AGENDA

CITY PLANNING COMMISSION

OCTOBER 25, 1983

CALL TO ORDER:	7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
ROLL CALL:	
ANNOUNCEMENT:	Satisfaction of Open Meeting Law and Reading of Standard Conditions.

OLD BUSINESS:

1. A-12-83(A)	Petition of Annexation submitted by JOHN J. SKANDROS, ET AL to annex property generally located on the northeast corner of El Parque Avenue and Edmond Street, containing approximately 2.4 acres.

NEW BUSINESS:

1. FINAL MAP OESTE VILLAS UNIT 5	Property generally located on the northeast corner of Michael Way and Marietta Avenue, R-1 Zone. Owner/Subdivider: Villa Bonita Oeste, Corp. No. of Acres: 7.8 No. of Lots: 30
2. VAC-16-83	Petition of Vacation submitted by FIRST WESTERN SAVINGS ASSOCIATION to vacate Miramar Drive, 60' in width, from the north right-of-way line of Cheyenne Avenue to the centerline of Maynard Avenue.
3. A-13-83(A)	Petition of Annexation submitted by JOHN L. DONART, ET AL to annex property generally located on the southeast corner of Ducharme Avenue and Roland Wiley Road, containing approximately 10 acres.
4. Z-89-83	Application of NICK PANDELIS for reclassification of property generally located on the east side of Willow Street, between Goldring Avenue and Alturas Avenue, from R-E to P-R. Proposed Use: Parking Area for Office Building
5. CD-1-83	Request of ELIZABETH BARON for a C-D Use Review to allow a physic business and to sell books and tapes in conjunction with this business on property located at 3017 W. Charleston Boulevard, C-D Zone.

MINUTES

CITY PLANNING COMMISSION

OCTOBER 25, 1983

CALL TO ORDER:	A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Bugbee in the Council Chambers at City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
PRESENT:	Chairman Bugbee Mrs. Tracy Mr. Johnston, Mr. Mack Mr. Guthrie Mr. Kennedy
EXCUSED:	Mrs. Coleman
STAFF PRESENT:	Harold P. Foster, Director, Department of Community Planning and Development Howard Null, Chief, Planning Division Charlane Bigelow, Deputy City Attorney Harry VonBusch, Planner 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. A-12-83(A)

APPROVED

Petition of Annexation submitted by JOHN J. SKANDROS, ET AL to annex property generally located on the northeast corner of El Parque Avenue and Edmond Street, containing approximately 2.4 acres.

MR. NULL stated this item was held in abeyance from the last meeting because the applicant was not present. This property has R-E County zoning and N-U would be the City equivalent. Staff would recommend approval.

JOHN J. SKANDROS, 4400 West Bonanza Road, appeared for the application.

MR. GUTHRIE made a Motion for APPROVAL of A-12-83(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. FINAL MAP OESTE VILLAS UNIT 5 APPROVED	Property generally located on the northeast corner of Michael Way and Marietta Avenue, R-1 Zone. Owner/Subdivider: Villa Bonita Oeste Corporation No. of Acres: 7.8 No. of Lots: 30

MR. NULL stated this is the last unit in this series. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to: 1) Conformance with the tentative map, and 2) Conformance to the conditions of approval for the tentative map.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the developer. He agreed to staff's conditions.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Oeste Villas, Unit 5, subject to staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. VAC-16-83 APPROVED	Petition of Vacation submitted by FIRST WESTERN SAVINGS ASSOCIATION to vacate Miramar Drive, 60 feet in width, from the north right-of-way line of Cheyenne Avenue to the center line of Maynard Avenue.

MR. NULL stated the area to be vacated is the existing alignment. There will be a new alignment that will swing to the west and hook up with Terry Street to the south which will provide for better traffic flow. This will be done through the New Country Subdivision Unit 7. Staff would recommend approval, subject to: 1) If the Order of Vacation is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, approval will terminate and a new petition will be required to be submitted, and 2) Standard conditions.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the developer. He agreed with staff's recommendations.

MR. JOHNSTON made a Motion for APPROVAL of VAC-16-83, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would have a public hearing date set by the City Council on November 2, 1983.

