

AGENDA

City of Las Vegas

January 10, 1985

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:

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

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements and Reading of Standard Conditions:

All Zoning items shall conform to the following 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 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 (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.

Vice Chairman Kennedy called the meeting to order at 7:30 P.M.

STAFF PRESENT:

Harold P. Foster, Director,
Department of Community Planning
and Development
Howard Null, Chief, Planning
Division
Rick Williams, Senior Planner
Les Comeau, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

MR. FOSTER announced this meeting is in compliance with the Open Meeting Law.

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

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All Tentative Maps shall conform to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.

2. Street names to be provided in accord with the City's Street Name Policy.

3. Subject to all conditions of City departments and State Subdivision Statutes.

All Final Maps shall conform to the following condition:

1. Conformance with the tentative map.

All Vacations shall conform 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.
4. 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.

MR. FOSTER read the standard conditions that apply to all approved tentative maps.

MR. FOSTER read the standard condition that applies to all approved final maps.

MR. FOSTER read the standard conditions that apply to all approved vacation applications.

MINUTES

Approval of the Minutes of November 27, 1984 meeting and December 13, 1984 meeting.

Bugbee -
APPROVED
Unanimous
(Mack and Johnston excused)

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COMMISSION ACTION

ITEM

OLD BUSINESS:

1. Z-66-64(42) - Plot Plan Review

Request of STEWART L. BELL for a Plot Plan Review of property generally located on the southwest corner of Mojave Road and Contract Avenue, C-1 Zone (under Resolution of Intent to M).

Staff recommends APPROVAL, subject to:

1. Standard conditions 1, 2, 3, 4 and 5.

Bugbee -
APPROVED
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this item was held in abeyance from the last meeting because the representative of the application was not in attendance. The property is already developed with a building on it. The applicant would like some additional flexibility in the utilization of the structure on the property. Staff would recommend approval, subject to the conditions.

LUPERCIO RANGEL, 3113 Theresa, appeared to represent the application. They are in agreement with staff's conditions.

This is final action.

(19:34-19:35)

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2. Z-29-67, Z-5-69 - Plot Plan Review

Request of MICHAEL LOUDERMILK for a Plot Plan Review of property generally located on the west portion of the Rainbow Expressway Center at 220 S. Rainbow Boulevard, C-1 Zone.

Staff recommends APPROVAL, subjct to:

1. Conformance with the plot plan and elevations.

Coleman -
APPROVED, subject to staff's condition.

Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this involves an installation of carports to the rear of a new office building that has been constructed on the shopping center site. There will be planters growing above the fence to obstruct the view of the carports. Staff would recommend approval, subject to the condition.

MICHAEL LOUDERMILK, 3803 Monument Street, appeared and represented the application.

This is final action.

(19:35-19:37)

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COMMISSION ACTION

3. Z-89-84 - METROPOLITAN DEVELOPMENT CORP.

Request of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located in the area bounded by Lorenzi Boulevard, Peak Drive, Torrey Pines Drive and Smoke Ranch Road, from N-U to R-CL, R-3, R-PD15 and C-1 Zones.

Proposed Uses: Single-Family Residence, Medium Density Residential, Medium High Density Residential, and Commercial.

Staff recommends APPROVAL of the R-CL and the C-1 amended to a maximum area of 3 acres, DENIAL of the R-PD15 and the R-3, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. A maximum of 3 acres be allowed on the C-1 parcel.
3. A drainage plan be provided by the applicant as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. The layout of the R-CL parcel shall be revised on the tentative subdivision map as required by the Department of Community Planning and Development.
5. Dedicate 50' of right-of-way for Smoke Ranch Road, 40' of right-of-way for Lorenzi Boulevard, Peak Drive and Torrey Pines Drive and 25' property line radius corners at the intersections of Smoke Ranch Road and Lorenzi Boulevard and Peak Drive and Torrey Pines Drive and Peak Drive and Lorenzi Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. Install street improvements on Smoke Ranch Road, Lorenzi Boulevard, Peak Drive and Torrey Pines as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

Bugbee -

APPROVED, subject to staff's conditions with the north 790 feet of the R-PD15 amended to R-CL, and the R-3 and the south 215 feet of the R-PD15 amended to R-PD22. The units in the R-PD22 shall be individually sold. The development is not to be a rental project. (Approval based on the new map submitted at the meeting and staff's Condition No. 2 shall be eliminated.)

Motion carried with Guthrie voting "No" and Mack and Johnston "Excused."

MR. FOSTER stated this item was held in abeyance from the last meeting so the applicant could get together with the property owners in the area. This involves rezoning of 120 acres with the majority to R-CL. They are requesting R-PD15 on the northwest portion and south of that R-3 with a 5 acre parcel C-1 at the corner of Lorenzi Boulevard and Smoke Ranch Road. Staff pointed out at the last meeting they felt the R-CL was proper, but was opposed to the R-PD15 and R-3. Higher densities in this area are not recommended in the General Plan. Staff would recommend approval of the R-CL and the C-1 amended to a maximum area of 3 acres, denial of the R-PD15 and the R-3, and subject to staff's conditions.

JACK MITCHELL, G. C. Wallace Engineering, 1555 Rainbow Boulevard, appeared and represented the applicant. They met with the Homeowners Association and resolved the questions in regard to the drainage. The homeowners have concurred to the new layout where they eliminated the R-3 and extended the R-CL all the way to Lorenzi Boulevard at the north end of the parcel. The revised plan proposes R-PD22 where the R-3 and a portion of the R-PD15 was proposed.

