

AGENDA

City of Las Vegas

October 23, 1984

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law and Reading of Standard Conditions.

MINUTES:

Approval of the August 9, 1984 City Planning Commission Minutes.

NEW BUSINESS:

1. Z-61-84

REFERRED BACK
BY CITY COUNCIL

Request of BEN F. WITSELL, ET AL, for reclassification of property generally located south of the intersection of Rock Springs Drive and Washington Avenue, from N-U to R-PD11.
Proposed Use: Medium Density Residential
(Condominiums)

2. Z-73-84

Request of CHARLESTON HEIGHTS DEVELOPMENT COMPANY for reclassification of property (Parcel I) generally located on the east side of Tenaya Way between Gowan Road and Cheyenne Avenue, from N-U to R-CL.
Proposed Use: Medium Low Density Single Family Residence

and request for reclassification of property (Parcel II) generally located on the east side of Dalecrest Drive, north of Gowan Road, from N-U to R-PD18.

Proposed Use: Medium High Density Residential

3. Z-74-84

Request of JAMES B. MCCALL, ET AL, for reclassification of properties generally located west of Lorenzi Boulevard, south of Smoke Ranch Road, north of Washington Avenue, and east of Buffalo Drive, from N-U to R-CL, R-3 and C-1.

4. Z-75-84

Request of THOMAS T. BEAM for reclassification of property generally located at the northeast corner of Alta Drive and Shadow Lane, from R-1 to R-3.
Proposed Use: Medium Density Residential

5. Z-76-84

Request of NEVADA SOUTHERN TITLE, INC. for reclassification of property generally located on the northeast corner of Lone Mountain Road and Oran K. Gragson Highway, from R-E and C-2 to R-MH.
Proposed Use: Mobile Home Park

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COMMISSION ACTION

ITEM

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| 6. | Z-167-63

PLOT PLAN REVIEW | Request of PONDEROSA EQUITIES CORPORATION for a Plot Plan Review of property generally located on the northeast corner of Carl Avenue and Jones Boulevard, R-1 Zone (Under Resolution of Intent to R-3). |
| 7. | Z-56-74

PLOT PLAN REVIEW | Request of ROBERT LARSON & ASSOCIATES for a Plot Plan Review of property generally located on the west side of Rancho Road, between Sirius Avenue and Meade Avenue, M Zone. |
| 8. | Z-60-80

PLOT PLAN REVIEW | Request of VTN for a PLOT PLAN REVIEW of property generally located on the west side of Torrey Pines Drive, 1300' south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14). |
| 9. | Z-27-81

PLOT PLAN REVIEW | Request of NATIONAL CONVENIENCE STORES for a PLOT PLAN REVIEW for a proposed convenience market to be located on property generally located on the northwest corner of Lamb Boulevard and Charleston Boulevard, C-1 Zone. |
| 10. | Z-34-81

PLOT PLAN REVIEW | Request of G. C. WALLACE, ENGINEERS, for a PLOT PLAN REVIEW of property generally located on the southwest corner of Alta Drive and El Capitan Way, N-U Zone (under Resolution of Intent to C-V). |
| 11. | Z-32-82

PLOT PLAN REVIEW | Request of REAL CORPORATION for a PLOT PLAN REVIEW of property generally located on the northwest corner of Potosi and Sahara Avenue, N-U Zone (under Resolution of Intent to C-1). |
| 12. | Z-57-78

PLOT PLAN REVIEW | Request of ED HUTCHINS for a PLOT PLAN REVIEW of property located at 212 Desert View Street, R-PD4 Zone. |

DIRECTOR'S BUSINESS:

- | | | |
|----|-----------------------------------|--|
| 1. | ZONING ORDINANCE
AMENDMENT | Require final action by the City Council on all commercial storage unit developments. |
| 2. | PLANNING
COMMISSION
MEETING | Consider rescheduling or cancelling the December 25, 1984 Planning Commission meeting. |

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PLANNING COMMISSION
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COMMISSION ACTION

SUPPLEMENTAL AGENDA

1. C-2-84

Request of COPY GRAPHICS for a C-D Use Review to allow a printing and duplicating business on property located at 3607 W. Charleston Boulevard, C-D Zone.

2. AR-6-84

AESTHETIC REVIEW

Request of WILDWOOD BUILDERS for an Aesthetic Review of a proposed motel and wedding chapel on property generally located at 1431 Las Vegas Boulevard South.

3. VAC-21-84

Petition of Vacations submitted by the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to vacate the twenty foot (20') wide north/south alley generally located between Clark Avenue on the north, Maryland Parkway on the east, Bonneville Avenue on the south, and Eleventh Street on the west.

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PLANNING COMMISSION

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COMMISSION ACTION

ITEM

CALL TO ORDER

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

ROLL CALL

Michael Mack, Chairman - Present
Robert Bugbee - Present
Maggi Coleman - Present
Robert Guthrie - Present
Joe Johnston - Present
Fred Kennedy - Present
Sherri Tracy - Present

ANNOUNCEMENTS

Satisfaction of Open Meeting Law and Reading of Standard Conditions:

All Zoning items shall conform to the following general 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 systems shall be cause for revocation of a business license;
3. Submittal of a landscaping plan prior to or at the 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. (Excluding single family development);
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 Design and Development;
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

MINUTES

Approval of the August 9, 1984 City Planning Commission Minutes

CHAIRMAN MACK called the meeting to order at 7:30 P.M.

STAFF PRESENT

Harold P. Foster, Director,
Department of Community
Planning and Development.
Robert C. Clemmer, Chief,
Zoning Division
Les Comeau, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

MR. FOSTER announced the meeting was being held in compliance with the Open Meeting Law.

MR. FOSTER read the standard conditions that apply to approved rezoning cases.

Coleman -
APPROVED
Unanimous

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City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

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ITEM

COMMISSION ACTION

NEW BUSINESS:

1. Z-61-84 - BEN F. WITSELL

Request of BEN F. WITSELL, ET AL, for reclassification of property generally located south of the intersection of Rock Springs Drive and Washington Avenue, from N-U to R-PD11. (Referred back by City Council)

Proposed Use: Medium Density Residential (Condominiums)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Application shall be amended to R-1 on the west 5 acres.
3. Install street improvements on Washington Avenue and Rock Springs Drive and the east/west street as required by the Department of Community Planning and Development, Division of Land Development and Flood Control.
4. Dedicate 40' of right-of-way for Washington Avenue and a 25' property line radius at the intersection of Washington Avenue and Rock Springs Drive as required by the Department of Design and Development.

PROTESTS: 4 on record with staff from previous meeting.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated this item was referred back to the Planning Commission by the City Council because the applicant presented a revised development plan at the City Council meeting. The applicant is now proposing that the south portion of the west 5 acres be approved for R-PD11 rather than just the easterly 2 1/2 acres. Staff recommended west of Rock Springs Drive south of Washington Avenue be amended to R-1 and only R-PD11 approved on the southeasterly 2 1/2 acres.

JOHN D. TAYLOR, 6784 West Casa Linda, appeared as one of the owners of the property.

OPPOSITION:

ELAINE FLEMMING SMITH, 1012 Pagosa Way

LLOYD BRUNDAGE, 901 Tenaya Way

VINCENT MARTINEZ, 7100 Alamosa Way

12 Persons in the audience

59 Signatures on petition

To be heard by the City Council on 11/7/84.

(19:33-19:54)

ITEM

2. Z-73-84 - CHARLESTON HEIGHTS DEVELOPMENT
COMPANY

Request of CHARLESTON HEIGHTS DEVELOPMENT
COMPANY for reclassification of property
(Parcel I) generally located on the east side
of Tenaya Way between Gowan Road and Cheyenne
Avenue, from N-U to R-CL.

Proposed Use: Medium Low Density Single
Family Residence

and request for reclassification of property
(Parcel II) generally located on the east
side of Dalecrest Drive, north of Gowan Road,
from N-U to R-PD18.

Proposed Use: Medium High Density
Residential

STAFF RECOMMENDATION: ABEYANCE

Bugbee -
ABEYANCE
Unanimous

MR. FOSTER stated the property
owners were notified this item
would be held in abeyance until
the next meeting to properly
advertise the two parcels.

To be heard by the City
Planning Commission on 11/8/84.

