

ANNOTATED AGENDA

CITY PLANNING COMMISSION

OCTOBER 26, 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: KENNEDY, BUGBEE, JOHNSTON, GUTHRIE, MACK
EXCUSED: COLEMAN, TRACY

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. Z-39-82 Application of A. W. HAM, JR., ET AL for reclassification of property generally located on the southwest corner of South 6th Street and East Charleston Boulevard, from R-1 to C-1. NOTE: The applicants have amended their request to P-R (Professional Offices & Parking). Proposed Use: Offices
- REFERRED BACK FROM THE CITY COMMISSION
- AMENDED TO P-R

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Application to be amended to P-R.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Conformance to the amended plot plan and elevations reflecting the provision of a 3' landscaped berm on the south 111' along South 6th Street.
4. Approval of the parking and driveway plan and construction of the westerly extension of the Charleston Boulevard median as required by the Traffic Engineer.
5. Install all traffic signs as required by the Traffic Engineer.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
7. Provision of fire hydrants and water flow as required by the Department of Fire Services.
8. Construct an 8' block wall on the south property line with the residential side being a minimum of 6' in height.
9. 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.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

4. 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.
5. There shall be no final map recorded for the area south of Bologna Drive until it is determined that the remaining land south to Oakey Boulevard has been acquired by the developer, in order to satisfy the tentative map street layout.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD BY CITY COMMISSION: NOVEMBER 17, 1982

4. TENTATIVE MAP
 LEWIS HOMES -
 STONEGATE
 ACTION: ABEYANCE
JOHNSTON/UNANIMOUS
- Property generally located on the northwest corner of Alta Drive and Lorenzi Street, R-1 Zone (proposed R-CL and R-1).
 Owner/Subdivider: Lewis Homes of Nevada
 No. of Acres: 35.6 No. of Lots: 235

STAFF RECOMMENDATION: APPROVAL
 TO BE HEARD AGAIN BY PLANNING COMMISSION: NOVEMBER 9, 1982

5. FINAL MAP
 CEDAR GREEN ESTATES
 (REVISED)
 ACTION: APPROVED
JOHNSTON/UNANIMOUS
- Property generally located on the northwest corner of 28th Street and Cedar Avenue, R-E Zone (under Resolution of Intent to R-3).
 Owner/Subdivider: Billy Sloat
 No. of Acres: 1.6 No. of Lots: 28

CONDITIONS:

1. Conformance to the conditions of approval for the tentative map.
2. Approval of the variance request V-91-82.

STAFF RECOMMENDATION: APPROVAL

6. Z-49-82
 ACTION: APPROVED
JOHNSTON/4-1
 (GUTHRIE - NO)
- Application of NINABARB, A NEVADA PARTNERSHIP, for reclassification of property generally located on the north side of Charleston Boulevard, between Bishop Drive and Salem Drive.
 From: R-3 (Limited Multiple Residence)
 To: C-1 (Limited Commercial)
 Proposed Use: Shopping Center

CONDITIONS:

1. Resolution of Intent shall be for a three (3) year time period.
2. Conformance to the plot plan amended to provide a 6' block wall along Salem Drive and Blair Way set back 3' with landscaping between the wall and the sidewalk with no access to Blair Way nor Salem Drive.
3. Dedication and improvement of right-of-way for Salem Drive, Blair Way, Bishop Drive and a radius corner at Charleston Boulevard and Bishop Drive as required by the Department of Public Services.
4. Provision of fire hydrants and water flow as required by the Department of Fire Services.