COMMISSIONER COLEMAN objected to the R-PD22 density, but felt the R-3 should be eliminated.

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3. Z-89-84 - METROPOLITAN DEVELOPMENT CORP.

7. Approval of the site plan by the Planning Commission for the C-1 parcel.
8. Approval of the elevations by the Planning Commission.
9. Standard conditions 1 - 8 shall apply to the C-1 parcel.

PROTESTS: 0

ALBERT MILLER, Secretary of the Tanglewood Homeowners Association, 6556 Deadwood Road, and DAVID RENNICK, Vice President of the Tanglewood Homeowners Association, 2440 Cherrywood, appeared in favor of the revised plan. They would prefer a food store in the C-1 portion.

JAMES MCCALL, 3700 Las Vegas Boulevard South, appeared to inquire what the difference was between the R-3 and R-PD22 zonings.

MR. FOSTER answered that R-3 is apartment zoning and R-PD22 is residential planned development, such as condominiums and town-houses. They are basically the same with 22 to 24 units to the acre.

RON JANIS, 2425 Olivewood Street, appeared in protest. He did not want the commercial to obscure his view of the mountains.

BARBARA ERBELE, 6556 Deadwood Road, appeared in protest. She objected to the R-PD22 and was in favor of the whole parcel being developed R-CL.

JACK MITCHELL appeared in rebuttal. The R-CL will not be developed to the maximum number of units that is allowed. Therefore, they need the R-PD22 and commercial to make the development economically feasible.

COMMISSIONER GUTHRIE stated it is not necessary to develop property to the highest density that is allowed in the General Plan.

TOM HILL, 7360 Schuster, appeared and represented Metropolitan Development. They are trying to provide variable types of housing.

To be heard by the City Council on 2-6-85.

(19:37-20:00)

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4. TENTATIVE MAP - METROPOLITAN'S SMOKE RANCH NO. 1

Property generally located on the south-west corner of Torrey Pines Drive and Peak Drive, N-U Zone (proposed R-CL).

Owner/Subdivider: Metropolitan Development Corp.

No. of Acres: 99

No. of Lots: 665

Staff recommends APPROVAL, subject to:

1. Approval of zoning application Z-89-84.
2. Conformance to the conditions of approval for Z-89-84.
3. No vehicular access to Smoke Ranch Road, Torrey Pines Drive and Peak Drive from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Revise the sewer design to route it south on Torrey Pines Drive to Smoke Ranch Road as required by the Department of Community Planning and Development.
6. Redesign the northeast portion of the plat, with provision for an access street to Torrey Pines Drive as required by the Department of Community Planning and Development.
7. Waiver be permitted for the length of Birch River Circle, with the street not to exceed 500 feet.
8. Standard conditions 1 - 3.

Coleman -
ABEYANCE to resolve the street layout and drainage issues.
Unanimous
(Mack, Johnston and Tracy excused)

MR. NULL stated this item was held in abeyance from the last meeting to be heard with Z-89-84. The applicant will need to redesign the street layout. The City drainage engineer will work with the developer. Staff would recommend approval, subject to the conditions. Also, a waiver will be necessary for the length of Birch River Circle, with the street not to exceed 500 feet in length. Staff would recommend approval of the waiver.

JACK MITCHELL, G. C. Wallace Engineering, 1555 Rainbow Boulevard, appeared and represented the applicant. They are agreeable to holding this item in abeyance until the next Planning Commission meeting with the understanding it will still be heard by the City Council on 2-6-85.

To be heard by the Planning Commission on 1-22-85.

(20:00-20:08)

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ITEM

COMMISSION ACTION

NEW BUSINESS:

1. OXFORD COURT - OFFICE CONDOMINIUMS -
TENTATIVE MAP

1. Property generally located on the east side of Sixth Street and on the west side of Seventh Street, between Lewis Avenue and Clark Avenue, R-3 and R-4 Zones (Under Resolution of Intent to P-R and C-1).

Owner/Subdivider: Allen G. Nel
 No. of Acres: .48 No. of Units: 9

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-41-84.
2. Standard conditions.

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

MR. NULL stated this is a four-story office building with parking partially depressed at the first level. Staff would recommend approval, subject to the conditions.

COMMISSIONER BUGBEE pointed out this application involves a .48 acre site and not 48 acres.

To be heard by the City Council on 2-6-85.

(20:08-20:10)

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ITEM

2. RAINBOW MEADOWS - UNIT 2 - TENTATIVE MAP

Property generally located on the southeast corner of Vegas Drive and Pioneer Way, N-U Zone (proposed R-CL; under Resolution of Intent to R-CL on a portion).

Owner: Frontier Savings Association

Subdivider: Steven S. Miller, Inc.

No. of Acres: 11.83

No. of Lots: 67

Staff recommends APPROVAL, subject to:

1. Approval of zoning application Z-97-84.
2. Conformance to the conditions of approval for Z-97-84 and Z-25-84.
3. No vehicular access to Vegas Drive from the abutting lots.
4. Wall statement..
5. Vacation VAC-29-84 to be recorded prior to recording of the final map.
6. Standard conditions.

Bugbee -
APPROVED
Unanimous
(Mack and Johnston excused)

MR. NULL stated this is the second unit of Rainbow Meadows. The government patent reservations will need to be removed before recordation. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on 2-6-85.

(20:10-20:11)

NOTE: This item was heard after Item No. 18 under New Business.