(19:54-19:55)

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

COMMISSION ACTION

3. Z-74-84 - JAMES B. McCALL, ET AL

Request of JAMES B. McCALL, ET AL, for reclassification of properties generally located west of Lorenzi Boulevard, south of Smoke Ranch Road, north of Washington Avenue, and east of Buffalo Drive, from N-U to R-CL, R-3 and C-1.

STAFF RECOMMENDATION: ABEYANCE.

Johnston -
ABEYANCE
Unanimous

MR. FOSTER stated this parcel consists of 185 acres. The applicant is requesting commercial storage units in the C-1 zone which would require a use permit or that particular use be advertised on the rezoning application. The applicant has indicated he would rather have the application held in abeyance and advertise the storage units with the rezoning notification. Staff will notify the property owners this item will be heard on 11/8/84.

To be heard by the City
Planning Commission on 11/8/84.

(19:55-20:05)

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COMMISSION ACTION

ITEM

4. Z-75-84 - THOMAS T. BEAM

Request of THOMAS T. BEAM for reclassification of property generally located at the northeast corner of Alta Drive and Shadow Lane, from R-1 to R-3.

Proposed Use: Medium Density Residential

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Eliminate the 3 accessways to Shadow Lane and provide an additional access to Alta Drive.
3. Relocate the guardhouse as required by the Traffic Engineer.
4. Reduce the number of units to a maximum of 457.
5. Dedicate 30' of right-of-way for Shadow Lane and Alta Drive as required by the Department of Design and Development.
6. Install street improvements on Alta Drive and Shadow Lane as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Conformance to the City addressing regulations as required by the Department of Community Planning and Development.
8. Standard conditions 1-8.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated this parcel is approximately 18 acres in size. This application is for 504 units, but R-3 density will only allow 457 units. Staff is concerned about the amount of apartment development in this area. Staff recommended approval of the application for 457 units.

KEN GRAGSON, 4411 Marlana Circle, appeared and represented the applicant.

OPPOSITION:

TERESA LAPORTE, 417 Vandalia Street

BRUCE BARTLETT, 301 Deauville Street

GRANT PERRY, 500 Shadow Lane

DICK THOMAS, 300 Shadow Lane

JOHN SANDNESS, 321 Beaumont Street

To be heard by the City Council on 11/21/84.

(20:09-20:35)

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

ITEM

COMMISSION ACTION

5. Z-76-84 - NEVADA SOUTHERN TITLE, INC.

Request of NEVADA SOUTHERN TITLE, INC. for reclassification of property generally located on the northeast corner of Lone Mountain Road and Oran K. Gragson Highway, from R-E and C-2 to R-MH.

Proposed Use: Mobile Home Park

STAFF RECOMMENDATION: APPROVAL

Guthrie -
 DENIED

Motion carried with Bugbee and Mack voting "No" and Johnston "Abstaining" from voting.

MR. FOSTER stated this is a 36-acre site. Half of the parcel is zoned R-E and half C-2. The area to the west and south is zoned R-E. The applicant is proposing a 214 lot mobile home development where the lots will be sold. The applicant is applying for a Variance to allow the reduced lot sizes and private streets. It will be a wall-in community. There will be a central recreational facility. The lots are a minimum of 50' x 90' in size with the drives 40' wide. This is approximately 6 units per acre.

DAN KEISERMAN, 2028 Heritage Oaks Street, appeared and represented the developer.

OPPOSITION:

ELIZABETH NEWBARRE, 4687 Balsam Street

13 Signatures on petition

3 Letters

RAY POTTER, 4595 Balsam Street

JERRY FAIRCHILD, 6805 Serene Street

MARVIN ROGGE, 2809 Kings Way

JOSEPH FIELDING, 4743 Balsam Street

MARY KLOSOWSKI, 4615 Balsam Street

RALPH REELEY, 4722 Balsam Street

23 Persons in the audience

To be heard by the City Council on 11/21/84.

(20:35-20:57)

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COMMISSION ACTION

ITEM

6. Z-167-63 - PLOT PLAN REVIEW
PONDEROSA EQUITIES CORPORATION

Request of PONDEROSA EQUITIES CORPORATION for a PLOT PLAN REVIEW on property generally located on the northeast corner of Carl Avenue and Jones Boulevard, R-1 Zone (Under Resolution of Intent to R-3).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Provide parking lot revisions as required by the Department of Community Planning and Development.
2. Standard conditions 1-8.

Johnston -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated the applicant is revising this development plan. It is 23 units per acre. The number of units have been reduced from 240 to 236. There will be 331 parking spaces where 292 are required.

MIKE NELSON, 6705 Shetland Drive, appeared and represented the application.

This is final action.

(20:57-21:02)

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COMMISSION ACTION

ITEM

7. Z-56-74 - PLOT PLAN REVIEW
ROBERT LARSON & ASSOCIATES

Request of ROBERT LARSON & ASSOCIATES for a Plot Plan Review of property generally located on the west side of Rancho Road, between Sirius Avenue and Meade Avenue, M Zone.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Provide vehicular access to Sirius Avenue.
2. Recording of the Order of Vacation of the portion of Rigel Avenue approved for Vacation.
3. Install street improvements on Rigel Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Install sidewalks on Rancho Road and Sirius Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Noise levels cannot exceed the M district performance standards.
6. Lights shall be directed from the residential to the north.
7. Standard conditions 1-8.

Tracy -
APPROVED, subject to staff's conditions.
Unanimous
(Johnston abstained)

MR. FOSTER stated this is for an amusement park. They are now proposing to redesign the layout and only develop it on the south portion. All the parking will be on the west side of the property.

ROBERT LARSON, Architect, 1014 Dade Street, appeared and represented the applicant.

DAN MATSON, 1150 Mulberry Lane, Dixon, California.

This is final action.

(21:02-21:10)

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City of Las Vegas

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COMMISSION ACTION

ITEM

8. Z-60-80 - PLOT PLAN REVIEW - VTN

Request of VTN for a PLOT PLAN REVIEW of property generally located on the west side of Torrey Pines Drive, 1300' south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the plot plan redesigned as required by the Department of Community Planning and Development.
2. Dedicate 40' of right-of-way for Torrey Pines Drive and 30' of right-of-way for James Bilbray Drive.
3. If phased, provide access easements for the private drives to dedicated public right-of-way.
4. Standard conditions 1-8.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated there will be a substantial amount of drainage water flowing from a west to an east direction along the north portion of the property. To accommodate the water there will have to be a slight redesign to the street pattern.

CHARLEY JOHNSON, VTN-NEVADA, 2300 Paseo Del Prado, appeared and represented the applicant. They will work on the street alignment with staff.

DICK CROSBY, applicant, appeared.

To be heard by the City Council on 11/7/84.

(21:10-21:15)

AGENDA

City of Las Vegas
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ITEM

COMMISSION ACTION

9. Z-27-81 - PLOT PLAN REVIEW - NATIONAL CONVENIENCE STORES

Request of NATIONAL CONVENIENCE STORES for a PLOT PLAN REVIEW for a proposed convenience market to be located on property generally located on the northwest corner of Lamb Boulevard and Charleston Boulevard, C-1 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the plot plan and elevations amended to screen the roof mechanics from the residences to the west.
2. Conformance to the original conditions of Z-27-81.

Coleman -
 APPROVED, subject to staff's recommendations.
 Unanimous

MR. FOSTER stated this is for a convenience store.

GUY WEIBLING appeared and represented Stop N' Go Markets.

This is final action.

(21:15-21:17)

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City of Las Vegas PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

10. Z-34-81 - PLOT PLAN REVIEW - G. C. WALLACE ENGINEERS

Request of G. C. WALLACE, ENGINEERS, for a PLOT PLAN REVIEW of property generally located on the southwest corner of Alta Drive and El Capitan Way, N-U Zone (under Resolution of Intent to C-V).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the plot plan amended to place the chain-link fence on the north side of the frontage road on Alta Drive and on the east side of the frontage road on El Capitan Way.
2. Approval of the Land Division with access to dedicated public right-of-way.
3. Enter into an agreement for the installation of off-site improvements on El Capitan and Alta as determined by the City.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated this is on the site that is commonly known as the Peccole property. There will be a 6 1/2' berm along the street side.

JACK MITCHELL, G. C. Wallace Engineers, 1555 East Flamingo Road, appeared and represented the application.