CONDITION:

1. The design of the rolled curb and gutter and sidewalk and the portion of Neil Armstrong Circle that it is to apply to shall conform to the requirements of the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: NOVEMBER 17, 1982

2. Z-62-81 Request of VTN ON BEHALF OF DASCO, INC. for an Extension of Time on property generally located on Yellow Rose Street, 425' north of Vegas Drive, R-E Zone (under Resolution of Intent to R-CL).
EXTENSION OF TIME

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a one-year time period (expires November 4, 1983).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: NOVEMBER 17, 1982

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ANNOTATED AGENDA
CITY PLANNING COMMISSION
OCTOBER 26, 1982

OLD BUSINESS:

1. Z-39-82

APPROVED - BUGBEE/AYES: Chairman Guthrie, Mr. Johnston,
Mr. Mack, Mr. Kennedy, Mr. Bugbee
NOES: None

- SPECIAL CONDITIONS:
1. Application amended to P-R in its entirety.
 2. Conformance to the amended plot plan and elevations reflecting provision of 3' landscaping berm on south 111'.
 3. 8' block wall on top of existing retaining wall on south property line.
 4. Approval of the parking and driveway plan and extension of median. *Franklin*
 5. Install ^{and} traffic signs as required by Traffic Engineer.
 6. Repair any damage to existing street improvements resulting from this development as required by Public Services.
 7. Provision of fire hydrants and water flow as required by Fire Services.
 8. R.O.I. with 1 yr. time limit.

PROTESTS: 54 signatures on petition
Gerry Howard, 1101 South 6th Street
Elizabeth Hixenbaugh, 1230 South 7th St.
Max L. Howard, 1101 South 6th Street
June Schwartz, 1013 South 6th Street

NEW BUSINESS:

1. TENTATIVE MAP

SHALIMAR GARDENS
CONDOMINIUMS

APPROVED - KENNEDY/AYES: Chairman Guthrie, Mr. Johnston,
Mr. Mack, Mr. Kennedy, Mr. Bugbee
NOES: None

2. FINAL MAP

SHALIMAR GARDENS
CONDOMINIUMS

APPROVED - KENNEDY/AYES: Chairman Guthrie, Mr. Johnston,
Mr. Mack, Mr. Kennedy, Mr. Bugbee
NOES: None

SPECIAL CONDITION: 1. Approval of the tentative map

3. TENTATIVE MAP APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mr. Johnston,
Mr. Mack, Mr. Kennedy, Mr. Bugbee
VALLEY WEST 8 NOES: None
(REVISED)

- SPECIAL CONDITIONS: 1. Conformance to the conditions of approval for Z-34-81.
2. No vehicular access to Oakey Blvd. and Peccole Strada from the abutting lots.
3. Wall statement.
4. There shall be no final map recorded for the area south of Bologna Drive until it is determined that the remaining land north of Oakey Blvd. can be acquired by the developer, in order to satisfy the tentative map street layout.

4. TENTATIVE MAP ABEYANCE - JOHNSTON/AYES: Chairman Guthrie, Mr. Johnston,
Mr. Mack, Mr. Kennedy, Mr. Bugbee
LEWIS HOMES 11/9/82 NOES: None
STONEGATE P.C.Meeting

5. FINAL MAP APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mr. Johnston,
Mr. Mack, Mr. Kennedy, Mr. Bugbee
CEDAR GREEN NOES: None
ESTATES
(REVISED)

- SPECIAL CONDITIONS: 1. Conformance to the conditions of approval for the tentative map.
2. Approval of the variance request V-91-82.

6. Z-49-82 APPROVED - JOHNSTON/AYES: Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee
NOES: Chairman Guthrie

- SPECIAL CONDITIONS: 1. Resolution of Intent with 3 year time limit.
2. Conformance to the plot plan to provide a 6' block wall and setback for landscaping along Salem Drive and Blair Way.
3. Dedication and improvement of Right-of-Way for Salem Drive, Blair Way, Bishop Drive and a radius corner at Charleston Blvd. and Bishop Drive as required by Public Services.
4. Provision of fire hydrants and water flow as required by Fire Services.