3. A-13-83(A)

APPROVED

Petition of Annexation submitted by JOHN L. DONART, ET AL to annex property generally located on the southeast corner of Ducharme Avenue and Roland Wiley Road, containing approximately 10 acres.

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

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared to represent the owners of the property.

MR. KENNEDY made a Motion for APPROVAL of A-13-83(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. Z-89-83

ABEYANCE

Application of NICK PANDELIS for reclassification of property generally located on the east side of Willow Street, between Goldring Avenue and Alturas Avenue, from R-E to P-R.
Proposed Use: Parking Area for Office Building.

MR. FOSTER stated the applicant wishes to incorporate this lot into the plan that has already been approved for the contiguous lots. This parcel will provide 35 additional parking spaces. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Standard conditions 1 through 8, and 3) Install street improvements on Willow Street as required by the Department of Engineering Services. Staff does not have any protests on record.

MR. JOHNSTON made a Motion for ABEYANCE of Z-89-83 because the applicant was not present.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard again by the City Planning Commission on November 10, 1983.

5. CD-1-83

APPROVED

Request of ELIZABETH BARON for a C-D Use Review to allow a psychic business and to sell books and tapes in conjunction with this business on property located at 3017 West Charleston Boulevard, C-D Zone.

MR. FOSTER stated that all uses in the C-D zone must be approved by the City Council before they are allowed. Once they are approved, then they are allowed at any location as long as it is zoned C-D. They will be required to obtain a Use Permit, which will be heard by the Board of Zoning Adjustment on October 27, 1983. Staff feels this

5. CD-1-83 (Continued)	is an office use that is compatible and would recommend approval with no conditions. ATTY. RICHARD KOCH, 302 East Carson Avenue, appeared with ELIZABETH BARON for the application. There are small signs put on the property by the landlord. This is strictly an office use. MR. JOHNSTON made a Motion for APPROVAL of CD-1-83. Voting was as follows: "AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy "NOES" None Motion for APPROVAL carried unanimously. CHAIRMAN BUGBEE announced this item would be heard by the City Council on November 2, 1983 at 2:00 P.M.
6. Z-47-72 PLOT PLAN REVIEW APPROVED	Request of GARY GUY WILSON for a Plot Plan Review to construct an addition to the existing law office building on property located at 600 East Charleston Boulevard, P-R Zone. MR. FOSTER stated this is a major addition to the existing law office that is on the southeast corner of 6th and Charleston. There is a garage to the rear of the property. The proposed addition will tie the garage into the office facility. The proposed addition is 1,710 square feet and the garage building is about 1,000 square feet for a total of 5,734 square feet. Staff would recommend approval, subject to: 1) Standard Conditions 1 through 8. RICHARD HERMAN, Gary Guy Wilson Architecture, appeared for their client. They are in accord with staff's presentation. MR. MACK made a Motion for APPROVAL of Z-47-72, Plot Plan Review, subject to staff's conditions. Voting was as follows: "AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy "NOES" None Motion for APPROVAL carried unanimously. CHAIRMAN BUGBEE announced this is final action.
7. Z-49-77 EXTENSION OF TIME ABEYANCE	Request of NEW HORIZONS CENTER FOR LEARNING for an Extension of Time on property located at 1401 South Arville Street, C-1 Zone. MR. FOSTER stated this is their fifth request for an Extension of Time to relocate the school to their new facility which is proposed on the Peccole property in the West Charleston area. They cite financial reasons for not being able to make the move since the last extension. In addition, work has to be done on the site to bring the utilities there. They are asking for a two year extension. In the past the surrounding property

7. Z-49-77 (Continued)

owners have been notified of this request so they could have input into the status. Staff would recommend this item be held in abeyance if two years would be considered so the surrounding property owners could be notified; however, if only a one year extension is to be granted, possibly this could be without notifying the property owners.

No one appeared to represent the application.

MR. MACK made a Motion for ABEYANCE of Z-49-77, Extension of Time, because no one appeared to represent the application.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Provisions for allowing stadium and convention facilities.

