

ANNOTATED AGENDA
CITY PLANNING COMMISSION

NOVEMBER 9, 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, BUGBEE, COLEMAN, MACK, TRACY, JOHNSTON
EXCUSED: KENNEDY

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the September 9, 1982 City Planning Commission minutes.

ACTION: APPROVED
COLEMAN/UNANIMOUS

OLD BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES -
STONEGATE

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

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 35.6 No. of Lots: 153

(Abeyance Item
from 10/26/82)

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. No vehicular access to Rainbow Boulevard and Alta Drive 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. A waiver be permitted for the length of Block D.
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: DECEMBER 1, 1982

NEW BUSINESS:

1. FINAL MAP Property generally located on the east side of Sandhill Road, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-CL).
BEDFORD VILLAGE Owner/Subdivider: R. A. Homes, Inc.
UNIT NO. 2 No. of Acres: 5.2 No. of Lots: 45

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

2. FINAL MAP Property generally located on the east side of Pecos Street, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD12).
ATRIUM GARDENS IV Owner/Subdivider: Bivins Construction Co., Inc.
ACTION: APPROVED
BUGBEE/UNANIMOUS No. of Acres: 3.4 No. of Lots: 44

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

3. FINAL MAP Property generally located on the west side of Lorenzi Boulevard, south of Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).
ROSEWOOD ESTATES Owner/Subdivider: Chism Homes, Inc.
UNIT 2 No. of Acres: 13.4 No. of Lots: 76

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

4. Z-50-82 Application of ROBERT COHEN for reclassification of property generally located on the southwest corner of Vegas Drive and Michael Way, from R-E to R-3.
ACTION: ABEYANCE
TRACY/5-1 Proposed Use: Medium High Density Residential (Apartments)
(COLEMAN: NO)

STAFF RECOMMENDATION: DENIAL PROTESTS: 80
TO BE HEARD AGAIN BY THE CITY PLANNING COMMISSION WHEN A REVISED PLAN IS SUBMITTED

5. Z-89-80 Request of ROBERT L. CONN for an Extension of Time on property located at 622 Sunny Place, R-E Zone (under Resolution of Intent to C-1).
EXTENSION OF TIME

ACTION: APPROVED
COLEMAN/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a one year time period (expires November 5, 1983).

2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982

6. Z-90-80
EXTENSION OF TIME
ACTION: APPROVED
JOHNSTON/UNANIMOUS
- Request of HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located on the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C, and C-M Zones (under Resolution of Intent to C-1).

CONDITIONS:

1. Extension of Time shall be limited to a one year time period (expires December 2, 1983, or sooner as provided in condition #3).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.
3. No open sales lot use shall be permitted on this property. The existing open sales lot operation shall cease within 30 days or the Resolution of Intent shall expire.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982

7. SH-8-82
SIGN HEIGHT REVIEW
ACTION: APPROVED
BUGBEE/UNANIMOUS
- Request of DONREY OUTDOOR ADVERTISING for a Sign Height Review to allow a sign to a height of 55' where only 40' is allowed on property generally located on the southwest corner of Meade Avenue and Rancho Drive, M Zone.

CONDITION:

1. Conformance to the plot plan and elevations amended to a maximum height of 55'.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982

8. SH-9-82
SIGN HEIGHT REVIEW
ACTION: APPROVED
BUGBEE/UNANIMOUS
- Request of DONREY OUTDOOR ADVERTISING for a Sign Height Review to allow a sign to a height of 55' where only 40' is allowed on property located at 333 North Rancho Drive, C-1 Zone.

CONDITION:

1. Conformance to the plot plan and elevations amended to a maximum height of 55'.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982

9. SH-10-82

SIGN HEIGHT
REVIEW

Request of DONREY OUTDOOR ADVERTISING for a Sign Height Review to allow a sign to a height of 55' where only 40' is allowed on property located at 944 East Sahara Avenue, C-1 Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL- To a maximum height of 45'
TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982

10. ZC-175-82

COUNTY
REFERRAL

Request of PHILIP KAM, ET AL for a Zone Change on property generally located on the east side of Jones Boulevard and the north side of O'Bannon Avenue, from R-E to C-1.

ACTION: DENIED
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: Application be amended to P-R
TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982

SUPPLEMENTAL AGENDA:

1. Z-57-78

PLOT PLAN
REVIEW

Request of WEST COAST HOLDINGS, INC. for a Plot Plan Review to allow a 6' block wall in the front yard area on property located at 2404 Rancho Bel Air, R-PD4 Zone.