PROTESTS: 1 with staff.
FAVOR: Robert Leinbach, 6224 Blair Way
Joyce B. Savall 6226 Blair Way

- CHAIRMAN GUTHRIE: On the Supplemental Agenda, Item 1, Request for rolled curb and gutter, Pinecrest Tentative Map. Request for rolled curb and gutter in lieu of standard "L" type curb on a portion of Neil Armstrong Circle.
- MR. NULL: Okay. This is a subdivision map of Pinecrest. The request is a waiver of the rolled curb and gutter in the areas on the outside of the knuckle only. Staff has no objection to this, but Public Services has requested the following condition: That the Department of Public Services approve the design of the rolled curb, gutter and sidewalk prior to construction. They have no other objection.
- CHARLEY JOHNSON: My name is Charley Johnson, 2800 West Sahara. Evidently there's been a lack of communication on my part because I met with Public Services and one of the requests that they had was that where the rolled curb is used, they use a 5 inch sidewalk. What we had also talked about -- extending the rolled curb down around the end of the cul-de-sac. I just met with them today and I thought that's what they were going to recommend.
- ROBERT BUGBEE: You're asking for the entire area to be rolled curb?
- CHARLEY JOHNSON: Yes. This is an enclosed thing where the Collins Brothers are trying a new type housing thing. Because of the small lots you have the ups and downs in the curb and they're going to move the house on the lots and they thought the rolled curb would be more convenient for them, and also the fact that a small street like this there would never be any problem with water in the curbs. The curbs can handle the water, so they wanted the whole cul-de-sac around there on this request.
- FRED KENNEDY: Will the flow go to the north?
- MR. NULL: The only thing that bothers me is when they reviewed this that I don't think they -- at least when I talked to them, they didn't understand that this is to be done -- in other words, I'm not sure they reviewed that -- the drainage possibilities down below.
- CHAIRMAN GUTHRIE: How anxious are you to get this resolved?
- CHARLEY JOHNSON: They are anxious to do it. Is there any chance that we could just do it under the chance that we work it out with Public Services, and if I'm wrong we'll go to this way, and if they're agreeable to the other way, we'll go that way?
- ROBERT BUGBEE: Charley, are your grades set in there? You know what your crowns are in there and your water flow is. I don't see any problem, unless you can't design that section.

CHARLEY JOHNSON: Yes, we can.

MR. NULL: All I want to point out is though that the original request only calls for it on the knuckle.

CHARLEY JOHNSON: I agree with that, but I was under the interpretation, under the impression, that in my discussions with Dennis Jensen of Public Services, that we were going to go all the way around the end of the cul-de-sac, and if that's not the case, if I'm wrong, then I'm just asking if you can approve it this way. If I'm wrong, and if I'm right, can you make a condition that if we can work it out with Public Services we can do it -- put the whole area in rolled curb?

CHAIRMAN GUTHRIE: I think we might be able to arrange something like that in the motion.

MR. NULL: They are in a hurry, I know that. Can we make it subject to the approval of Public Services?

CHARLEY JOHNSON: Yes, we would be very agreeable to that.

CHAIRMAN GUTHRIE: Okay, so whoever makes the motion would primarily have to be in conformance with this with the option to change the way you want it if it meets Public Services design requirements. Somebody want to make that motion?

ROBERT BUGBEE: I'll make the motion that we APPROVE this map with rolled curb throughout, subject to the approval of the Public Works, and if not --

CHARLEY JOHNSON: One of the conditions they wanted was a 5 inch sidewalk rather than 4 inches, and we agreed to that.

HAROLD FOSTER: You indicated throughout. Does that mean also back up to this point too?

CHARLEY JOHNSON: No. Not out that way.

ROBERT BUGBEE: When we say "subject to the approval" I mean they're going to approve this thing or they're going to make some -- they have the position to dicker and I think they're more in a position to dicker with this particular situation than we are, don't you, Harold?

HAROLD FOSTER: Sure.

CHAIRMAN GUTHRIE: Whatever we did, it was APPROVED. November 17th, Charley.