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3. TENAYA II - UNIT 1 - FINAL MAP

Property generally located on the south side of Washington Avenue, east of Tenaya Way, N-U Zone (under Resolution of Intent to R-1).

Owner: Thomas T. Beam

Subdivider: Plaster Development Co., Inc.

No. of Acres: 5.26 No. of Lots: 22

Staff recommends APPROVAL, subject to:

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

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

MR. NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. They concur with staff's conditions.

(20:11-20:12)

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ITEM

4. 5 POINTS (A COMMERCIAL SUBDIVISION)
FINAL MAP

Property generally located on the
northeast corner of Fremont Street and
Eastern Avenue, R-4 and C-2 Zones
(under Resolution of Intent to C-2).

Owner: Ahmanson Foundation

Subdivider: Vista Management Co.

No. of Acres: 6.04 No. of Lots: 1

Staff recommends APPROVAL, subject to:

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

Guthrie -
APPROVED, subject to staff's
conditions.

Unanimous

(Mack and Johnston excused)

MR. NULL stated this final map
is in substantial conformity with
the tentative map. Staff would
recommend approval, subject to the
conditions.

CHARLEY JOHNSON, 2300 Paseo Del
Prado, appeared and represented the
applicant. They concur with
staff's conditions.

(20:12-20:13)

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ITEM

5. VAC-24-84 - TASS AND LOIS HARDIN, ET AL

Petition by TASS AND LOIS HARDIN, ET AL, to vacate Bradley Road, 80 feet in width, generally located between Gowan Road on the north and Rancho Drive on the south.

PROTESTS: 0

Bugbee -
ABEYANCE until requested to be brought back on the agenda by staff.
Unanimous
(Mack and Johnston excused)

MR. NULL stated staff recommends this item be held in abeyance and placed back on the agenda at a future date. The Department of Design and Development has requested this item be held in abeyance to determine if this portion of Bradley Road will be needed in the design of the Rancho Drive/Gowan Road Intersection.

The applicants were not present.

(20:13-20:14)

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ITEM

6. VAC-25-84 - CITY OF LAS VEGAS

Petition of the CITY OF LAS VEGAS to vacate Crestline Drive, a 30 foot wide half-street, and Ames Way, 60 feet in width, generally located south of the south right-of-way line of Clarice Avenue, including radius corners.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 3.

PROTESTS: 0

Coleman -
APPROVED, subject to the conditions.
Unanimous
(Mack, Johnston and Bugbee excused)

MR. NULL stated there is an apartment project that is being proposed just north of the Oran K. Gragson Highway. There will not be any further need for these streets to be extended to the south. The apartment project will be constructing a wall at the south end of the street. Staff would recommend approval of the vacation, subject to standard conditions 1 - 3.

DANIEL BADGER, 6249 Clarice Avenue, appeared in favor as long as this does not interfere with his access off Ames and the sidewalk isn't extended across to close off the rear of the street.

City Council to set date for public hearing on 1-16-85.

(20:14-20:17)

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7. VAC-26-84 - ECONOMIC OPPORTUNITY BOARD
 OF CLARK COUNTY

Petition of the ECONOMIC OPPORTUNITY BOARD
 of CLARK COUNTY to vacate a portion of "H"
 Street, generally located between Bonanza
 Road on the south and McWilliams Avenue on
 the north.

Staff recommends APPROVAL, subject to:

1. Applicant to install off-site
 improvements along the vacated
 frontage as required by the
 Department of Design and
 Development.
2. Standard conditions.

PROTESTS: 0

Tracy -
 ABEYANCE
 Unanimous
 (Mack and Johnston excused)

MR. NULL stated "H" Street is being
 realigned. This will leave an
 off-set in the right-of-way which
 could be used by the abutting
 property owner. Staff would
 recommend approval, subject to the
 conditions.

No one appeared to represent the
 application.

To be heard by the Planning
 Commission on 1-22-85.

(20:17-20:18)

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8. VAC-27-84 - RONCO MEDIA, INC.

Petition of RONCO MEDIA, INC. to vacate a portion of Williams Street, 51 feet in width and the 20 foot wide east-west alley generally located west of "B" Street between Morgan Avenue on the north and McWilliams Avenue on the south.

Staff recommends APPROVAL, subject to:

1. Standard conditions.

PROTESTS: 0

Bugbee -
APPROVED
Unanimous
(Mack and Johnston excused)

MR. NULL stated Ronco Media is requesting this vacation in order to connect their two parcels which are separated by an east-west alley. They will use the property for a large building and enclosed yard for their signs and equipment. Staff would recommend approval, subject to the standard conditions.

RON RIEGER, 508 Campbell Drive, appeared and represented the application. They plan to build a 100' x 80' office building, 50' x 60' building to store their trucks and equipment for security purposes.

No one appeared in opposition.

City Council to set date for Public Hearing on 1-16-85.

(20:18-20:22)

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9. VAC-28-84 - DONALD T. AND BARBARA ROMANO

Petition of DONALD T. AND BARBARA ROMANO to vacate U. S. Government Patent Reservations generally located south of Charleston Boulevard and east of Rainbow Boulevard.

Staff recommends APPROVAL, subject to:

1. Standard conditions.

Protests: 0

Guthrie -
APPROVED
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated the City does not need these Government Patent Reservations. Staff would recommend approval, subject to the standard conditions.

DONALD T. ROMANO, 2620 S. Tenaya Way, appeared and represented the application.

No one appeared in opposition.