This is final action.

(21:17-21:22)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

ITEM

COMMISSION ACTION

11. Z-32-82 - PLOT PLAN REVIEW - REAL CORPORATION

Request of REAL CORPORATION for a PLOT PLAN REVIEW of property generally located on the northwest corner of Potosi Street and Sahara Avenue, N-U Zone (under Resolution of Intent to C-1).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Install street improvements on Potosi Street and sidewalks on Sahara Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
2. Standard conditions 1-8.

Tracy -
 APPROVED, subject to staff's conditions.
 Unanimous

MR. FOSTER stated this was formerly approved as a dental complex. Now they are proposing to construct two buildings: one will be retail stores and a two-story office building. There will be 57 parking spaces where 49 spaces are required.

DONALD YAHRAUS, Real Corporation, 228 South 4th Street, appeared and represented the application.

This is final action.

(21:22-21:27)

ITEM

COMMISSION ACTION

12. Z-57-78 - PLOT PLAN REVIEW - ED HUTCHINS

Request of ED HUTCHINS for a PLOT PLAN REVIEW
of property located at 212 Desert View
Street, R-PD4 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the plot plan.
2. This action authorizes a 2'4" rear setback
and a 19' front setback.
3. Approval by the Homeowners Association.

Bugbee -
APPROVED, subject to staff's
conditions.
Unanimous
(Tracy excused)

MR. FOSTER stated this home is
in the Rancho Bel Air
Subdivision. The setbacks are
not according to what was
approved for this subdivision.
The home on this application is
almost completely constructed.

ED HUTCHINS, 4782 West Monterro
Circle, appeared and repre-
sented the application.

BARRY BECKER, 50 South Jones
Boulevard, appeared and repre-
sented the Rancho Bel Air
Homeowners Association. The
Association is in favor of this
application.

VAN HEFFNER, 125 Rosemary Lane,
appeared in protest as the
adjacent property owner.

JOAN HEFFNER, 125 Rosemary
Lane, appeared in protest as
the adjacent property owner.

To be heard by the City Council
on 11/21/84.

(21:27-21:53)

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PLANNING COMMISSION
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ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE AMENDMENT

Require final action by the City Council on all commercial storage unit developments.

Coleman -
 APPROVED
 Unanimous

(NOTE: C-M and M zoning to be exempt from this provision.)

2. PLANNING COMMISSION MEETING

Consider rescheduling or cancelling the December 25, 1984 Planning Commission meeting.

Johnston -
 APPROVED cancellation of 12/25/84 meeting.
 Unanimous

(Director's Business from 22:01 to 22:05)

ITEM

COMMISSION ACTION

SUPPLEMENTAL AGENDA

1. CD-2-84 - USE REVIEW - COPY GRAPHICS

Request of COPY GRAPHICS for a C-D Use Review to allow a printing and duplicating business on property located at 3607 W. Charleston Boulevard, C-D Zone.

STAFF RECOMMENDATION: APPROVAL, with no drive-in window.

Kennedy -
WITHDRAWN
Unanimous

MR. FOSTER stated this application was for a drive-in window as these copy printing service and duplicating businesses are allowed in C-D districts. Staff will refund the applicant's fee since he is not requesting the drive-in window.

BRUCE MIOMA, 4232 Satinwood Drive, appeared as the owner of Copy Graphics. He recently purchased this business and was not proposing a drive-in window.

(21:53-21:58)

City of Las Vegas
PLANNING COMMISSION
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PHONE 386-6301

ITEM

COMMISSION ACTION

2. AR-6-84 - AESTHETIC REVIEW - WILDWOOD BUILDERS

Request of WILDWOOD BUILDERS for an Aesthetic Review of a proposed motel and wedding chapel on property generally located at 1431 Las Vegas Boulevard South.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Dedicate 10' of right-of-way for Las Vegas Boulevard South as required by the Department of Design and Development.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER presented the staff report. This property was formerly a restaurant.

ROBERT BIGGS, Wildwood Buildings, 607 S. Decatur Boulevard, appeared and represented the application.

This is final action.

(21:58-21:59)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. VAC-21-84 - HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Petition of Vacation submitted by the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to vacate the twenty foot (20') wide north/south alley generally located between Clark Avenue on the north, Maryland Parkway on the east, Bonneville Avenue on the south, and Eleventh Street on the west.

STAFF RECOMMENDATION: APPROVAL

Kennedy -
APPROVED
Unanimous

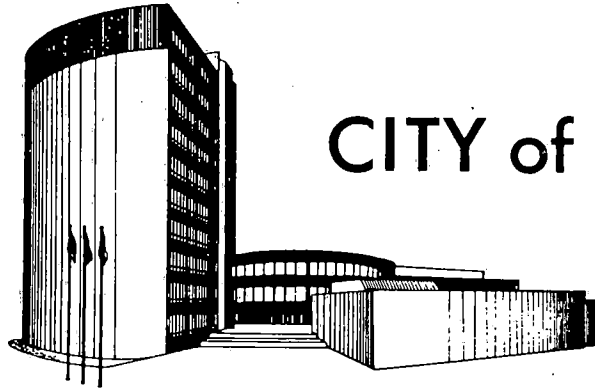
MR. FOSTER stated the Housing Authority would like to vacate the alley so it will be a private drive. They feel it would be easier to control vandalism.

SUSAN CULBERT appeared and represented the Housing Authority.

A date for the public hearing to be set at the 11/7/84 City Council meeting.

(21:59-22:01)

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Dale Hambleton
Housing Authority of the City of Las Vegas
P. O. Box 1897
Las Vegas, Nv 89125

RE: VAC-21-84

Dear Mr. Hambleton:

Your petition to vacate the twenty foot (20') wide north/south alley generally located between Clark Avenue on the north, Maryland Parkway on the east, Bonneville Avenue on the south, and Eleventh Street on the west, was considered by the City Planning Commission on October 23, 1984.

The Commission voted to refer this item with a recommendation of **APPROVAL**, subject to the following conditions:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

A public hearing date will be set at the City Council meeting of November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Howard A. Null, Chief
Planning Division

HPF:HAN:lm

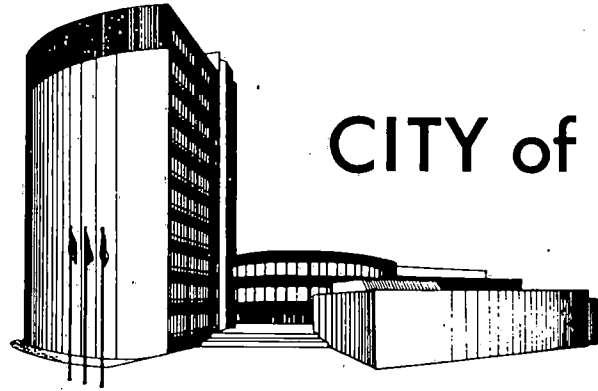


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Wildwood Builders
3871 S. Valley View Boulevard, #6
Las Vegas, Nv 89103

RE: AR-6-84

Dear Sirs:

Your request for an Aesthetic Review of a proposed motel and wedding chapel on property generally located at 1431 Las Vegas Boulevard South, was considered by the City Planning Commission on October 23, 1984.

The Commission voted to **APPROVE** this item, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Dedicate ten feet (10') of right-of-way for Las Vegas Boulevard South as required by the Department of Design and Development.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

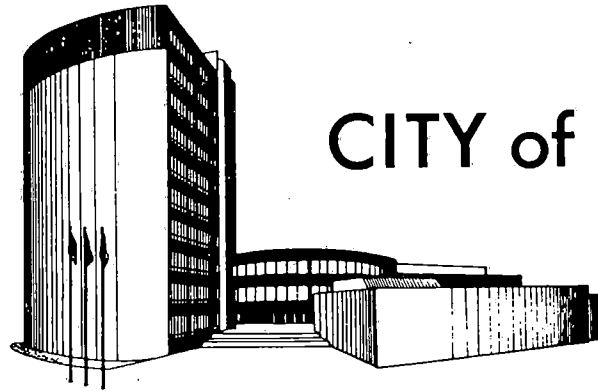
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MAYOR BILL BRIARE
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Ed Hutchins
P. O. Box 2309
Henderson, Nv 89015

RE: Z-57-78 PLOT PLAN REVIEW

Dear Mr. Hutchins:

Your request for a Plot Plan Review of property generally located at 212 Desert View Street, R-PD4 Zone, was considered by the City Planning Commission on October 23, 1984.