(Abeyance Item
from 10/14/82)

ACTION: ABEYANCE
COLEMAN/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE as requested by the applicant
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: NOVEMBER 23, 1982

2. Z-66-81

EXTENSION
OF TIME

Request of SHAW DEVELOPMENT for an Extension of Time on property generally located on the northwest corner of Alta Drive and Cimarron Avenue, N-U to R-CL Zone.

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Extension of Time shall be limited to a one-year time period (expires November 18, 1983).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: DECEMBER 1, 1982

3. CV-3-82
C-V REVIEW

Request of NEVADA CENTER FOR THE BLIND for a
C-V Review for a proposed new building addition
to the existing building on property located at
1001 Bruce Street, C-V Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Provision of fire hydrants and water flow as required by the Department of Fire Services.
3. Install street improvements on Bruce Street and sidewalks on Gragson Street as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

4. SO-6-82
TEMPORARY
CONSTRUCTION
OFFICE

Request of COLLINS BROTHERS CONSTRUCTION for a
temporary construction office on property
located at 7716 Parakeet Avenue, R-1 Zone,
(under Resolution of Intent to R-CL).

ACTION: APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Review of this use shall be conducted on July 8, 1985.
2. The use of the construction office shall be limited to the applicant's development only.

STAFF RECOMMENDATION: APPROVAL
THIS ACTION BY THE PLANNING COMMISSION IS FINAL

APPROVED - SUGGESTIONS
Mr. Mack, Mr. Budgee, Mrs. Coleman
Mr. Budgee, Mrs. Coleman
NOTE: None

- SPECIAL CONDITION:
1. No vehicles to be used on Rainbow Blvd. and Afta Dr. from 12:00 AM to 6:00 AM.
 2. Wait at least 10 minutes.
 3. Waiver is necessary for the length of block E. If an accident or a design modification is needed.

APPROVED - TRACY AVES -
Chairman Mr. Mack, Mrs. Budgee, Mrs. Coleman
Mr. Mack, Mr. Budgee, Mrs. Coleman
NOTE: None

APPROVED - SUGGESTIONS -
Chairman Mr. Mack, Mrs. Budgee, Mrs. Coleman
Mr. Mack, Mr. Budgee, Mrs. Coleman
NOTE: None

APPROVED - CHAMBERLAIN AVES -
Chairman Mr. Mack, Mrs. Budgee, Mrs. Coleman
Mr. Mack, Mr. Budgee, Mrs. Coleman
NOTE: None

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CITY CLERK

NEW LISTS:
1. FINAL MAP
BEAR AND VILLAGE
RIT...

2. FINAL MAP
ATRIUM GARDENS IV

3. FINAL MAP
WOOD STATES

ANNOTATED AGENDA
CITY PLANNING COMMISSION
NOVEMBER 9, 1982

MINUTES:

September 9, 1982

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

OLD BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES
STONEGATE

APPROVED

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

SPECIAL CONDITIONS: 1. No vehicular access to
Rainbow Blvd. and Alta Dr.
from the abutting lots.
2. Wall statement.
3. Waiver is necessary for
the length of Block D,
which exceeds the design
requirements.

NEW BUSINESS:

1. FINAL MAP

BEDFORD VILLAGE
UNIT NO. 2

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

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

2. FINAL MAP

ATRIUM GARDENS IV

APPROVED - BUGBEE/AYES: Chairman Guthrie, Mrs. Tracy,
Mr. Mack, Mr. Bugbee, Mrs. Coleman
NOES: None
EXCUSED: Mr. Johnston

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

3. FINAL MAP

ROSEWOOD ESTATES
UNIT 2

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

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

NOTICE OF PUBLIC HEARING

NOVEMBER 9, 1982

Notice is hereby given that on November 9, 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-50-82

ROBERT COHEN FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTHWEST CORNER OF
VEGAS DRIVE AND MICHAEL WAY.

FROM: R-E (RESIDENCE ESTATES)


TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE EAST HALF (E $\frac{1}{2}$) OF THE EAST
HALF (E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF
THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 25,
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 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:ame

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

(SEE LOCATION MAP ON REVERSE SIDE)

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CITY CLERK



MINUTES

CITY PLANNING COMMISSION

NOVEMBER 9, 1982

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

PRESENT: Chairman Guthrie
Mrs. Tracy
Mr. Johnston
Mr. Mack
Mr. Bugbee
Mrs. Coleman

EXCUSED: Mr. Kennedy

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

ANNOUNCEMENT: MR. 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 September 9, 1982 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. TENTATIVE MAP
LEWIS HOMES -
STONEGATE
APPROVED