- ROBERT BUGBEE: You've (applicant's representative) agreed to an 8 foot wall. If we turn around and went inside that retaining wall, it might cost you another 8 inches of your property, but you're not back in a critical situation there right now, and we'd go straight up with the wall. In the event of a favorable ruling from this Board, you would then agree to go with staff's conditions because you could pull inside that wall if it's filled in properly. I really don't like the idea of thinking about that because you're -- as the other contractor out here, Mr. Howard, said, there's a lot of technicalities in building a retaining wall -- how far you go back in the ground, what you're trying to support, and how much pressure is against it.
- FRED KENNEDY: I think that if the lady to the south wants a higher wall, she should file an application for such, and not be part of this application here.
- ROBERT BUGBEE: Let's just let him go up with an 8 foot wall and that takes care of it. That's on the inside of her -- on the outside of her retaining wall and nothing's going to happen.
- CHAIRMAN GUTHRIE: Okay. I'm going to close the public hearing, unless there's any more questions.
- ROBERT BUGBEE: I'll make a motion for APPROVAL, subject to staff's recommendations, and an 8 foot block wall across the rear of this -- across the south end of this property.
- HAROLD FOSTER: Also, I didn't mention that it should be by Resolution of Intent with a one year time limit, which is our standard condition.
- ROBERT BUGBEE: Well, whatever you say, Mr. Foster, is fine with me.
- CHAIRMAN GUTHRIE: That has been APPROVED. It will be heard by the City Commission on November 3rd. You will not be notified. You'll have to carry this message to your friends and neighbors. That will be at 2 P.M.

MINUTES

CITY PLANNING COMMISSION

OCTOBER 26, 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
Mr. Johnston
Mr. Mack
Mr. Kennedy
Mr. Bugbee

EXCUSED:

Mrs. Coleman
Mrs. Tracy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community
Planning & 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. 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.

OLD BUSINESS:

1. Z-39-82

REFERRED BACK
FROM THE CITY
COMMISSION

AMENDED TO P-R

APPROVED

Application of A. W. HAM, JR., ET AL for reclassification of property generally located on the southwest corner of South 6th Street and East Charleston Boulevard, from R-1 (Single-Family Residential) to C-1 (Limited Commercial).
NOTE: The applicants have amended their request to P-R (Professional Offices and Parking).

Proposed Use: Offices

MR. FOSTER said the Planning Commission previously recommended denial of this application. That plot plan indicated all ingress and egress to the site would be from 6th Street. The application was heard before the City Commission and a revised plot plan at that meeting showing all the access had been changed from 6th Street to Charleston Boulevard. The applicant indicated he was in agreement with amending the application from C-1 to P-R. For that reason the City Commission referred the application back to the Planning Commission. There is C-2 zoning to the west, P-R to the east, and R-1 on the southerly portion. P-R is in accordance with the zoning pattern evolving along Charleston Boulevard on the south side east of 6th Street. They have kept the buildings one story. Staff would recommend approval, subject to: 1) Application amended to P-R in its entirety; 2) Conformance to the amended plot plan and elevations

1. Z-39-82

(Continued)

reflecting the provision of a 3 foot landscaping berm on the south 111 feet; 3) Eight foot block wall on top of the existing retaining wall on the south property line; 4) Approval of the parking and driveway plan and extension of the median on Charleston Boulevard; 5) Install any traffic signs as required by the Traffic Engineer; 6) Repair any damage to the existing street improvements resulting from this development as required by Public Services; and 7) Provision of fire hydrants and water flow as required by Fire Services. From the previous public hearing there was a petition with 54 signatures in protest which is still valid.

LANCE PEETO, 3108 Conners Drive, appeared for the applicants. After the City Commission he met with staff and the protestants to explain the revised plot plan and they prefer this plan with the access off Charleston Boulevard.

There were 4 protestants in the audience.

MR. KENNEDY asked staff if the wall would be 12 feet high.

MR. FOSTER replied that there is a 4 foot retaining wall with an 8 foot block wall on top.

GERRY HOWARD, 1101 South 6th Street, appeared in protest. She felt there are other areas that would be more appropriate for this project. This project will devalue their homes. She felt this plan is better than the previous plan, but the protestants still object to a professional project in their neighborhood.

ELIZABETH HIXENBAUGH, 1230 South 7th Street, appeared in protest. She objected to the wall.

MAX HOWARD, 1101 South 6th Street, appeared in protest. He objected to the height of the wall. What is the legal height for walls in the P-R zone and would it be structurally sound? He prefers this plan as opposed to the previous plan.