The Commission voted to refer this item with a recommendation of **APPROVAL**, subject to the following conditions:

1. Conformance to the plot plan.
2. This action authorizes a 2.4 foot rear setback and a 19 foot front setback.
3. Approval of the Homeowners Association.

This item will be considered by the City Council on November 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:lm

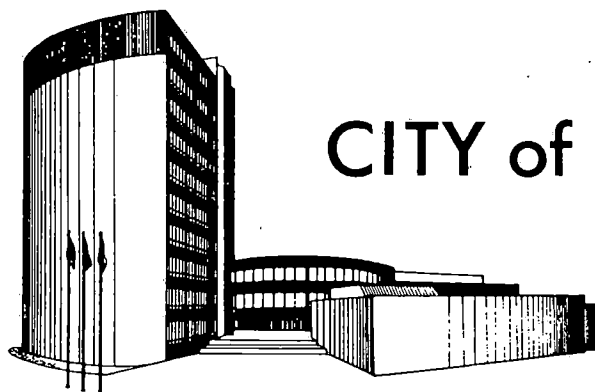


MAYOR BILL BRIARE

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BOB NOLEN

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GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Frank J. Costello
Real Corporation
228 S. Fourth Street
Las Vegas, Nv 89101

RE: Z-32-82 PLOT PLAN REVIEW

Dear Mr. Costello:

Your request for a Plot Plan Review of property generally located on the north-west corner of Potosi and Sahara Avenue, N-U Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on October 23, 1984.

The Commission voted to **APPROVE** this request, subject to the following conditions:

1. Install street improvements on Potosi Street and sidewalks on Sahara Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
2. Conformance to the plot plan and elevations.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.

- continued -



To: Mr. Frank J. Costello
Re: Z-32-82 PLOT PLAN REVIEW

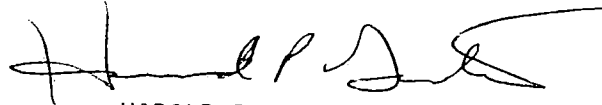
November 1, 1984
Page Two

7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

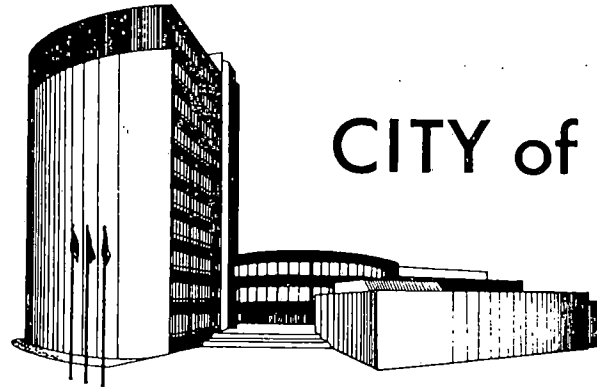
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER
DIRECTOR

HPF:lm

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Jack Mitchell, P.E.
G. C. Wallace Engineers
1555 S. Rainbow Boulevard
Las Vegas, Nv 89102

RE: Z-34-81 PLOT PLAN REVIEW

Dear Mr. Mitchell:

Your request for a Plot Plan Review of property generally located on the southwest corner of Alta Drive and El Capitan Way, N-U Zone (under Resolution of Intent to C-V), was considered by the City Planning Commission on October 23, 1984.

The Commission voted to **APPROVE** this request, subject to the following conditions:

1. Conformance to the plot plan amended to place the chain link fence on the north side of the frontage road on Alta Drive and on the east side of the frontage road on El Capitan Way.
2. Approval of the land division with access to dedicated public right-of-way.
3. Enter into an agreement for the installation of off-site improvements on El Capitan and Alta, as determined by the City of Las Vegas.

This action by the Planning Commission is final.

Sincerely,

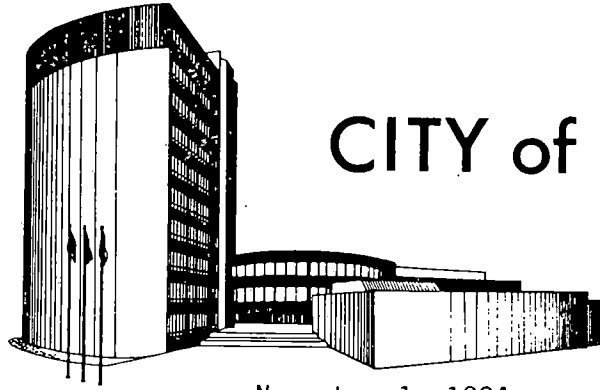
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:lm



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Guy Weibling
National Convenience Stores
2365 Renaissance Drive, Suite A
Las Vegas, Nv 89109

RE: Z-27-81 PLOT PLAN REVIEW

Dear Mr. Weibling:

Your request for a Plot Plan Review for a proposed convenience market to be located on property generally located on the northwest corner of Lamb Boulevard and Charleston Boulevard, C-1 Zone, was considered by the City Planning Commission on October 23, 1984.

The Commission voted to **APPROVE** this request, subject to the following conditions:

1. Conformance to the plot plan and elevations amended to screen the roof mechanics from the residences to the west.
2. Conformance to the original conditions of Z-27-81.

The action by the Planning Commission is final.

Sincerely,

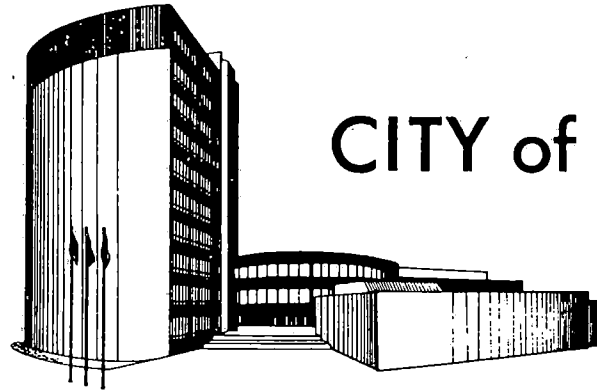
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:lm.



MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Ms. Cappy Hayes
VTN Nevada
2300 Paseo Del Prado, Bldg. A, Suite 100
Las Vegas, Nv 89102

RE: Z-60-80 PLOT PLAN REVIEW

Dear Ms. Hayes:

Your request for a Plot Plan Review of property generally located on the west side of Torrey Pines Drive, 1300' south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14) was considered by the City Planning Commission on October 23, 1984.

The Commission voted to refer this item with a recommendation of **APPROVAL**, subject to the following conditions:

1. Conformance to the plot plan redesigned as required by the Department of Community Planning and Development.
2. Dedicate forty feet (40') of right-of-way for Torrey Pines Drive and thirty feet (30') of right-of-way for James Bilbray Drive.
3. If phased, provide access easements for the private drives to dedicated public right-of-way.
4. Conformance to the plot plan and elevations.
5. 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.

- continued -



To: Ms. Cappy Hayes
Re: Z-60-80 PPR

November 1, 1984
Page Two

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

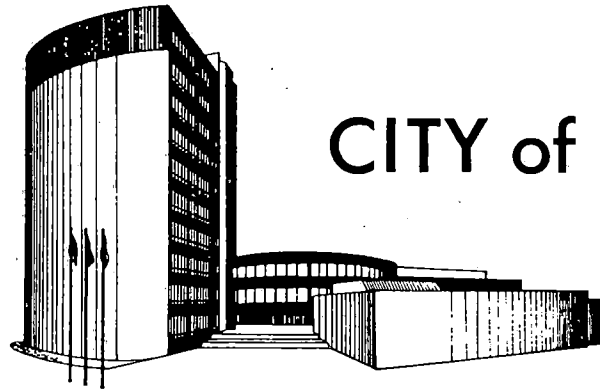
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Robert Larson
Robert Larson & Associates
1014 Date Street
Las Vegas, Nv 89108

RE: Z-56-74 PLOT PLAN REVIEW

Dear Mr. Larson:

Your request for a Plot Plan Review of property generally located on the west side of Rancho Road, between Sirius Avenue and Meade Avenue, M Zone, was considered by the City Planning Commission on October 23, 1984.