Property generally located on the northwest corner of Alta Drive and Lorenzi Street, R-1 Zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 35.6 No. of Lots: 153

MR. NULL said Alta Drive is on the south, Lorenzi Street to the east, and Rainbow Boulevard runs up the center of the development. This item was held in abeyance from the last meeting so the applicant could rework the lot sizes. Staff recommends approval with the normal conditions and the following conditions: 1) No vehicular access to Rainbow Boulevard and Alta Drive from the abutting lots; and 2) Wall statement. Also, a waiver is necessary for the length of Block D, which exceeds the design requirements. Staff would recommend approval of the waiver.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared for the applicants. They are in accord with staff's recommendations. They plan to begin the first unit as soon

1. TENTATIVE MAP

(Continued)

as possible, which is on the east side of Lorenzi Boulevard at the north end of the property.

MR. BUGBEE made a Motion for APPROVAL of the Tentative Map for Lewis Homes-Stonegate, as recommended by staff.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Bugbee, Mrs. Coleman

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 1, 1982 at 2:00 P.M.

NEW BUSINESS:

1. FINAL MAP

BEDFORD VILLAGE
UNIT NO. 2

APPROVED

Property generally located on the east side of Sandhill Road, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: R. A. Homes, Inc.

No. of Acres: 5.2 No. of Lots: 45

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

ROBERT L. BELLINGER, R. A. Homes, Inc., 1700 East Desert Inn Road, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Bedford Village Unit No. 2.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Bugbee, Mrs. Coleman

"NOES" None

Motion for APPROVAL carried unanimously.

2. FINAL MAP

ATRIUM GARDENS IV

APPROVED

Property generally located on the east side of Pecos Street, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction Co., Inc.

No. of Acres: 3.4 No. of Lots: 44

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

The applicant was not present.

MR. BUGBEE made a Motion for APPROVAL of the Final Map for Atrium Gardens IV, with staff's recommendations.

Voting was as follows:

2. FINAL MAP
(Continued)

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Mack,
Mr. Bugbee, Mrs. Coleman
"NOES" None
"ABSTAINED" Mr. Johnston

Motion for APPROVAL carried unanimously.

3. FINAL MAP
ROSEWOOD ESTATES
UNIT 2
APPROVED

Property generally located on the west side of Lorenzi
Boulevard, south of Alexander Road, N-U Zone (under
Resolution of Intent to R-PD6).

Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 13.4 No. of Lots: 76

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

ALLEN LA ROCHE, Chism Homes, Inc., 4535 West Sahara Avenue,
appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map
for Rosewood Estates Unit 2.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. Z-50-82
ABEYANCE

Application of ROBERT COHEN for reclassification of property
generally located on the southwest corner of Vegas Drive
and Michael Way, from R-E (Residence Estates) to R-3
(Limited Multiple Residence).

Proposed Use: Medium High Density Residential
(Apartments)

MR. FOSTER said the subject property is rectangular in shape.
Vegas Drive is to the north and Michael Way to the east. To
the east of Michael Way is R-1 zoning, which backs up to
Michael Way. To the west is land located in the County.
There is R-1 to the northwest and a Catholic school and
church facility to the south. The applicant is requesting
R-3 zoning for 84 apartment units, which are essentially
two-story four plexes. Staff feels the density is too high
for the area because it is approximately 19 units per net
acre. A density similar to the R-CL developments of
about 6 or 7 units per acre would be more appropriate.
Staff recommends denial of the R-3 zoning. Staff has a
petition on file with 77 signatures in protest and 3 other
protests for a total of 80 to the application.

ED HUTCHINS, 4782 West Montara Circle, appeared for the
application. He is planning to purchase this property
providing he can obtain suitable zoning. However, after
consideration with staff and the surrounding property
owners, he would like to have this item held in abeyance
so he could redesign the plot plan to single-family homes.

There were 36 persons in protest in the audience.

4. Z-50-82

(Continued)

MRS. TRACY made a Motion for ABEYANCE of Z-50-82.

Voting was as follows:

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

Motion for ABEYANCE carried by a 5/1 vote.

CHAIRMAN GUTHRIE announced this item will be held in abeyance indefinitely and the property owners will be renotified when it is placed back on the agenda.

5. Z-89-80

EXTENSION
OF TIME

APPROVED

Request of ROBERT L. CONN for an Extension of Time on property located at 622 Sunny Place, R-E Zone (under Resolution of Intent to C-1).