City Council to set date for public hearing on 1-16-85.

(22:26-22:27)

(NOTE: This item was heard after Item No. 22 under New Business.

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COMMISSION ACTION

10. VAC-29-84 - FRONTIER SAVINGS
 ASSOCIATION

Petition of FRONTIER SAVINGS ASSOCIATION
 to vacate U. S. Government Patent
 Reservations generally located south
 of Vegas Drive and west of Tenaya Way.

Staff recommends APPROVAL, subject to:

1. Remove the east five feet of the
 west thirty feet from the Order
 of Vacation.
2. Standard conditions.

PROTESTS: 0

Tracy -
 APPROVED
 Unanimous
 (Mack and Johnston excused)

MR. NULL stated Pioneer Way is
 needed as a collector street.
 Part of this request is for a
 vacation of 5 feet along
 Pioneer Way, which is a 60 foot
 wide street. Staff would recommend
 approval, subject to the condi-
 tions.

CHARLEY JOHNSON, 2300 Paseo Del
 Prado, appeared and represented the
 applicant. They concur with staff's
 conditions.

No one appeared in opposition.

City Council to set date for public
 hearing on 1-16-85.

(21:19-21:20)

NOTE: This item was heard after
 Item No. 2 under New
 Business.

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11. VAC-30-84 - FREMONT WEST SHOPPING CENTER

Petition of FREMONT WEST SHOPPING CENTER to vacate a portion of Wallace Drive, a 35 foot half-street generally located west of Jones Boulevard between Clarice Avenue on the north and the Oran K. Gragson Highway on the south.

Staff recommends APPROVAL, subject to:

1. Dedicate the necessary right-of-way for the proposed cul-de-sac on Wallace Drive and remove the remaining pavement as required by the Department of Design and Development.
2. Standard conditions.

PROTESTS: 0

Bugbee -
 APPROVED, subject to staff's conditions
 Unanimous
 (Mack and Johnston excused)

MR. NULL stated there is a 35 foot half street, Wallace Drive, that extends to the Oran K. Gragson Highway. Fremont West Shopping Center intends to construct a portion of this street as a cul-de-sac approximately 90 feet north of the highway.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented Steve Miller. They concur with staff's conditions.

City Council to set date for public hearing on 1-16-85.

(20:22-20:24)

(NOTE: This item was heard after Item No. 8 under New Business.

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12. A-19-84 - CITY OF LAS VEGAS

Petition of Annexation submitted by the CITY OF LAS VEGAS to annex property generally located south of Smoke Ranch Road and east of Lorenzi Boulevard.

Staff recommends APPROVAL.

Bugbee -
 APPROVED
 Unanimous
 (Mack and Johnston excused)

MR. NULL stated this petition was initiated by the City of Las Vegas in order to eliminate a County island. This site is approximately 45 acres in size. It has R-E County zoning and N-U would be the City equivalent. Petitions have been received from property owners in favor of this annexation.

(20:24-20:25)

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13: Z-92-84 - BECKER & SONS

Request of BECKER & SONS for reclassification of property generally located on the northeast corner of Vegas Drive and Jones Boulevard, from R-1 to C-1.

Proposed Use: Retail Store

Staff recommends DENIAL.

PROTESTS: 8 persons in the audience

Guthrie -
 DENIED

Motion carried with Bugbee voting "No" and Mack and Johnston "Excused."

MR. FOSTER stated an application for C-1 was denied on this site in 1984. This property backs up to a single-family subdivision to the northeast. They are proposing a Chief Auto Parts facility on the immediate corner. There will be landscaping along Jones Boulevard and Vegas Drive. The driveway may have to be relocated because it is too close to the major street intersection. Staff took a position of denial of the C-1 on the previous application and feels it should be developed on a residential basis. There is commercial on the southeast and southwest corners and if more commercial is allowed at the intersection, it should be on a larger parcel. Staff recommended denial. Staff does not have any protests on record.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. This was approved in October for R-3 and C-1 on the corner by the Planning Commission. At the City Council meeting there were protests and the application was denied. The residents objected to the high density residential so he is not sure how they will develop that portion of the property.

TONY BONWELL, Chief Auto Parts, 5968 Quiroz Drive, Riverside, California, appeared and represented the application. This is a good location for this type of business. This will not fit on the southeast corner. The southwest corner is not feasible because they cannot find a good location in the shopping center.

STEVE KALB, Chief Auto Parts, 2112 Plaza Del Padre, appeared and represented the application. They have worked with the property owners on the driveway location.

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ITEM

13. Z-92-84 - BECKER & SONS

BETTY MARTIN, 5825 Martita, appeared in protest. This will devalue the surrounding property values. They would prefer R-1. There is a drainage problem in the area which should be resolved before anything is built on this site.

CAROL ALLEN, 5905 Martita, appeared in protest. This will be a wedge to get the medium-high density residential later on.

STEVE KALB appeared in rebuttal. They want to be aesthetically pleasing to the neighbors. They feel the area is in need of this type of store. They do not service cars.

BOB BIALOSKY, 27786 Tirante, Mission Viejo, California, appeared and represented Chief Auto Parts. There will be no roof mechanics along the roof.

BARRY BECKER appeared in rebuttal.

COMMISSIONER BUGBEE wants to see a basic plan of the rest of the property. He did not feel dwelling units would be appropriate for the remainder of the property.

To be heard by the City Council on 2-6-85.