The Commission voted to **APPROVE** this item, subject to the following conditions:

1. Provide vehicular access to Sirius Avenue.
2. Recording of the Order of Vacation of the portion of Rigel Avenue approved for Vacation.
3. Install street improvements on Rigel Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Install sidewalks on Rancho Road and Sirius Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Noise levels cannot exceed the M district performance standards.
6. Lights shall be directed from the residential area to the north.
7. Conformance to the plot plan and elevations.

- continued -



To: Mr. Robert Larson
Re: Z-56-74 PLOT PLAN REVIEW

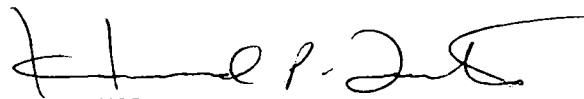
November 1, 1984
Page Two

8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

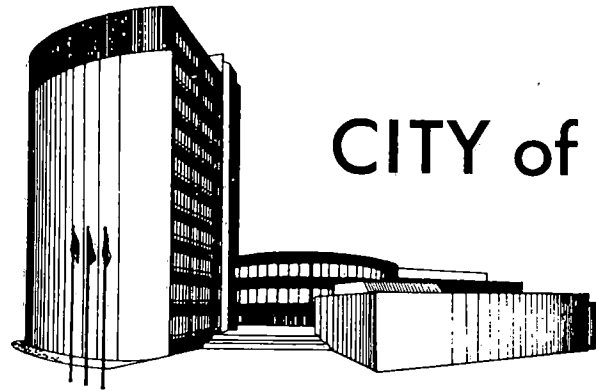
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER
DIRECTOR

HPF:lm

MAYOR BILL BRIARE
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ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Mike Nelson
Ponderosa Equities Corp.
3651 S. Lindell Road, Suite A
Las Vegas, Nv 89103

RE: Z-167-63 PLOT PLAN REVIEW

Dear Mr. Nelson:

Your request for a Plot Plan Review of property generally located on the north-east corner of Carl Avenue and Jones Boulevard, R-1 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on October 23, 1984.

The Commission voted to **APPROVE** this item, subject to the following conditions:

1. Provide parking lot revisions as required by the Department of Community Planning and Development.
2. Conformance to the plot plan and elevations.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.

- continued -



To: Mr. Mike Nelson
Re: Z-167-63 Plot Plan Review

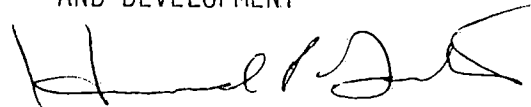
November 1, 1984
Page Two

7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

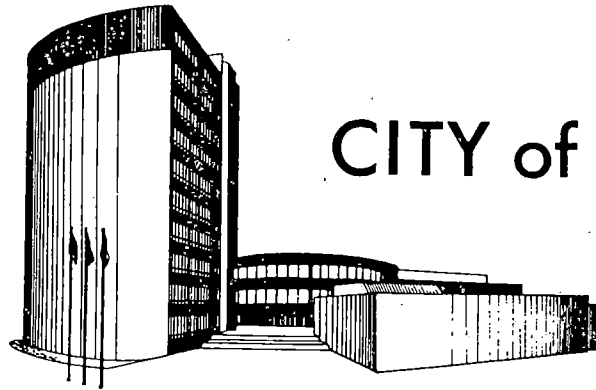
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Joe Johnston
Nevada Southern Title, Inc., Trustee
P. O. Box 42055
Las Vegas, Nv 89101

RE: Z-76-84

Dear Mr. Johnston:

Your request for reclassification of property generally located on the north-east corner of Lone Mountain Road and Oran K. Gragson Highway, from R-E and C-2 to R-MH, was considered by the City Planning Commission on October 23, 1984.

The Commission voted to refer this item with a recommendation of **DENIAL**.

This item will be considered by the City Council on November 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

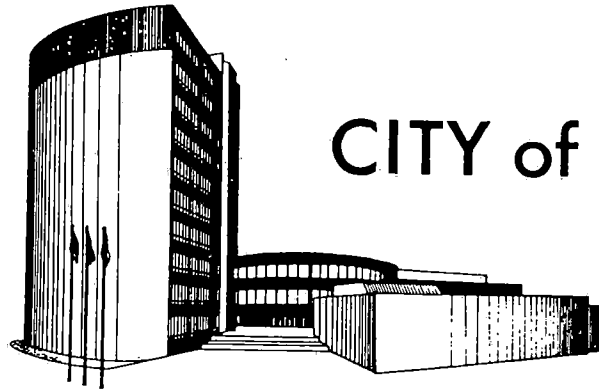
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:lm



MAYOR BILL BRIARE
COUNCILMEN
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PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Thomas T. Beam
c/o Levy Realty
720 S. Fourth Street, No. 303
Las Vegas, Nv 89101

RE: Z-75-84

Dear Mr. Beam:

Your request for reclassification of property generally located at the north-east corner of Alta Drive and Shadow Lane, from R-1 to R-3, was considered by the City Planning Commission on October 23, 1984.

The Commission voted to refer this item with a recommendation of **APPROVAL**, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Eliminate the three access ways to Shadow Lane and provide an additional access to Alta Drive.
3. Relocate the guardhouse as required by the Traffic Engineer.
4. Reduce the number of units to a maximum of 457.
5. Dedicate thirty feet (30') of right-of-way for Shadow Lane and Alta Drive as required by the Department of Design and Development.
6. Install street improvements on Alta Drive and Shadow Lane as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Conformance to the City addressing regulations as required by the Department of Community Planning and Development.

- continued -



To: Mr. Beam
Re: Z-75-84

November 1, 1984
Page Two

8. Conformance to the plot plan and elevations.
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 system 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.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on November 21, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

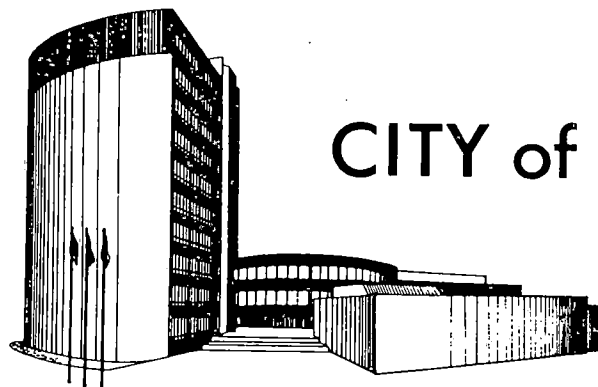
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER
DIRECTOR

HPF:lm

MAYOR BILL BRIARE
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. James B. McCall
P. O. Box 1932
Las Vegas, Nv 89125

RE: Z-74-84

Dear Mr. McCall:

Your request for reclassification of properties generally located west of Lorenzi Boulevard, south of Smoke Ranch Road, north of Washington Avenue, and east of Buffalo Drive, from N-U to R-CL, R-3, and C-1, was considered by the City Planning Commission on October 23, 1984.

The Commission voted to hold this item in **ABEYANCE**.

This item will be considered by the City Planning Commission on November 8, 1984 in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada at 7:30 P.M. The Commission requires that you or your representative be present at this meeting.

Sincerely,

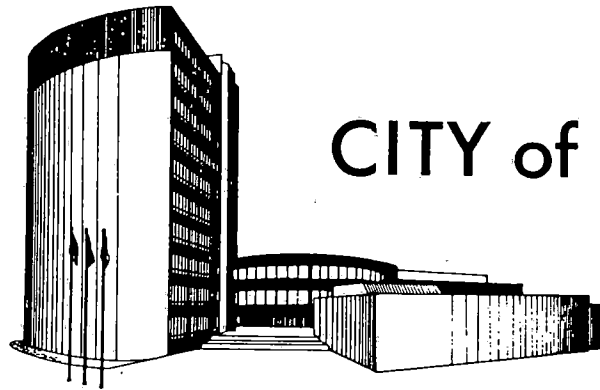
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:lm



MAYOR BILL BRIARE
COUNCILMEN
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BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Barry W. Becker
Charleston Heights Development Co.
50 S. Jones Boulevard
Las Vegas, Nv 89107

RE: Z-73-84

Dear Mr. Becker:

Your request for reclassification of property (Parcel I) generally located on the east side of Tenaya Way between Gowan Road and Cheyenne Avenue, from N-U to R-CL; and property (Parcel II) generally located on the east side of Dalecrest Drive, north of Gowan Road, from N-U to R-PD18, was considered by the City Planning Commission on October 23, 1984.

