommend approval, subject to: 1) Shift the air and water facility northerly from the sidewalk area; and 2) Conformance to the plot plan and elevations that were submitted amended to provide landscaping along the street frontages.

GUY WEIBLING, 1055 East Tropicana Avenue, appeared to represent Stop-N-Go. They will landscape the facility similar to the project at Nellis and Stewart.

MR. JOHNSTON made a Motion for APPROVAL of Z-19-66, subject to staff's conditions.

Voting was as follows:

8. Z-19-66

(Continued)

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

Motion for APPROVAL carried unanimously.

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

9. Z-20-76

PLOT PLAN REVIEW

APPROVED

Request of 7-11 Store for a Plot Plan Review on property generally located on the southeast corner of Lorenzi Boulevard and Silverstream Avenue.

MR. FOSTER said staff has no objections to the request and feel it is compatible and appropriate for that area. Staff would recommend approval, subject to: 1) Approval of the Use Permit for gasoline sales by the Board of Zoning Adjustment; and 2) Plot plan be reviewed by the City Commission.

CHUCK HERRINGTON, realtor, and BILL WATKINS, owner, 1250 South Shadow Lane, appeared for the application. They are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of Z-20-76, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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 August 4, 1982.

10. Z-18-68(30)

APPROVED

Request of KEN TEMPLETON for a Plot Plan Review on property located at 2601 West Charleston Boulevard, C-D Zone.

MR. FOSTER said this property is already zoned C-D. There is an existing house on the property that will be converted to an office. There will have to be a Joint Driveway Agreement. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Approval of the Joint Access Easement by the City Commission; 3) A document reflecting the conveyance of a 10 foot easement of access along the west property line shall be submitted prior to occupancy; 4) Approval of the parking and driveway plan by the Traffic Engineer; and 5) Dedication of the right-of-way and installation of off-site improvements as required by the Department of Public Services.

KEN TEMPLETON appeared for the application. This will be a CPA office.

MRS. TRACY made a Motion for APPROVAL of Z-18-68(30), subject to staff's conditions, but no street lights on the west side of Strong Drive and curbs, gutters, etc. to conform to the neighborhood on Strong Drive.

Voting was as follows:

10. Z-18-68(30)

(Continued)

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

"NOES" None

Motion for APPROVAL was carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on August 4, 1982.

11. AV-4-82

ADMINISTRATIVE
VARIANCE

APPROVED

Request of JANIE DEBELLA for an Administrative Variance on property located at 908 Oasis Avenue, R-1 Zone.

MR. FOSTER said there is a provision in the ordinance whereby the owner of residential property adjoining a freeway or other commercial development can request an Administrative Variance to get a fence height above 6 feet maximum. They are proposing a 7 foot wall along the south side of their property. Staff feels this request is appropriate and would recommend approval.

JANIE DEBELLA, 908 Oasis Avenue, appeared for the application. There is a portion that is 7 feet, but then it drops down. Objects have been thrown over the back wall.

MRS. TRACY made a Motion for APPROVAL of AV-4-82, Administrative Variance.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

12. Z-100-64(121)

PLOT PLAN REVIEW

APPROVED

Request of CHRIS SULLIVAN REALTY for a Plot Plan Review on property located at 326 South 1st Street, R-4 Zone. (under Resolution of Intent to C-2).

MR. FOSTER said this is a required plot plan review for a four-story commercial building. The building is properly placed on the lot. There is no parking proposed. The property is three blocks from Fremont Street. It is in an area where off-street parking is exempt. Staff would recommend approval of the submitted plot plan.

CHRIS SULLIVAN appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of Z-100-64(121), Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

13. SO-5-82

SALES OFFICE

APPROVED

Request of VTN Consulting Engineers for a Sales Office on property located at Oeste Villas.

MR. FOSTER said this is for a temporary sales office for a subdivision until the models are developed. When this property came in for rezoning there was a substantial protest from the residents in the R-E homes to the west.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the application. This is a temporary use until the models can be finished. They will start selling the units before they are finished with the construction. They started grading approximately two weeks ago and will be completed in four months.

MR. JOHNSTON made a Motion for APPROVAL of SO-5-82, Sales Office, with the use not to exceed six months.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
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. ABEYANCE ITEM FROM 6/10/82 - Consideration of amendment to the parking ordinance on office developments.

MR. FOSTER said that in the current parking ordinance there is a provision where the parking is determined by two factors: 1) One parking space for every 500 square feet of gross floor area; and 2) If the number of employees is known, then the parking is 1 1/2 spaces per employee. This is turning out to be an unworkable situation. A developer says he does not know what the number of employees will be, so the parking is usually determined on the 500 square foot basis. This gets into a situation where there could be quite a number of employees on the site where more parking would be required and it's difficult to enforce. After the building has been leased to various businesses, it is enforced under the business license and which can create a real problem. Staff is proposing to amend this provision to one space for every 400 square feet of gross floor area, except for buildings that contain more than 20,000 square feet of gross floor area. In these cases, the parking could be on the one space for 400 square feet or 1 1/2 spaces per employee, whichever is greater, unless it is determined by the Planning Commission that all of the additional parking spaces, based on the number of employees, which is usually the greater number, is not necessary. The decision of the Planning Commission may be appealed to the City Commission within eleven days.

MR. KENNEDY made a Motion for APPROVAL to amend the parking ordinance for office developments to 400 square feet of gross floor area.

Voting was as follows:

DIRECTOR'S BUSINESS:
(Continued)

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

Motion for APPROVAL carried unanimously.

2. Proposed amendment on requiring plans and elevations for rezoning applications in all zoning districts.

MR. FOSTER said that previously rezoning requests in the R-A, R-D and R-1 zones were exempt from submitting plans and elevations when they came in for rezoning. The City Commission has requested that the plans and elevations be submitted for every type of application.

MR. JOHNSTON made a Motion for APPROVAL.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

PRINT

NAME

ADDRESS

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