(20:25-20:50)

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PHONE 386-6301

COMMISSION ACTION

ITEM

14. Z-93-84 - CARL VOLKMAR

Request of CARL VOLKMAR for reclassification of property generally located at 1225 and 1231 South Fourth Street, from R-4 and C-1.

Proposed Use: Offices and Retail Shops

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Install sidewalks on Fourth Street and pave the alley as required by the Division of Land Development and Flood Control of the Department of Community Planning & Development.
3. Standard conditions 1 - 8.

PROTESTS: 0

Tracy -
APPROVED, subject to the conditions.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this portion of Fourth Street is transitioning to commercial. There will be ample landscaping. Parking will be to the rear and on the north side of the property. Staff would recommend approval, subject to the conditions.

CARL VOLKMAR, 1231 South Fourth Street, appeared and represented the application. All access is through the alley. He concurs with staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 2-6-85.

(20:50-20:53)

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COMMISSION ACTION

ITEM

15. Z-94-84 - TIBERTI-BLOOD CO., INC., ET AL

Request of TIBERTI-BLOOD CO., INC., ET AL for reclassification of property generally located as follows:

PARCEL 1: The southwest corner of Lorenzi Boulevard and Lake Mead Boulevard, from R-E to C-1.
Proposed Use: Commercial

PARCEL 2: The east side of Rock Springs Drive, approximately 600 feet south of Lake Mead Boulevard, from R-E to C-1.
Proposed Use: Commercial

PARCEL 3: The southeast corner of Smoke Ranch and Tenaya Way, from R-E to R-CL and R-3.
Proposed Use: Single-Family
Residential and
Apartments

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a fifteen year time limit.
2. The plot plans and elevations shall be reviewed by the Planning Commission and approved by the City Council on the R-3 and C-1 portions prior to development.
3. The surrounding property owners will be notified when each plot plan is reviewed on the R-CL, R-3 and C-1 portions.
4. Dedication of right-of-way on each parcel as required by the Department of Design and Development at the time of development.
5. Install street improvements on each parcel as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development at the time of development.
6. Standard conditions 2 - 8 shall apply to the R-3 and C-1 portions at the time of development.

PROTESTS: 0

Bugbee -
APPROVED, subject to the conditions with Condition No. 1 changed to a five year time limit.
Unanimous
(Mack and Johnston excused)

MR. NULL stated this request consists of three parcels. Parcel 1 is 9 acres and there is N-U zoning to the northeast, R-CL to the east with a Resolution of Intent to an R-3 to the south. Parcel 2 is 6 acres. It has a Resolution of Intent to R-3 on the south and a Resolution of Intent to C-1 on the north with N-U to the west. Parcel 3 involves a request for 15 acres of R-3 along the east and R-CL along the west consisting of 25 acres. No plans have been submitted.

RANDY BLOOD, 500 South 1st Street, and TIM MASSANARI, architect, appeared for the application.

MICHELLE COLOMIRE, 6645 W. Gazelle Drive, appeared in protest. She objected to the commercial.

MR. NULL said this property is adjacent to the freeway so it would not be appropriate for a single-family type of development.

RON TIBERTI, 500 S. 3rd Street, appeared and represented the application. They annexed this property into the City and plan to put stores in the commercial area and medium-density residential on the parcel west of the freeway.

To be heard by the City Council on 2-6-85.

(20:53-21:11)

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COMMISSION ACTION

ITEM

16. Z-95-84 - JAMES MCCALL, ET AL

Request of JAMES MCCALL, ET AL, for reclassification of property generally located on the west side of Lorenzi Boulevard, 660 feet north of Vegas Drive, from N-U (under Resolution of Intent to R-3) to C-1.

Proposed Use: Commercial.

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a fifteen year time limit.
2. The plot plans and elevations shall be reviewed by the Planning Commission and approved by the City Council prior to development.
3. Dedication of right-of-way for Lorenzi Boulevard as required by the Department of Design and Development at the time of development.
4. Install street improvements on Lorenzi Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development at the time of development.
5. The surrounding property owners will be notified when the plot plan is reviewed.
6. Standard conditions 1 - 8.

PROTESTS: 0

Coleman -
APPROVED
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated a condition of zoning case Z-74-84 was that this property be brought in for rezoning by the end of 1984 for C-1. Staff would recommend approval, subject to the conditions as on the previous application for R-3 on this property.

JAY DOWNEY, 2001 South Cimarron, and JAMES MCCALL, 3700 Las Vegas Boulevard South, appeared and represented the application.

No one appeared in protest.

To be heard by the City Council on 1-16-85.

(21:11-21:14)

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COMMISSION ACTION

ITEM

17. Z-96-84 - ELSIE A. BRODKIN

Application of ELSIE A. BRODKIN for reclassification of property generally located on the southwest corner of Lake Mead Boulevard and Jones Boulevard, from R-E to C-2.

Proposed Use: Shopping Center and Commercial Storage Units.

PROTESTS: 0

Bugbee -
ABEYANCE
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated the applicant would like to have this item held in abeyance so they can meet with the property owners in the area.

JOHN VORNSAND appeared and represented the applicant.

To be heard by the City Planning Commission on 1-22-85.

(21:14-21:16)

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COMMISSION ACTION

ITEM

18. Z-97-84 - FRONTIER SAVINGS & LOAN ASSOCIATION

Application of FRONTIER SAVINGS & LOAN ASSOCIATION for reclassification of property generally located south of Vegas Drive and west of Tenaya Way, from N-U to R-CL.

Proposed Use: Single Family Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the conditions of Z-25-84.