The City Planning Commission unanimously voted to hold this item in **ABEYANCE**.

This item will be considered by the City Planning Commission on November 8, 1984. The Commission requires that you or your representative be present at this meeting.

Sincerely,

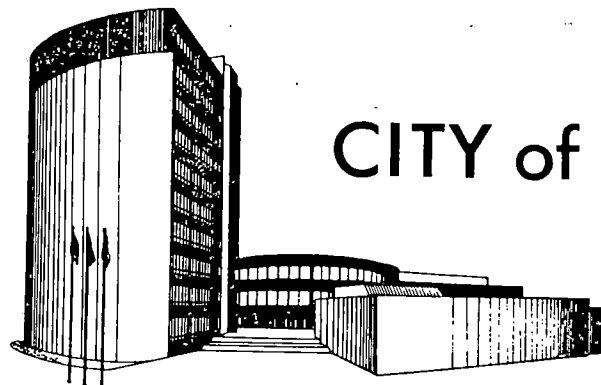
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:1m



MAYOR BILL BRIARE
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AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1984

Mr. Ben F. Witsell
2001 Santa Ynez
Las Vegas, Nv 89105

RE: Z-61-84

Dear Mr. Witsell:

Your request for reclassification of property generally located south of the intersection of Rock Springs Drive and Washington Avenue, from N-U to R-PD11 was considered by the City Planning Commission on October 23, 1984.

The Commission voted to refer this item with a recommendation of **APPROVAL**, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. The application shall be amended to R-1 on the westerly five (5) acres.
3. Dedicate forty feet (40') of right-of-way for Washington Avenue and a twenty-five foot (25') property line radius at the intersection of Washington Avenue and Rock Springs Drive as required by the Department of Design and Development.
4. Install street improvements on Washington Avenue and Rock Springs Drive and the east/west street as required by the Department of Community Planning and Development, Division of Land Development and Flood Control.

The following conditions apply to the R-PD11 portion only:

1. 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.

- continued -



To: Mr. Ben F. Witsell
Re: Z-61-84

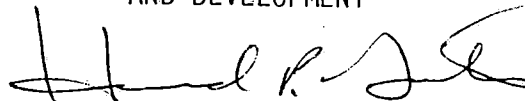
November 1, 1984
Page Two

2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on November 7, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER
DIRECTOR

HPF:lm

INTER-OFFICE MEMORANDUM

October 23, 1984

TO:

FOSTER

FROM:

~~NULL~~

SUBJECT:

CITY PLANNING COMMISSION
OCTOBER 23, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

CITY ATTORNEY
CITY CLERK ✓
MILLS

SUPPLEMENTAL AGENDA:

3. VAC-21-84

This is a petition to vacate the 20' wide north/south alley in Block 21, Pioneer Heights Addition. The Housing Authority of the City of Las Vegas owns the property on both sides of the alley and wishes it vacated as public right-of-way to reduce vandalism by the public using the alley as a thoroughfare.

Staff Recommends approval of the Vacation with the normal conditions.

HN:lm

INTER-OFFICE MEMORANDUM

Date

October 23, 1984

TO:

FOSTER

FROM:

CLEMMER 

SUBJECT:

OCTOBER 23, 1984
PLANNING COMMISSION
AGENDA ITEM CONDITIONS

COPIES TO:

City Attorney
City Clerk ✓
Mills
WilliamsNEW BUSINESS:

1. Z-61-84

This was referred back to P. C. by the City Council at the 10/3/84 meeting due to a new plan being proposed. The new plan has some merit if slightly modified, i.e., if another row of R-1 lots were placed on the south side of the e/w cul-de-sac and the cul-de-sac were to be modified to an east/west street connecting the property to the west. Then possibly the R-PD10 would be appropriate for several reasons. First the residue of property north of the e/w expressway would be better suited to an R-PD10 type of development, and, secondly, if the east 2½ acres were developed at 20 units per acre (GP Profile), and this western portion of the site at R-1, this proposed density would be exceeded indicating a meld to this point would be justified.

The R-1 change will reduce the R-PD10 area to 4.5 acres gross or 47 units max plus 12 R-1 sites for 59 total and in conjunction with the R-1 to the west will have the illusion of a solid R-1 area. Their proposal is 8 R-1 lots and 55 units in 5-8 unit buildings with one and two story sections of 2 & 3 bedroom units each having 2 car garages plus 32 guest spaces. The buildings are attractive.

The new GP profiles reflects the southeast 2½ acres as M (20 u/ac) and the westerly 5 acres as ML (6-12 u/ac so the proposed is not out of place.) The current GP allows that 60% of the neighborhood could be in the 7-15 range so it would also be acceptable.

There are 4 R-1 homes directly north.

Staff recommends approval, subject to:

1. ROI with a 12 month time limit.
2. Application shall be amended to R-1 on the west 5 acres and R-PD11 on the 2½ acres southeast.
3. The east/west cul-de-sac shall be redesigned to continue west.

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RE: 10/23/84 PC Conditions

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4. Standard conditions 2-8 shall apply to the R-PD10 portion.
5. Dedicate 40' of right-of-way for Washington Avenue and a 25' property line radius at the intersection of Washington Avenue and Rock Springs Drive as required by the Department of Design and Development.
6. Install street improvements on Washington Avenue and Rock Springs Drive and the e/w street as required by the Department of Community Planning & Development, Division of Land Development and Flood Control.

PROTESTS: 4
THIS IS A PUBLIC HEARING

SET FOR CC: 11/7/84

2. Z-73-84

ABEYANCE FOR
RENOTIFICATION

These 2 parcels are slightly disjointed. Parcel 2 is an adjustment of the R-PD18 line to Dalecrest Drive which was the approved concept. The City caused a slight shift in the street alignment and the legal description supplied for the transfer of the R-PD18 density to Lorenzi caused this. It amounts to 1.66 acres in which 26 units are proposed.

Staff recommends approval.

Parcel 1 is a proposal of 49 R-CL lots with an alley system as Tenaya is a secondary major requiring 100' frontages for access.

The previously approved zoning was R-D which was predicated on rural development west of Tenaya. The zoning case for Metropolitan-Becker allowed R-CL west of Tenaya and the new GP profile proposes M/L and PF (detention basin) on the west side of Tenaya. These lots have to face a secondary major due to the slope of the parcel. The R-1 lots to the east back up to this proposal. One lot to the north sides. The R-CL lots on the west side of Tenaya back up to these lots. Council mandated 50' lots on the west side of Tenaya which, if applied here, would reduce the density to 4.3 u/gr. acre, 45' frontages would yield 5 units per gross acre and the low density under both GPs. Staff also feels this is effective infilling as the major was not improved with the bulk of subdivision development to the east.

Staff recommends approval, subject to:

1. ROI with a 12 month time limit.
2. The minimum lot width of the R-CL shall be 45'.
3. Dedicate 40' of right-of-way for Gowan Road and a 25' radius at the intersection of Gowan Road and Tenaya Way as required by the Department of Design and Development.

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4. Install street improvements on Tenaya Way, Gowan Road and Dalecrest Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Standard conditions 1-8 shall apply to the R-PD18.
6. Standard conditions 5-8 shall apply to the R-CL.

PROTESTS:
THIS IS A PUBLIC HEARING

SET FOR CC: HOLD IN
ABEYANCE

3. Z-74-84

REQUEST THAT IT
BE HELD IN ABEYANCE
TO ALLOW COMMERCIAL
STORAGE UNITS IN
NOTICE

This proposal is as discussed, with medium high density between Rock Springs and Lorenzi and the O. K. Gragson Highway, with commercial at the intersection of Vegas Drive and Lake Mead Boulevard and R-CL northwest of Washington and Antelope.