MR. FOSTER said this is the second request for an extension of time. Staff would recommend approval of a one-year extension, subject to: 1) The Resolution of Intent shall expire November 5, 1983; and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

MRS. COLEMAN made a Motion for APPROVAL of Z-89-80, Extension of Time, for one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 1, 1982.

6. Z-90-80

EXTENSION
OF TIME

APPROVED

Request of HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located on the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).

MR. FOSTER said this is the second request for an extension of time due to financial reasons. At the time the zoning was approved on this particular property, there were open sales lots at the corner of Sahara Avenue and Maryland Parkway and the Commission attached a condition that the open sales lots be removed. Staff has noticed there is another open sales lot at this time. The applicant has agreed to remove it within 30 days and not place it there in the future; otherwise, this extension of time would be revoked. Staff would recommend approval, subject to: 1) The Resolution of Intent shall be extended to December 2, 1983; 2) Conformance to all ordinance amendments enacted subsequent to the original approval; and 3) No open sales lot shall be allowed on this site and the existing open sales lot shall be discontinued within 30 days or the Resolution of Intent shall expire.

MICHAEL RUMBOLTZ, 300 South 4th Street, appeared to represent Helen Hunt Rives, First Interstate Bank and

6. Z-90-80

(Continued)

Dunes Hotel lessee. The Dunes Hotel was unaware of any sales activity on that lot.

MR. JOHNSTON made a Motion for APPROVAL of Z-90-80, Extension of Time, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 1, 1982 at 2:00 P.M.

7. SH-8-82

SIGN HEIGHT
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING for a Sign Height Review to allow a sign to a height of 55 feet where only 40 feet is allowed on property generally located on the southwest corner of Meade Avenue and Rancho Drive, M Zone.

MR. FOSTER said there is a provision in the sign ordinance to allow a billboard that is obstructed to be increased to a height of 55 feet. The existing sign on the property is 39 feet high. There is an obstruction from the Oleanders that are in the median on I-15 for the northbound traffic. Staff feels the 55 foot height is justifiable.

ROBERT VAN NOSTRAND, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared for the application. The 55 foot height would provide for additional years of growth for the Oleander trees.

MR. FOSTER said that if this item would be approved, staff would recommend the following condition: 1) Conformance to the plot plan and elevations amended to a maximum height of 55 feet.

MR. BUGBEE made a Motion for APPROVAL of SH-8-82, Sign Height Review, with staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 1, 1982 at 2:00 P.M.

8. SH-9-82

SIGN HEIGHT
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING for a Sign Height Review to allow a sign to a height of 55 feet where only 40 feet is allowed on property located at 333 North Rancho Drive, C-1 Zone.

MR. FOSTER said this involves a billboard along the north side of the Oran K. Gragson Highway immediately south of the atrium office building west of Rancho Drive. The freeway is elevated at that portion. They would like to

8. SH-9-82

(Continued)

increase the sign to a height of 55 feet. The sign is obstructed from the motorists going west on the Expressway. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations amended to a maximum height of 55 feet.

ROBERT VAN NOSTRAND, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared for the application. There are trees obstructing the sign and they are not able to have them cut, since they do not have any jurisdiction over the property they are on.

MR. BUGBEE made a Motion for APPROVAL of SH-9-82, Sign Height Review, with staff's recommendation.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Bugbee, Mrs. Coleman

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 1, 1982 at 2:00 P.M.

9. SH-10-82

SIGN HEIGHT
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING for a Sign Height Review to allow a sign to a height of 55 feet where only 40 feet is allowed on property located at 944 East Sahara Avenue, C-1 Zone.

MR. FOSTER said this is located about a block east of a furniture store on East Sahara Avenue. There is a new on-premise sign from an interior decorating operation immediately to the east that obscures the sign. Presently the billboard is 32 feet high. Staff feels that if the sign were increased to 45 feet there would be a good vision of the billboard.

ROBERT VAN NOSTRAND, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared for the application. Their sign would clear the Anita Brooks sign if it was raised to 45 feet.

MR. JOHNSTON made a Motion for APPROVAL of SH-10-82, Sign Height Review, subject to a maximum height of 45 feet.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Bugbee, Mrs. Coleman

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 1, 1982 at 2:00 P.M.

10. ZC-175-82

COUNTY
REFERRAL

DENIED

Request of PHILIP KAM, ET AL for a Zone Change on property generally located on the east side of Jones Boulevard and the north side of O'Bannon Avenue, from R-E to C-1.

MR. FOSTER said there is a credit union proposed on the south portion and the balance will be for commercial use with no specific development proposed. Staff feels that because of the R-E to the east and the fact that about 600 feet to the south is Sahara Avenue, which is transitioning to commercial, it is not necessary to start a commercial pattern along Jones Boulevard and P-R would be more appropriate for the entire site. This item is merely on the agenda to give a recommendation to the County.

MRS. COLEMAN said the west side of Jones Boulevard is higher than the east side at that point. There is no way to get to this property other than by going south to Sahara Avenue and turning around and coming back, which would make it unsuitable for commercial use. There are homes immediately to the south all the way to Sahara Avenue, with the exception of the commercial fronting on Sahara, that are ranch estate homes. This property is in the middle of the R-E development that the Planning Commission has been trying to preserve.

MR. BUGBEE made a Motion for DENIAL of ZC-175-82, County Referral.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-57-78

PLOT PLAN
REVIEW

(Abeyance from
10/14/82)

ABEYANCE

Request of WEST COAST HOLDINGS, INC. for a Plot Plan Review to allow a 6 foot block wall in the front yard area on property located at 2404 Rancho Bel Air, R-PD4 Zone.

MR. FOSTER said this was held in abeyance so the applicant could work out a satisfactory arrangement on the block wall with the property owners. They are again asking that this item be held in abeyance because it has not been resolved.

JAY DOWNEY, West Coast Holdings, 637 East Sahara Avenue, appeared for the application stating they would like this item held in abeyance until the November 23, 1982 Planning Commission meeting.

MRS. COLEMAN made a Motion for ABEYANCE of Z-57-78, Plot Plan Review.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mrs. Coleman
"NOES" None
"EXCUSED" Mrs. Tracy

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard at the November 23, 1982 Planning Commission meeting.

2. Z-66-81
EXTENSION
OF TIME
APPROVED

Request of SHAW DEVELOPMENT for an Extension of Time on property generally located on the northwest corner of Alta Drive and Cimarron Avenue, N-U to R-CL Zone.

MR. FOSTER said this is the first request for an extension of time. They indicate financial reasons for not proceeding with the development. Staff recommends approval, subject to the following conditions: 1) One year extension; and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

JOHN DAVIS appeared to represent the applicant.

MR. BUGBEE made a Motion for APPROVAL of Z-66-81, Extension of Time.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mrs. Coleman
"NOES" None
"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item would be heard by the Board of City Commissioners on December 1, 1982 at 2:00 P.M.

3. CV-3-82
C-V REVIEW
APPROVED

Request of NEVADA CENTER FOR THE BLIND for a C-V Review for a proposed new building addition to the existing building on property located at 1001 Bruce Street, C-V Zone.

MR. FOSTER said this will be a one-story building approximately 22.5 feet high located to the north of the existing building. Staff feels it is compatible with the area. There are 24 parking spaces and adequate landscaping. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Provision of fire hydrants and water flow as required by the Department of Fire Services; and 3) Install street improvements on Bruce Street and sidewalks on Gragson Street as required by the Department of Public Services.

DAVID HARRIS, architect, appeared for the applicant.

MR. JOHNSTON made a Motion for APPROVAL of CV-3-82, C-V Review, subject to staff's conditions.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mrs. Coleman
"NOES" None
"EXCUSED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

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

4. SO-6-82

TEMPORARY
CONSTRUCTION
OFFICE

APPROVED

Request of COLLINS BROTHERS CONSTRUCTION for a temporary construction office on property located at 7716 Parakeet Avenue, R-1 Zone (under Resolution of Intent to R-CL).

MR. FOSTER said this is the former Sproul Homes property in the Charleston/Rainbow area which is being developed by Collins Brothers. They feel a temporary construction office is needed in close proximity to the site. Staff recommends approval, subject to: 1) Review be conducted on July 8, 1985; and 2) The use of the construction office shall be limited to the applicant's development.

RICHARD THOMPSON, 7800 West Alta Drive, appeared to represent Collins Brothers.

MR. BUGBEE made a Motion for APPROVAL of SO-6-82, Temporary Construction Office.

Voting was as follows:

"AYES" Chairman Guthrie, Mr. Johnston, Mr. Mack,
Mr. Bugbee, Mrs. Coleman

"NOES" None

"EXCUSED" Mrs. Tracy

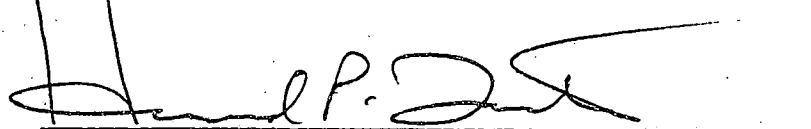
Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 8:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

11-9-83 P.C. meeting

NAME

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