MR. FOSTER replied that in the P-R zone there is no specified maximum height for walls. The wall would have to be checked structurally before it is constructed.

JUNE SCHWARTZ, 1013 South 6th Street, appeared in protest. If this is approved, she would like the parking area screened from her view by fencing or landscaping.

LANCE PEETO appeared in rebuttal stating they plan to have landscaping to screen the cars. Attorneys, CPA's, etc. will rent offices in these buildings. The plans call for an 8 foot block wall on top of the 4 foot retaining wall. However, they could use wood instead of blocks.

MR. BUGBEE suggested that the 8 foot wall could be constructed inside the retaining wall.

MR. FOSTER said that if this item is approved, it would also be subject to a Resolution of Intent with a one year time limit.

MR. BUGBEE made a Motion for APPROVAL of Z-39-82, subject to staff's recommendations, except an 8 foot block wall across the south end of this property.

Voting was as follows:

1. Z-39-82
(Continued)

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on November 3, 1982 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP
SHALIMAR GARDENS
CONDOMINIUMS
APPROVED

Property generally located on the west side of Laurelhurst Drive and the south side of Westmoreland Drive, west of Decatur Boulevard, R-3 Zone.

Owner/Subdivider: L. V. Shalimar I thru IV, Ltd.
No. of Acres: 4.15 No. of Units: 64

MR. NULL said Westmoreland Drive is to the south and Laurelhurst Drive to the west. This is an existing development and the developer wishes to convert it to airspace condominiums. Staff would recommend approval with the normal conditions.

RALPH KRAEMER, 3160 West Sahara Avenue, appeared to represent the applicant.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Shalimar Gardens with staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on November 17, 1982 at 2:00 P.M.

2. FINAL MAP
SHALIMAR GARDENS
CONDOMINIUMS
APPROVED

Property generally located on the west side of Laurelhurst Drive and the south side of Westmoreland Drive, west of Decatur Boulevard, R-3 Zone.

Owner/Subdivider: L. V. Shalimar I thru IV, Ltd.
No. of Acres: 4.15 No. of Units: 64

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

RALPH KRAEMER, 3160 West Sahara Avenue, appeared to represent the applicant.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Shalimar Gardens Condominiums with staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee
"NOES" None

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP
VALLEY WEST 8
(REVISED)
APPROVED

Property generally located south of Charleston Boulevard and west of Durango Drive, N-U Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Bailey & McGah
No. of Acres: 60 No. of Lots: 257

MR. NULL said Odette Lane is to the west, Merialdo Lane to the east, and Charleston Boulevard to the north. Oakey Boulevard runs along the south. The plans submitted show a tentative lot and street layout which extends beyond the south boundary of the property. The applicant has an option to acquire the remaining property down to Oakey Boulevard. However, for the time being, in order to make sure there is a workable street layout, staff will have to put a condition on the map. Staff would recommend approval with the normal conditions and the following conditions: 1) Conformance to the conditions of approval for Z-34-81; 2) No vehicular access to Oakey Boulevard and Peccole Strada from the abutting lots; 3) Wall statement; and 4) There shall be no final map recorded for the area south of Bologna Drive until it is determined that the remaining land north of Oakey Boulevard can be acquired by the developer, in order to satisfy the tentative map street layout.

CLYDE SPITZE, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicants. They are in agreement with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Valley West 8 (Revised), subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on November 17, 1982.

4. TENTATIVE MAP
LEWIS HOMES -
STONEGATE
ABEYANCE
(11/9/82 P. C.
Meeting)

Property generally located on the northwest corner of Alta Drive and Lorenzi Street, R-1 Zone (proposed R-CL and R-1).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 35.6 No. of Lots: 235

MR. NULL said the applicant has requested this item be held in abeyance until the next meeting to rework the lots.

MR. JOHNSTON made a Motion for ABEYANCE of the Tentative Map for Lewis Homes, Stonegate.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee
"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the City Planning Commission on November 9, 1982.

5. FINAL MAP

CEDAR GREEN ESTATES
(REVISED)

APPROVED

Property generally located on the northwest corner of 28th Street and Cedar Avenue, R-E Zone (under Resolution of Intent to R-3).