No plans or elevations have been submitted. Staff would like to see the density of Parcel 9 on the notice reduced to an R-PD12 maximum and preferably R-CL. In this proposal, the following are R-3:

Parcel 13	containing 13 acres	@ 20	estimated	=	260 units
" 12	" 20.18 ac	@ 20	"	=	403 units
" 9	" 30 "	@ 20	estimated	=	600 units
" 7	" 8.4 "	@ 20	"	=	168 units
" 6	" 10 "	@ 20	"	=	200 units
	81.58 ac			=	1,631 units

R-CL:

Parcel 1	containing 60 acres	@ 7	estimated	=	420 units
	141.58 ac.			=	2,051 units

C-1:

Parcel 11	containing 3.17				
" 10	" 10				
" 8	" 3.24				
" 5	" 6				
" 4	" 6				
" 3	" 7.32				
" 2	" 7.18				
	42.91				

Total Acres 184.49

Total Units 2,051

Staff recommends approval, subject to:

1. ROI with a 15 year time limit.

- continued -

TO: Foster
RE: 10/23/84 PC Conditions

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Page Four

2. The plot plans and elevations shall be approved by the P.C. on the R-3 and C-1 portions.
3. The site plans and elevations of the R-CL portion shall be approved by the Department of Community Planning and Development.
4. Dedication of r/w as required by the Department of Design and Development at the time of development.
5. Install street improvements as required by the Department of Community Planning and Development at the time of development.
6. Standard conditions 5-8 shall apply to the R-CL portion.

PROTESTS:
THIS IS A PUBLIC HEARING

SET FOR CC: 11/7/84

4. Z-75-84

This west $\frac{1}{2}$ of a 40 acre site which has been zoned in 2 previous cases, Z-108-78 and Z-88-80, which have expired. In the latter case, 20.2 acres were zoned for 440 units. In this case, they are proposing 504 units on 17.97 acres. The maximum number of units permitted on 17.97 acres is 457 and to be equal to the previous case, 400 units would be equivalent.

In the previous cases, the rationale was that the 300' strip of R-4 on Highland was traded for the equivalent density of R-3 with half the site used for offices and retail. In this case, the R-4 strip remains which would allow 400 more units.

Staff does not feel that this additional density should be granted unless the 8 acre R-4 strip is rezoned to something other than apartment zoning. The same person owns that property. Further, the R-4, R-1 and R-3 pattern does not make sense. Possibly, the P.C. could initiate an action on that and hold this request in abeyance for consideration of the whole parcel.

In the past case, access to Shadow was prohibited.

This project will consist of 228 2 bedroom units and 276 1 bedroom and efficiency units in 2 story buildings of 16, 20, and 24 units per building.

561 spaces are required and 579 are provided.

To: Foster
RE: 10/23/84 PC Conditions

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Buildings are attractive with the awnings and landscaping is adequate. There is a recreation area provided.

Staff recommends denial without prejudice until the R-4 strip is eliminated.

If approved, subject to:

- 1 of these*
- ~~1.~~ ROI with a 12 month time limit.
 - ~~2.~~ Eliminate the 3 access ways to Shadow Lane and provide an additional access to Alta Drive.
 - ~~3.~~ Relocate the guard house as required by the Traffic Engineer.
 - ~~4.~~ Reduce the number of units to a maximum of 457.
 - ~~5.~~ Dedicate 30' of r/w for Shadow Lane and a 20' radius at the intersection of Shadow Lane and Alta Drive as required by the Department of Design and Development.
 - ~~6.~~ Install street improvements on Alta Drive and Shadow Lane as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
 - ~~7.~~ Standard conditions 1-8.
 - ~~8.~~ Conformance to the City addressing regulations as required by the Department of Community Planning and Development.

9. R-44 or 5 1/2 reg. 1 P.R. one on C-4
PROTESTS: *P. G. ...* CC: 11/21/84
THIS IS A PUBLIC HEARING

5. Z-76-84

We have no provision in the Code for compact lot type mobile home estates on private drives but we do for stick built housing. The zoning on this property is C-2 660' from C/L of the highway and R-E on the balance, which is about $\frac{1}{2}$ and $\frac{1}{2}$. Mobile homes exist along Rancho Drive on Craig Road $\frac{1}{2}$ mile south. The Lone Mountain Road Fire Station and a $\frac{1}{2}$ acre lot with a mobile home are south of the entry.

Due to the code deficiency, staff would support the variance for the reduced lot sizes and private street system.

The 214 lots proposed on 35.97 acres is 6 units/acre.

R-MH requires a 6' block wall around the park. The RV and boat storage will be in the C-2 district. The lots are basically 50' x 90' with 40' private drives.

- continued -

To: Foster
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Staff recommends approval, subject to:

1. ROI with a 12 month time limit.
2. Approval of a variance for the 4,500 sq. ft. lots and the private drives.
3. Approval of the security entry system by the Traffic Engineer.
4. Conformance to the flood hazard reduction provisions of the City Code.
5. Dedicate 80' of r/w for Lone Mountain Road as required by the Department of Design and Development.
6. Install street improvements on Lone Mountain Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Provide a second means of access at Rancho Drive as required by the Traffic Engineer.

PROTESTS:

THIS IS A PUBLIC HEARING

CC ACTION: 11/21/84

6. Z-167-63

This proposal regroups the buildings, relocates the driveway on Carl and proposes buildings fronting Carl. It also changes the unit count from 240 to 236. They are providing 331 spaces where 292 spaces are required for the 20-1 bedroom, 208-2 bedroom and 8-3 bedroom units, 2 story buildings. Attractive designs, R-1 homes to south.

Staff recommends approval, subject to:

1. Standard conditions 1-8..

PROTESTS: N/A

THIS IS NOT A PUBLIC HEARING

P.C. FINAL ACTION

7. Z-56-74

There was a previously approved recreation facility plan that left 200' to the north for future expansion utilizing access from Rancho and Sirius Avenue but not Rigel. A portion of Rigel was approved for vacation. A variance was granted due to the building sizes in the original plan but that variance will be unnecessary for this project.

This plan does not utilize the north 360' of the block.

During the variance hearing, several of the industrial users appeared and were concerned that this type of operation might interfere with the industrial uses. With primary access from Rancho, that was not perceived as a problem but in this concept, there may be interference.

To: Foster
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Page Seven

Staff feels that vehicular access to Rigel should be eliminated. 84 parking spaces are required and 125 are provided and in addition there will be usable curb space.

Staff recommends approval, subject to:

1. Provide vehicular access to Sirius Avenue.
2. Recording of the Order of Vacation of the portion of Rigel Avenue approved for vacation.
3. Install street improvements on Rigel Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Install sidewalks on Rancho Road and Sirius Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Noise levels cannot exceed the M district standards.
6. Lights shall be directed from the residential to the north.
7. Standard conditions 1-8.

PROTESTS:
THIS IS NOT A PUBLIC HEARING

SET FOR P.C. FINAL ACTION

8. Z-60-80

This was originally proposed as a condominium development and this review is to allow 4-plex lots, an entirely different concept. The approved density is 14 units per acre and this proposal falls within that range, i.e., 14.4 units per acre. The prior plan incorporated Balzar and not James Bilbray Drive. Genzer submitted a revised plan that curves Eugene to the north to pick up drainage at the north property line. Proposed phasing leaves dead end alley ways.

Staff recommends approval, subject to:

1. Conformance to plot plan amended to comply with City requirements.
2. Dedicate 40' of r/w for Torrey Pines Drive and 30' of r/w for James Bilbray Drive.
3. If phased, provide access easements for the private drives to dedicated public r/w.
4. Standard conditions 1-8.

PROTESTS:
THIS IS NOT A PUBLIC HEARING

CC ACTION: 11/7/84

T0: Foster
RE: 10/23/84 PC Conditions

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9. Z-27-81

There are R-1 homes to the west and a 20' alley. This proposal is 190' deep from Charleston and the one parcel is 159+-, meaning they will be dividing the 153' parcel to the north leaving approximately 113' which is okay. PM-33-83 has been approved. Screen western exposure roof mechanics. Typical Stop & Go elevations.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations amended to screen the roof mechanics from the residences to the west.
2. Conformance to the original conditions of Z-27-81.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

P.C. FINAL ACTION

10. Z-34-81

This is in the previously approved location for the reservoir at the southwest corner of El Capitan and Alta in a C-V district. There is R-3 zoning to the west.

They are proposing an 8' chain link fence between the street and the landscaping.

Access is questionable. Land Division approval should be required. Landscaping looks great.