PROTESTS: 0

Bugbee-
APPROVED, subject to the conditions
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this is a 5 acre parcel of land that will be added to the subdivision to the north and east. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented Frontier Savings and Loan Association.

No one appeared in opposition.

To be heard by the City Council on 2-6-85.

(21:16-21:20)

NOTE: This item was heard after Item No. 10 under New Business.

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ITEM

19. Z-98-84 - CLARENCE T. MORRIS

Application of CLARENCE T. MORRIS for reclassification of property located at 1353 Arville Street, from R-E to C-1.

Proposed Use: Child Care Center

Staff recommends DENIAL.

PROTESTS: 1 Letter on record with staff
12 Names on petition
7 Letters presented at meeting.
8 Persons in the audience

Coleman -

DENIED

Motion carried with Bugbee voting "No" and Mack and Johnston "Excused."

MR. FOSTER said there is a C-1 pattern on the west side of Arville. This is a request for the front portion of the property to have a child care center. They do not want to rezone the entire parcel. They want to retain the second residence on the property for residential purposes. Staff would recommend denial because the policy is for the properties on the east side of Arville to transition to P-R.

SANDY MCFARLAND, 7344 Empress Drive, appeared and represented the application. The street is transitioning to C-1. There is C-1 next door. She has been in the child care business for three years. She presented two letters in favor.

COMMISSIONER BUGBEE said he received a letter from David Boyer saying she is a very good child-care operator.

LYNN PROFANT, 1214 Vista Drive, appeared in protest. All the neighbors are against this application. This will devalue the properties in the area. New Horizons School will be moving out of the area when they have funds to construct a new school.

JOHN ARNOLD, 1254 Vista Drive, appeared in protest.

SANDY MCFARLAND appeared in rebuttal. This is compatible with the neighborhood. This is a quiet business and does not generate much traffic.

ROBERT VAUGHN, 1312 Vista Drive, appeared in protest. If this should be rezoned, he would prefer P-R.

To be heard by the City Council on 2-6-85.

(21:20-21:35)

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COMMISSION ACTION

ITEM

20. Z-99-84 - ARTHUR ESPINOZA

Application of ARTHUR ESPINOZA for reclassification of property generally located on the southwest corner of Lamb Boulevard and Owens Avenue, from R-E to R-PD17 and C-1.

Proposed Use: Condominiums and Shopping Center

Staff recommends the R-PD17 be amended to R-PD12 and denial of the C-1, subject to the conditions:

1. Resolution of Intent with a twelve-month time limit.
2. Dedicate 10 feet of right-of-way for Lamb Boulevard, 30 feet of right-of-way for Vegas Green Trail, and 60 feet of right-of-way for Van Buren Avenue and the radius corners as required by the Department of Design and Development.
3. Install street improvements on Lamb Boulevard, Owens Avenue, Vegas Green Trail and Van Buren Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Standard conditions 1 - 8.

If the C-1 portion is APPROVED, subject to:

1. All of the above conditions.
2. Install a 6 foot high block wall along Vegas Green Trail and Van Buren Avenue, set back 5 feet for landscaping as required by the Department of Community Planning and Development.
3. Submit a traffic impact study to the Traffic Engineer as required by the Department of Design and Development.

PROTESTS: 0

Bugbee -

APPROVED, subject to staff's conditions and amending the R-PD17 portion to R-PD15.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated there is R-PD9 developed immediately abutting this property to the west. Farther west some of the properties are in transition. There are 138 units proposed in the R-PD17. Staff feels the density is higher than needed. Staff feels R-PD12 should be amended to R-PD15. Staff does not think C-1 is compatible on the corner.

JAY DOWNEY, 2001 S. Cimarron, appeared to represent the applicant. They would accept R-PD15 which would give them 126 units. They will have two stories with six units per building. There will be adequate parking. They would be willing to drop two buildings which would provide more open area.

JOE ABNER, 1200 North Lamb Boulevard, appeared in favor. He lives in the adjacent mobile home park.

No one appeared in protest.

To be heard by the City Council on 2-6-85.

(21:35-21:45)

NOTE: There was a six minute break after this item.

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COMMISSION ACTION

21. Z-100-84 - ROBERT W. FAILING AND
 SHARON L. BERGER

Application of ROBERT W. FAILING AND
 SHARON L. BERGER for reclassification
 of property generally located at 1117
 South Rancho Drive, from R-E to C-1.
 Proposed Use: Offices and Restaurant

Staff recommends DENIAL.

PROTESTS: 43 on record with staff

Bugbee -
 DENIED
 Unanimous
 (Mack and Johnston excused)

MR. FOSTER stated there is an R-E
 zoning pattern existing with the
 commercial existing directly to
 the east and north. There is a
 small piece of R-E to the north
 and to the north of that is a
 service station on the corner.
 To the south is residential. This
 will be a two-story office building.
 Parking is in the front and rear.
 Staff feels this is contrary to the
 predominately residential pattern
 on Rancho Drive. If this would be
 approved, it would start a pattern
 down Rancho Drive. The applicant
 would be agreeable to amending the
 application to P-R. Staff objects
 to P-R as well.

JOHN O'REILLY, 325 South Maryland
 Parkway, appeared and represented
 the applicants. He is also a
 principal in the project. This
 property only has ingress and
 egress to Rancho Road. It would
 not be appropriate for a residence.

JIM WOLFRAM, 801 South Rancho,
 appeared in favor. This property
 will just sit and stagnate if it
 is not rezoned because a home
 is not desirable on that parcel.