Owner/Subdivider: Billy Sloat

No. of Acres: 1.6 No. of Lots: 28

MR. NULL said this final map has been revised due to the fact that the buildings were elongated. This necessitated two variances: one was to remove the front of the lots from 28th Street to Cedar Avenue and the second variance was for the depth of the rear yards. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the following conditions: 1) Conformance to the conditions of approval for the tentative map; and 2) Approval of the variance request V-91-82.

BILLY J. SLOAT, 617 Mayfield, appeared for the application. The reason for this change is that there are twenty-eight trees on the property that he wants to save.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Cedar Green Estates (Revised), subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

6. Z-49-82

APPROVED

Application of NINABARB, A NEVADA PARTNERSHIP, for reclassification of property generally located on the north side of Charleston Boulevard, between Bishop Drive and Salem Drive, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial).

Proposed Use: Shopping Center

MR. FOSTER said this parcel was approved for C-1 zoning in 1978. They developed a small portion for a child-care nursery. As a result, there are two parcels east and west of the nursery that they are requesting C-1 zoning. There are single-family homes on the north side fronting on Blair Way, as well as homes on the east side of Salem Drive. There is additional commercial zoning to the west and south is the Nevada Mental Health Center. When the shopping center was approved, there was a condition stipulating a block wall along the north and east sides of the property lines because of the homes across the street. The wall was to be set back 5 feet. Later, the applicant requested a 3 foot planter. Staff feels there should not be any access to Salem, nor to Blair Way. It is felt there should be a 6 foot block wall set in 3 feet and then the 3 foot landscaped. Staff would recommend approval, subject to: 1) Resolution of Intent with a one year time limit; 2) Conformance to the plot plan to provide a 6 foot block wall and setback for landscaping along Salem Drive and Blair Way; 3) Dedication and improvement of right-of-way for Salem Drive, Blair Way, Bishop Drive and a radius corner at Charleston Boulevard and Bishop Drive as required by Public Services; and 4) Provision of fire hydrants and water flow as required by Fire Services. Staff has one protest primarily due to the landscaping condition in the 3 foot strip to the rear of the nursery. Staff has proceeded to request that it be upgraded.

6. Z-49-82

(Continued)

BARRY BECKER, 50 South Jones Boulevard, appeared to represent Ninabarb. When this was originally zoned, it was the intent to develop several different types of commercial developments. The zoning has elapsed and now they have a buyer for the corner of Salem and Charleston, which is the reason they are re-applying. They would like an unexpired resolution so they will not have to re-apply every year.

ROBERT LEINBACH, 6224 Blair Way, appeared in favor. He represented ten of the eleven homeowners living on Blair Way. They support this request, but with changes in the conditions. They would like to have the existing wall between Blair Way and the nursery raised to 8 feet from 6 feet and the wall and landscaping appropriately maintained. Also, they do not want refuse containers on Blair Way.

JOYCE B. SAVALL, 6236 Blair Way, appeared in favor. Do they have to request a retaining wall every time a parcel of this property is sold?

CHAIRMAN GUTHRIE replied that the conditions stated by staff are adhered to unless the zoning has expired.

BARRY BECKER appeared stating the wall will be built as the development is constructed.

MR. JOHNSTON made a Motion for APPROVAL of Z-49-82, subject to staff's conditions, except a Resolution of Intent for three years.

Voting was as follows:

"AYES" Mr. Johnston, Mr. Mack, Mr. Kennedy, Mr. Bugbee
"NOES" Chairman Guthrie

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on November 3, 1982.

7. Z-38-78

PLOT PLAN
REVIEW

APPROVED

Request of VTN ON BEHALF OF B.C.S. DEVELOPMENT PARTNERS for a Plot Plan Review of the development plans and placement of the houses on the lots from zero lot line to minimum 5 foot side yards on property generally located on Cameron Street, between O'Bannon Drive and Oakey Boulevard, R-PD8 and R-PD6 Zones.

MR. FOSTER said this involves a change in the location of each building in this planned development. Previously they had approval for a zero lot line development where each unit would be constructed to one side of the property line. What they are proposing is to move each unit so there is a 5 foot setback on each side. Staff would recommend approval, subject to: 1) Conformance to the plot plan that has been submitted.

CHARLEY JOHNSON, 2800 West Sahara Avenue, appeared for the application. A portion of this development was built by one builder, and due to the economic conditions that builder stopped building, and now another builder has the property.

MR. MACK made a Motion for APPROVAL of Z-38-78, Plot Plan Review, subject to staff's recommendation.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee
"NOES" None

7. Z-38-78

(Continued)

Motion for APPROVAL carried unanimously.

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

8. Z-10-80

EXTENSION
OF TIME

APPROVED

Request of JAMES J. COMITO ON BEHALF OF ROBERT AND HARRIETT TAYLOR for an Extension of Time on property generally located on the north side of Owens Avenue, between Comstock Drive and Tonopah Drive, R-E Zone (under Resolution of Intent to R-PD8).

MR. FOSTER said this is for a large condominium development. This is the fourth request for an extension of time. However, several of the requests have been on a six-month basis. They indicate that financial reasons have prevented them from constructing the project. They are again asking for a six-month extension.

JAMES J. COMITO, 620 Valley Bank Plaza, appeared for the application. They are in the process of closing the loan this week.

MR. FOSTER said that if this is approved, it would also be subject to the standard condition of conforming to all ordinance amendments enacted subsequent to the original approval.

MR. KENNEDY made a Motion for APPROVAL of Z-10-80, Extension of Time, for one year.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on November 17, 1982 at 2:00 P.M.

SUPPLEMENTAL AGENDA:

1. REQUEST FOR
ROLLED CURB
AND GUTTER

PINECREST
TENTATIVE
MAP

APPROVED

Request for rolled curb and gutter in lieu of the standard "L" type on a portion of Neil Armstrong Circle.

MR. NULL said this is a request for a waiver of the rolled curb and gutter in the areas on the outside of the knuckles only. Staff has no objection to this request, but Public Services has requested the following condition: 1) That the Department of Public Services approve the design of the rolled curb, gutter and sidewalk prior to construction. They do not have any other objections.

CHARLEY JOHNSON, 2800 West Sahara Avenue, appeared for the application. One of the requests that Public Services has is that they use a 5 inch deep sidewalk. He had also discussed with Public Services extending the rolled curb down around the end of the cul-de-sac.

MR. BUGBEE asked if they are requesting that the entire area be rolled curb.

CHARLEY JOHNSON replied that they would like the entire area to be rolled curb because it would be more convenient for the builder and there would not be any problem with water along the curbs.

1. REQUEST FOR ROLLED CURB AND GUTTER

(Continued)

CHARLEY JOHNSON asked if this could be approved with the chance that they work it out with Public Services.

MR. BUGBEE made a Motion for APPROVAL of the Request for Rolled Curb and Gutter, subject to the approval of Public Services.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on November 17, 1982.

2. Z-62-81

EXTENSION OF TIME

APPROVED

Request of VTN ON BEHALF OF DASCO, INC. for an Extension of Time on property generally located on Yellow Rose Street, 425 feet north of Vegas Drive, R-E Zone (under Resolution of Intent to R-CL).

MR. FOSTER said this is the first request for an extension of time. Staff would recommend approval, subject to: 1) One year extension; and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

CHARLEY JOHNSON, 2800 West Sahara Avenue, appeared for the application.

MR. BUGBEE made a Motion for APPROVAL of Z-62-81, Extension of Time, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Bugbee

"NOES" None

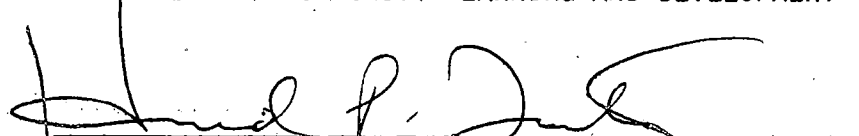
Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on November 17, 1982.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 8:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

PRINT

NAME

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