Staff recommends approval, subject to:

1. Conformance to the plot plan amended to place the chain link fence on the north side of the frontage road on Alta Drive and on the east side of the frontage road of El Capitan Way with interwoven slats in the area of the above grade pumps and related piping.
2. Approval of the Land Division with access to dedicated public right-of-way.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

P.C. FINAL ACTION

11. Z-32-82

This is a revision from the original approved development plan from dental offices and lab to this commercial center of 6 retail units in a 7,200 sq. ft. 1 story building and a 2 story office building containing 13,500 sq. ft. 49 spaces are required and 57 are provided. We approved a child care facility to the north and Ole's is to the east.

To: Foster
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Building is attractive. Staff recommends
Approval, subject to:

1. Install street improvements on Potosi Street and sidewalks on Sahara Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
2. Standard conditions 1-8.

PROTESTS:

THIS IS NOT A PUBLIC HEARING

P. C. FINAL ACTION

12. Z-57-78

This house was constructed in error of the original building permit, which showed 17'1½" to the rear property line as it was assumed that a drainage and power company easement came from the property as there was a wall constructed on the west side of the easement.

The recorded plat indicates that the lot is 120' deep yet the owner indicated the house to be 3½ from the west (rear) property line and has a 20' setback in front and the house is 100'10½" deep. This would require a 124' deep lot so this may be a survey error. Staff would be more comfortable to have a "0" setback in the rear approved and a 19' front setback approved which would accommodate the structure based on the engineering information we have available.

Due to the effective open space east of the wall, which has, from a practical point of view, been abandoned and the fact that inspectors did not halt development at an earlier point in time, staff would not be opposed. Heretofore, the P.C. has allowed attached garages 5' from the rear property line. Mr. and Mrs. Van Hefner should be notified.

If approved, subject to:

1. Conformance to the plot plan.
2. This action authorizes a 3 foot rear setback and a 19' front setback.
3. Approval by the Homeowners Association.

PROTESTS: N/A

THIS IS NOT A PUBLIC HEARING

CC: 11/21/84

TO: Foster
Re: 10/23/84 PC Conditions

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13. CD-2-84

This property is across from the L.V.V.W.D. offices and it has already been converted to comply with C-D standards. The request for copy service usually entails a drive-in window. In the Stevens cases, the drive-in windows were restricted. See Z-18-68(18).

The C-D zone precludes drive-in type businesses.

Staff recommends approval, subject to:

1. This approval of a copy service does not authorize a drive-in window.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

CC: 11/21/84

14. AR-6-84

This is a proposed 2-story construction adjacent to an R-2 duplex rental district. The aesthetics are acceptable.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.
2. Dedicate ten feet of right-of-way for Las Vegas Boulevard South as required by the Department of Design and Development.

PROTESTS: N/A
THIS IS NOT A PUBLIC HEARING

P. C. FINAL ACTION

RCC:lm

2-57-78

October 23, 1984

POSITION STATEMENT

Members of the Planning Commission:

My name is Van Heffner, residing at 125 Rosemary Lane, Las Vegas, Nevada 89107.

I am here to express our concern about the Ed Hutchins property, which is adjacent to our property.

On the morning of February 27, 1984, I met with Mr. Hutchins to advise him that we owned property on both sides of our wall. This was prior to the pouring of any foundations or improvements to this land. I personally told Mr. Hutchins that we owned 10 or 15 feet on the east side of our wall but that a formal survey had not been completed.

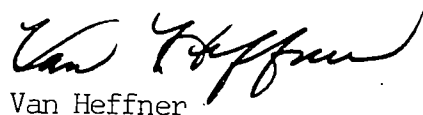
We are very concerned about the structure violating our privacy and greatly reducing the value and saleability of our property.

My question to you is, was this building permit approved and were there any allowances of alterations to this permit? Is the structure in compliance with any permit, consistent with the planned development restrictions and requirements of Rancho Bel Air? We did not receive any notice to this effect, as the adjacent property owners.

A suggestion is presented to the planning commission for consideration to allow any alteration to the set-back. In order to attempt to restore our privacy and retain our property value, I would suggest the relocation of our wall 12 feet to the east and northeast, the planting of appropriate landscaping to totally screen this imposing structure and the elimination of their second floor windows and doors. The expenses of this suggestion, including surveying and out-of-pocket expenses directly related to this matter, would be fully paid by Mr. Hutchins as restitution.

An alternative suggestion is the relocation of his structure to meet the zoning requirements of his lot.

Respectfully submitted,


Van Heffner

VWH/ryn

cc: Ed Hutchins

NAME

ADDRESS

JOHN D. TAYLOR

~~Leysa Taylor~~~~Grant Parry~~~~Dinah Thomas~~~~Bruce Bartlett~~~~John Sadness~~~~Keiserman~~~~Mary Klorowski~~~~Mark Reed~~

ROBERT LARSEN

Charley Johnson

Guy F. WEIBLING

JACK MITCHELL

Donald A. Yakraw

Ed Hutchins

~~Sam Heffner~~~~Janet Hendt~~~~Ra Myers~~

Bob App

300 Shadow Lane 89106

301 Jewell St 89106

321 BEAUMONT ST 89106

2028 Heritage Oaks, St. L.V.

4615 Edison St

2300 Paseo del Prado A-100

2365 RENAISSANCE DR.

6CW 1555 S RAINBOW BLVD.

REAL Corp. 228 S. 4TH ST.

4782 W. Mont 2nd Cir

4702 W. Montana, Cer

4232 SATINWOOD DRIVES

607 S. Decatur

NAME

ADDRESS

Elaine Fleming Mil

1012 Pagan Way

Steve Funder

201 Tenaya Way CU NV

Vincent C. Martin

7100 ALAMOSA WAY

John Guggen

4411 Marlene Cr LV

Elizabeth Mearns

4687 Balsam St FL

M. Fogg

2809 Knip Way

J. Funder

4743 Balsam 89108

Ralph E. Reiley

4722 Balsam 89108

Norm Hiffman

125 Krimmery Lane 89107

ROSEMARY LANE

N. 00° 42' 05" E. 139.50'

109.50'

N. 00° 42' 05" E.

25.50'

FOUND NAIL & SHINER

30.00'

FOUND NAIL & SHINER

45.50'

SET 2"x2" HUB, TACK & TAG PLS 1803

N. 78° 48' 38" E.

148.95'

195.4'

LEGEND

- POINT AS SHOWN
- STREET CENTERLINE
- ... PROPERTY LINE
- == BUILDING LINE
- BLOCK WALL
- PP POWER POLE
- P — T — OVERHEAD POWER & TELE. LI.

LOT 4

N. 89° 17' 55" W.

166.64'

192.1'

LANTERN LANE

N. 89° 17' 55" W.

192.52'

8' HIGH BLOCK WALL

10.0'

6' HIGH BLOCK WALL

12.0'

3.0'

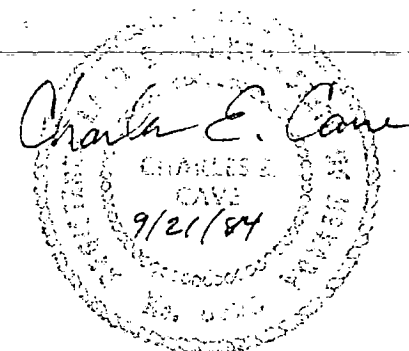
149.58'

S. 00° 00' 55" E.

179.58'

SET 2"x2" HUB, TACK & TAG PLS 1803

BOUNDARY & ENCROACHMENT SKETCH



TWO-STORY STUCCO HOUSE

SET NAIL, SH. & TAG PLS 1803 IN SOUTH FACE OF BLOCK WALL

39'

SET NAIL, SH. & TAG PLS 1803

30.00'



SCALE: 1" = 20'

BOUNDARY SKETCH
RANCHO NEVADA ESTATES
UNIT NO. 3, LOT 4
SEC. 32, T. 20 S., R. 61 E., M.D. & M.
CLV., CLARK COUNTY, NEVADA.

BAUGHMAN & TURNER
CIVIL ENGINEERING
MINING ENGINEERS
2325 W. CHARLESTON BLVD.
LAS VEGAS, NEV. 89102
(702) 870-8771

PREPARED FOR:
JOAN & VAN HEFNER

date 9-21-84
drawn RJA
checked C.E.C.
scale 1" = 20'