MR. FOSTER stated this ordinance amendment provides for the various types of uses for Cashman Field, which is the only stadium and convention facility in the City. The uses will be permitted by means of a Use Permit. This ordinance also includes the definition of swap meets, which includes items referred to as flea markets, carnival markets, sundry markets, odds and ends sales, parking lot sales, antique or collectible sales and specialty sales. The Use Permit would be referred to the City Council for a final decision. If this ordinance amendment is adopted, the Convention Authority will apply for a Use Permit and the uses will be set as to which will be allowed and which will be prohibited. Staff would recommend approval of this ordinance amendment.

MR. JOHNSTON made a Motion for APPROVAL of the Ordinance Amendment.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 7:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/lo

ANNOTATED AGENDA

CITY PLANNING COMMISSION

OCTOBER 25, 1983

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

ROLL CALL: PRESENT: BUGBEE, TRACY, JOHNSTON, MACK, GUTHRIE, KENNEDY

EXCUSED: COLEMAN

ANNOUNCEMENT: Satisfaction of Open Meeting Law and Reading of Standard Conditions.

OLD BUSINESS:

1. A-12-83(A) Petition of Annexation submitted by JOHN J. SKANDROS ET AL to annex property generally located on the northeast corner of El Parque Avenue and Edmond Street, containing approximately 2.4 acres.

ACTION: APPROVED
GUTHRIE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

NEW BUSINESS:

1. FINAL MAP

OESTE VILLAS
UNIT 5

Property generally located on the northeast corner of Michael Way and Marietta Avenue, R-1 Zone.
Owner/Subdivider: Villa Bonita Oeste, Corp.
No. of Acres: 7.8 No. of Lots: 30

ACTION: APPROVED
TRACY/UNANIMOUS

CONDITIONS:

1. Conformance with the tentative map.

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

STAFF RECOMMENDATION: APPROVAL

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2. VAC-16-83 Petition of Vacation submitted by FIRST WESTERN SAVINGS ASSOCIATION to vacate Miramar Drive, 60' in width, from the north right-of-way line of Cheyenne Avenue to the centerline of Maynard Avenue.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

CONDITIONS:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

2. Satisfaction of the requirements of the various utility companies.

3. Conformance to code requirements and design standards of all City departments.

4. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD BY CITY COUNCIL: NOVEMBER 2, 1983 TO SET DATE FOR PUBLIC HEARING

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3. A-13-83(A) Petition of Annexation submitted by JOHN L. DONART, ET AL to annex property generally located on the southeast corner of Ducharme Avenue and Roland Wiley Road, containing approximately 10 acres.

ACTION: APPROVED
KENNEDY/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

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4. Z-89-83 Application of NICK PANDELIS for reclassification of property generally located on the east side of Willow Street, between Goldring Avenue and Alturas Avenue, from R-E to P-R.
Proposed Use: Parking Area for Office Building

ACTION: ABEYANCE
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: NOVEMBER 10, 1983

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5. CD-1-83 Request of ELIZABETH BARON for a C-D Use Review to allow a psychic business and to sell books and tapes in conjunction with this business on property located at 3017 W. Charleston Boulevard, C-D Zone.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COUNCIL: NOVEMBER 2, 1983

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6. Z-47-72 Request of GARY GUY WILSON for a Plot Plan Review to construct an addition to the existing law office building on property located at 600 East Charleston Boulevard, P-R Zone.

PLOT PLAN REVIEW

ACTION: APPROVED
MACK/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

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7. Z-49-77

EXTENSION
OF TIME

Request of NEW HORIZONS CENTER FOR LEARNING for an Extension of Time on property located at 1401 South Arville Street, C-1 Zone.

ACTION: ABEYANCE
MACK/UNANIMOUS

STAFF RECOMMENDATION: ABEYANCE
TO BE HEARD AGAIN BY CITY PLANNING COMMISSION: NOVEMBER 10, 1983

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Provisions for allowing stadium and convention facilities.

ACTION: APPROVED
JOHNSTON/UNANIMOUS

COLEMAN EXCUSED

ANNOTATED AGENDA

CITY PLANNING COMMISSION

OCTOBER 25, 1983

OLD BUSINESS:

1. A-12-83(A)

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

NEW BUSINESS:

1. FINAL MAP

OESTE VILLAS
UNIT 5

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

SPECIAL CONDITIONS:
1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.

2. VAC-16-83

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

SPECIAL CONDITIONS:
1. Standard conditions 1 thru 3.
2. One year to record statement.

PROTESTS: 0

3. A-13-83(A)

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

4. Z-89-83	ABEYANCE - JOHNSTON/AYES: 11/10/83 P.C.Meeting		Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy
		NOES:	None

PROTESTS: 0

5. CD-1-83	APPROVED - JOHNSTON/AYES:		Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy
		NOES:	None

6. Z-47-72 PLOT PLAN REVIEW	APPROVED - MACK/AYES:		Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy
		NOES:	None

7. Z-49-77 EXTENSION OF TIME	ABEYANCE - MACK/AYES: 11/10/83 P.C.Meeting		Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy
		NOES:	None

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Provisions for allowing stadium and convention facilities.

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

P.C. 10-25-83

NAME	ADDRESS
John J. Skandros	4400 W Bonanza Road
Charles R. Johnson	2800 W Sahara Avenue

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

October 24, 1983

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
OCTOBER 25, 1983

COPIES TO:
CITY CLERK'S OFFICE ~LINDA
CITY ATTORNEY
CINDY
RICK

NEW BUSINESS:

4. Z-89-83

This lot is being annexed to an approved four story office site which was extended October 19, 1983 by the City Council and there is a new variance for the four story building on the other site (Z-29-82). The lot fronts Willow Street to the north of the parking area, in the other case. The plan reflects the required 6' block wall along the north end and west sides; setback on the west the required 5'. This adds 38 spaces for a total of 95 spaces for the complex. This is in the transitional area of the precise plan for this area and is an appropriate use.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Standard conditions 1-8.
3. Install street improvements on Willow Street as required by the Department of Engineering Services.

PROTESTS: 0
PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

5. CD-1-83

U-82-83 goes before the B.Z.A. October 27, 1983 for a use permit that is required by the license regulations. This will be in the Temple Building. Staff has no particular problem with this type of office and retail sale of books and tapes in this district.

Staff recommends APPROVAL.

PROTESTS: N/A
NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 2, 1983.

6. Z-47-72

This proposal is to add 1,710 sq. ft. and incorporate the old garage into the building (1,029 sq. ft.) for a total of 5,734 sq. ft. The new addition will be one story and extend 14' south of the "old garage" building with the same 6th Street setback.

The rear parking bay will be reduced 3 spaces, but the front bay was increased 6 for a total of 33 spaces in 1973, wherein the old plan showed 30 spaces Code required 15 spaces. The addition will still be 92' from the residence to the south and the south elevations are similar to the high pitched gables of the existing building and are attractive. Should we notify Swartz - Minor matter.

Staff recommends APPROVAL subject to:

1. Standard conditions 1-8.

PROTESTS: N/A
NOT A PUBLIC HEARING ITEM. SET FOR P. C. FINAL ACTION.

7. Z-49-77

This is the fifth request for an extension of time. They cite fund raising problems and indicate it will probably be their last request for an extension. They have a site in Pecolle's property west. P. C. held this in abeyance for notification which we advocated last time which should be done again.

Staff recommends that this be held in abeyance for notification of the surrounding property owners.

If approved subject to:

1. The school use shall be discontinued August 15, 1984.

PROTESTS: N/A
NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL NOVEMBER 16, 1983.

RCC:hb

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date *Linda*

October 24, 1983

TO: FOSTER

FROM: NULL

SUBJECT: CITY PLANNING COMMISSION MEETING
OCTOBER 25, 1983
AGENDA ITEM CONDITIONS

COPIES TO:

OLD BUSINESS:

1. A-12-83(A)

The applicant was not present at the last meeting. There is no sanitary sewer in the immediate vicinity, however, a new trunk line will be installed in Edward Street in the near future, possibly 1984. Staff recommends approval.

NEW BUSINESS:

1. Final Map - Oeste Villas Unit 5

- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.

2. VAC-16-83

This vacation is to remove the old alignment of Miramar Drive. The new alignment will be established through dedication of right-of-way in the New Country Unit 7 subdivision. Staff recommends approval with the standard conditions 1-3. + 1 year to record statement,

3. A-13-83(A)

Approximately 10 acres; R-E County Zoning; N-U City equivalent. Staff recommends approval.