DON MOSLEY, 1127 Westland, appeared
 in protest. He feels this is
 taking advantage of the property
 owners in the area by commercial-
 izing it and then selling. This
 will increase the traffic.

GEORGE RUDIAK, 2244 Edgewood,
 appeared in protest. They built
 their home in the area because
 they wanted to live in a ranch
 estate area. This will start
 a precedent.

RALPH CLAY, 1935 Westland,
 appeared in protest. This is spot
 zoning.

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ITEM

21. Z-100-84 - ROBERT W. FAILING AND
SHARON L. BERGER

STEPHANIE HURLEY, 2231 West Charleston Boulevard, appeared in protest. This will set a precedent.

MIKE CHADBURN, 2318 Sherman Place, appeared in protest. This will start a precedent.

JOHN O'REILLY appeared in rebuttal. There will not be a restaurant on the property. It will be an office building.

To be heard by the City Council on 2-6-85.

(21:51-22:23)

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COMMISSION ACTION

ITEM

22. Z-101-84 - DONALD T. AND BARBARA E. ROMANO

Application of DONALD T. AND BARBARA E. ROMANO for reclassification of property generally located on the south side of Charleston Boulevard, 250 feet east of Rainbow Boulevard, from N-U to P-R.

Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Install a 6 foot high block wall along the south property line.
3. Install a sidewalk on Charleston Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Standard conditions 1 - 8.

PROTESTS: 0

Guthrie -
APPROVED, subject to the conditions
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated staff feels P-R is in accordance with the zoning pattern on Charleston Boulevard. This will be a well-designed office project. Staff would recommend approval, subject to the conditions.

DONALD T. ROMANO, 2620 South Tenaya Way, appeared and represented the application. They are in agreement with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 2-6-85.

(22:23-22:26)

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COMMISSION ACTION

ITEM

23. Z-43-83 - REINSTATEMENT AND EXTENSION OF TIME

Request of BILLY J. SLOAT for a Reinstatement and an Extension of Time on property generally located on the south side of Vegas Drive, 105 feet east of Cherokee Lane, R-1 Zone (under Resolution of Intent to R-PD8).

Staff recommends APPROVAL, subject to:

1. Resolution of Intent shall expire on December 15, 1985.

Bugbee -
APPROVED, subject to the condition.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this is their first request for an extension of time. The applicant needs additional time to construct this project. Staff would recommend approval, subject to the condition.

BILLY J. SLOAT, 617 Mayfield, appeared and represented the application.

To be heard by the City Council on 2-6-85.

(22:27-22:28)

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ITEM

24. Z-49-82 - LEO T. MAINWAL

Request of LEO T. MAINWAL for a Plot Plan Review of property generally located on the north side of Charleston Boulevard, east of Bishop Drive, R-3 Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of V-138-84.

Coleman -
APPROVED, subject to the condition.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this parcel is under a Resolution of Intent to C-1. This will be used part of the year for swimming pool supplies and part of the year for a snow ski shop. They applied for a Variance to have swimming pools in the front of the building on the outside, which was approved. Staff would recommend approval, subject to the condition.

KEN MAINWAL, 3180 W. Sahara Avenue, appeared and represented the applicant. They concur with staff's condition.

To be heard by the City Council on 2-6-85.

(22:28-22:37)

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ITEM

25. ZONING STUDY

Consideration of adopting a proposed zoning plan on property generally located west of Highland Drive between the Oran K. Gragson Highway and Alta Drive.

STRICKEN FROM THE AGENDA

ELECTION OF OFFICERS:

Election of 1985 City Planning Commission Officers.

Tracy -
Nominated Fred Kennedy as Chairman.
Motion carried with Mack and Johnston "Excused" and Kennedy "Abstaining."

Bugbee -
Nominated Sherri Tracy as Vice Chairman.
Motion carried with Mack and Johnston "Excused" and Tracy "Abstaining."

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ITEM

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COMMISSION ACTION

SUPPLEMENTAL AGENDA

1. Z-100-64(67)(68) - PLOT PLAN REVIEW

Request of DEAN CONTRACTING on behalf of Sarrets Office Furniture for a Plot Plan Review at 555 S. Casino Center Boulevard, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Landscaping be installed along the Casino Center Boulevard portion of the new parking lot.

Bugbee -
 APPROVED, subject to staff's conditions
 Unanimous
 (Mack and Johnston excused)

MR. FOSTER stated this is a 2300 square foot addition to Sarrets Office Furniture building. They will store office furniture in the building. It will be on the north side of the existing building. Staff would recommend approval, subject to the conditions.

DENNIS DEAN, 5540 South Margarita Avenue, appeared and represented Sarrets Office Furniture.

This is final action.

(22:37-22:31)

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COMMISSION ACTION

ITEM

2. Z-54-75 - PLOT PLAN REVIEW

Request of HIGHLIGHTS, INC. for a Plot Review to allow an off-premise sign on property located at 530 E. Sahara Avenue, C-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

Bugbee -
APPROVED, subject to the condition.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this is a small site where they would like a billboard. There is residential on the property. There is a pattern of billboards along East Sahara Avenue. This request is in accordance with the ordinance requirements.

BOB BJORNSEN appeared and represented the application. This will be a 14' x 48' sign.

This is final action.

(22:31-22:32)

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ITEM

COMMISSION ACTION

3. Z-28-75 - PLOT PLAN REVIEW

Request of CODY B. BYRD for a Plot Plan Review on a proposed apartment project at 4879 E. Owens Avenue, R-3 Zone.

Staff recommends APPROVAL of both actions, subject to:

1. Conformance to the plot plan.
2. Installation of a 6 foot high masonry fence along the south property line.

Coleman -
 APPROVED, subject to the conditions
 Unanimous
 (Mack and Johnston excused)

MR. FOSTER stated this involves additional units on the site. At the time it was approved it was limited to an existing four-plex with a single-family residence on the property. Since that time there has been R-3 approved to the east and west. The applicant is proposing 16 additional units: a two-story four-plex and a two-story twelve-plex.

CODY B. BYRD, 6879 East Mesquite Avenue, appeared and represented the application. He concurs with staff's conditions.

To be heard by the City Council on 2-6-85.

(22:32-22:34)

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4. AV-1-85 - ADMINISTRATIVE VARIANCE

Request of CODY B. BYRD for an administrative variance to allow one additional apartment unit on property generally located at 4879 E. Owens Avenue, R-3 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Coleman -
 APPROVED, subject to the condition.

Unanimous
 (Mack and Johnston excused)

MR. FOSTER stated this is a companion item to Item No. 3. The request is for one additional unit. They are deficient 362 square feet. Staff would recommend approval, subject to the condition.

CODY B. BYRD, 6879 East Margarita Avenue, appeared and represented the application.

This is final action.

(22:34-22:35)

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ITEM

5. Z-57-84 - PLOT PLAN REVIEW

Request of SEA, INC. for a Plot Plan Review on a proposed apartment project located north of Westcliff Drive between Rainbow Boulevard and Buffalo Drive, N-U Zone (under Resolution of Intent to R-PD16, R-PD20, R-PD22, R-PD24).

Staff recommends APPROVAL, subject to:

1. Install the traffic signal system at the intersection of Westcliff and Tenaya as required by the Department of Design and Development.
2. Provide paved access on dedicated right-of-way between this project and Westcliff on Tenaya and the unnamed north-south street to the west as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Standard conditions 1 - 8.

Tracy -
APPROVED, subject to the conditions.

Unanimous
(Mack and Johnston excused)

MR. FOSTER stated there are four parcels involved. The R-PD16 is to the east. To the west is the R-PD24 (11 acres) and west of that is R-PD22 (11 acres), and then a 10 acre parcel of R-PD20. There will 852 units. Staff would recommend approval, subject to the conditions.

FRANK WYATT, SEA, engineer, 1405 Arville, appeared and represented A. B. Spanos Construction. They concur with staff's conditions.

To be heard by the City Council on 2-6-85.

(22:35-22:39)

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ITEM

6. RW-3-84 - RIDGEMOUNT ASSOCIATION

Request of RIDGEMOUNT ASSOCIATION for Razor Wire to enclose a recreational vehicle parking lot on property generally located at the southeast corner of Ridgetree Avenue and Ridgemount Drive, R-PD7 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Coleman -
APPROVED, subject to the condition.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this is a recreational vehicle facility. They would like to have razor wire for security purposes. Staff would recommend approval.

KATHLEEN CENTER, 5704 Ridgegrove, appeared and represented the application.

This is final action.

(22:39-22:42)

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COMMISSION ACTION

7. RW-4-84 - UNION PLAZA HOTEL

Request of UNION PLAZA HOTEL AND CASINO for Razor Wire to be installed on the west portion of its property located at One Main Street, M Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Bugbee -
APPROVED, subject to the condition.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this is an industrial area adjacent to railroad tracks. There is a need for security at this location for hotel patrons.

WALTER ZICK, architect, One Main Street, appeared and represented the applicant.

This is final action.

(22:48-22:42)

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ITEM

8. SO-6-84 - RA HOMES, INC.

Request of RA HOMES, INC. for a sales office on property generally located on the southeast corner of Decatur and Concord Village Drive, R-E Zone (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

1. The use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

Coleman -
APPROVED, subject to the condition.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated this involves a sales office. Staff would recommend approval, subject to the condition.

GARY SEELEY, R. A. Homes, 3430 East Flamingo Road, appeared and represented the application. They concur with staff's condition.

This is final action.

(22:42-22:42)

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COMMISSION ACTION

ITEM

9. C-1-1-85 - CANYON TELEVISION AND APPLIANCE RENTAL, INC.

Request of CANYON TELEVISION AND APPLIANCE RENTAL, INC. to rent washing machines, electric dryers, refrigerators, freezers and microwave ovens on property located at 1957 N. Decatur Boulevard, C-1 Zone.

Staff recommends APPROVAL, subject to:

1. No paper or temporary signs painted on the windows.
2. All items to be off-loaded immediately into the building.
3. No rental of items over five years or older.
4. All items shall be new when first offered for rent.

Bugbee -
APPROVED, subject to staff's conditions and a two-year review.
Unanimous
(Mack and Johnston excused)

MR. FOSTER stated the Planning Commission has allowed this use by Resolution and the previous use had a one-year review. Staff would recommend approval, subject to the conditions and a one-year review.

VINTON BROWN, 216 Spanish Drive, appeared and represented the application. This is their home office.

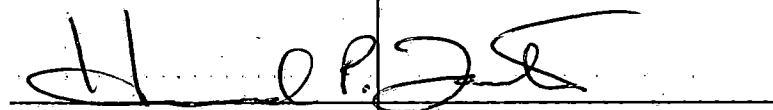
This is final action.

(22:42-22:45)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR