

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 1

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.

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

ROLL CALL:

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

STAFF PRESENT:

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

ANNOUNCEMENT:

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

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

All Zoning items shall conform to the following Conditions:

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

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, whichever occurs first.
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.

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

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.

MINUTES

Approval of the Minutes of January 10, 1985.

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.

Guthrie -
ABEYANCE
Unanimous
(Coleman and Tracy excused)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

OLD BUSINESS:

1. 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.

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Amend the application to C-1.
3. Provide aesthetic treatment on the west and south sides of the commercial storage units and redesign the front to screen the interior of the storage complex from Jones Boulevard.
4. Approval of the site plan does not constitute approval of the caretaker's residence.
5. Dedicate 20 feet of right-of-way for Lake Mead Boulevard as required by the Department of Design and Development.
6. Install street improvements on Jones Boulevard and Lake Mead Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Submit a traffic impact study to the Traffic Engineer as required by the Department of Design and Development.
8. Construct a traffic signal system at the intersection of Jones Boulevard and Lake Mead Boulevard as required by the Division of Land Development and Flood Control of the Department of Design and Development.
9. Standard conditions 1 - 8.

Johnston -

APPROVED, subject to staff's conditions and conditions 10 thru 21 as agreed upon between the applicant and the residents to the south. Motion carried with Coleman and Tracy "Excused" and Bugbee "Abstaining."

MR. FOSTER stated this item was held in abeyance to enable the property owners and developer to meet and resolve their differences. The project backs up to a single-family subdivision to the south. There is R-CL, R-3, C-1 and R-PD9 in the area. This application is for C-2 zoning for a shopping center with storage units on the south. There are approximately 97,500 square feet of shopping center and 61,000 square feet of storage units. Staff feels that because of the commercial on the northeast corner and multi-family to the east and west the application is in keeping with the zoning pattern in the area. Staff feels C-1 is the only type of commercial zoning that should be allowed in this area. Staff recommends approval, subject to the conditions.

JOHN VORNSAND, 2820 West Charleston Boulevard, appeared and represented the applicant. They met with the property owners since the last meeting. The property owners are in agreement with the application as proposed with additional conditions as well as those proposed by staff. The property owners like a commercial storage complex buffering between their homes and the shopping center. The applicant is concerned about the cost of constructing a traffic signal at the intersection of Jones Boulevard and Lake Mead Boulevard.

MR. FOSTER said the cost figures could be obtained from the Department of Design and Development.

No one appeared in protest.

MR. BUGBEE said he would abstain from voting on this issue because he owns property in the immediate area.

To be heard by the City Council on 2-20-85.

(19:34-19:40)

AGENDA

○ ANNOTATED AGENDA AND FINAL M○UTES

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

January 22, 1985

Page 4

ITEM

PHONE 386-6301

COMMISSION ACTION

1. Z-96-84 - ELSIE A. BRODKIN (Cont'd)
 10. Finished grade to be as low as possible along the south for the commercial storage units.
 11. Approval of final construction plans including final grading plan and landscaping plan by neighbors prior to construction.
 12. No businesses be conducted in the commercial units.
 13. No outdoor recreation vehicle storage be allowed.
 14. No automobile repair be conducted in the commercial storage units.
 15. No amusement arcades or head shops be allowed in the shopping center.
 16. No bars be allowed in the shopping center without food service (restaurant/grill).
 17. All lighting to be shielded from the residential properties to the south.
 18. The hours of operation of the commercial storage units be limited from 7:00 A.M. to 10:00 P.M.
 19. No razor wire be allowed on any portion of the shopping center or commercial storage unit project.

PROTESTS: 0

AGENDA

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

January 22, 1985

Page 5

ITEM

COMMISSION ACTION

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

Property generally located on the southwest 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: 655

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. Wall statement.
5. Sewer design be revised as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. A waiver be permitted for the length of Birch River Circle, with the street length not to exceed 500 feet.
7. A waiver be permitted for block lengths that exceed 1200 feet.
8. Standard conditions.

Bugbee -
 APPROVED, subject to staff's conditions.

Unanimous
 (Coleman and Tracy excused)

MR. NULL stated this item was held in abeyance since the last meeting so the applicant's engineer and staff could resolve the problems with the street design, sewer and drainage. These problems have been worked out and staff would recommend approval, subject to the conditions.

JACK MITCHELL, G. C. Wallace Engineering, 1555 Rainbow Boulevard, appeared and represented the applicant. They are in agreement with staff's conditions.

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

(19:40-19:43)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. 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 Community Planning and Development.

2. Standard conditions.

PROTESTS: 0

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

MR. NULL stated this item was held in abeyance because neither the applicant nor his representative were present at the last meeting. This application consists of an off-set along the west side of "H" Street as a result of the street alignment. Staff would recommend approval, subject to the conditions.

JIM TYREE, Executive Director of the Economic Opportunity Board of Clark County, appeared and represented the application. They are in agreement with staff's conditions.

No one appeared in protest.

City Council to set date for public hearing on 2-6-85.

(19:43-19:45)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

NEW BUSINESS:

1. TENTATIVE MAP - TONOPAH VILLAGE

Property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD17).

Owner/Subdivider: Robert L. Conn
No. of Acres: 5 No. of Lots: 22
No. of Units: 85

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-61-82.
2. Wall statement.
3. Conformance to the Flood Hazard Reduction Ordinance.
4. Drainage to meet the requirements of the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Standard conditions.

Johnston -
APPROVED, subject to staff's conditions.

Unanimous
(Coleman and Tracy excused)

MR. NULL stated the buildings will be separately owned, including the land underneath them. The remainder of the land will be owned in common. Staff would recommend approval, subject to the conditions.

BOB MCNUTT, Chilton Engineering, 50 South Jones Boulevard, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 2-20-85.

(19:45-19:46)

AGENDA

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

January 22, 1985

Page 8

ITEM

PHONE 386-6301

COMMISSION ACTION

2. FINAL MAP - TONOPAH VILLAGE

Property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD17).

Owner/Subdivider: Robert L. Conn
No. of Acres: 5 No. of Lots: 22
 No. of Units: 85

Staff recommends APPROVAL, subject to:

1. Approval of the Tentative Map.
2. Conformance with the Tentative Map.
3. Conformance to the conditions of approval for the Tentative Map.

Bugbee -
APPROVED, subject to the conditions.

Unanimous
(Coleman and Tracy excused)

MR. NULL stated there is a slight change on the final map from the tentative map. There is a fire lane that now runs from one parking lot to another; and Building No. 4 is relocated to allow for more parking and a better flow of traffic. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions.

BOB MCNUTT, Chilton Engineering, 50 South Jones Boulevard, appeared and represented the applicant.

(19:46-19:48)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. FINAL MAP - THE BLUFFS UNIT NO. 3 (FORMERLY THE LAKES AT WEST SAHARA, PHASE 2)

Property generally located on the south side of Lake North Drive, west of Crystal Water Way, N-U Zone (under Resolution of Intent to R-CL).

Owner: West Sahara Investment Co.
Subdivider: Collins Brothers
No. of Acres: 12.3 No. of Lots: 39

Staff recommends APPROVAL, subject to:

1. Conformance with the Tentative Map.
2. Conformance to the conditions of approval for the Tentative Map.
3. Cul-de-sac radii to meet design requirements.

Bugbee -
APPROVED, subject to the conditions.

Unanimous
(Coleman and Tracy excused)

MR. NULL stated the cul-de-sac radii are 45 feet and they need to be 45.5 feet. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions.

DENE KRAMETBAUER, Engineers and Surveyors, 1022 West Charleston Boulevard, appeared and represented the applicant.

(19:48-19:49)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. A-2-85(A) - RAINBOW PLAZA PARTNERS

Petition of Annexation submitted by RAINBOW PLAZA PARTNERS to annex property generally located on the west side of Rainbow Boulevard, south of Charleston Boulevard, containing approximately .38 acres.

Staff recommends APPROVAL.

Mack -
APPROVED
Unanimous
(Coleman and Tracy excused)

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

MIKE BANGLE, 4458 Annie Oakley, appeared and represented the applicant.

(19:49-19:50)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. Z-102-84 - Application of WINDSOR DEVELOPMENT COMPANY

Application of WINDSOR DEVELOPMENT COMPANY for reclassification of property generally located at 1105 Pahor Drive and 1106 Westwood Drive, from R-1 to R-4.

Proposed Use: Apartments.

Staff recommends DENIAL.

PROTESTS: 12 persons in the audience
37 signatures on petition
presented at meeting

Mack-
DENIED
Unanimous
((Coleman and Tracy excused))

MR. FOSTER stated this property is located about one lot south of Charleston Boulevard. There is C-1 zoning approved on Charleston Boulevard to the north. The pattern to the south is R-1. The applicant is proposing to construct a two-story apartment building with twelve units. There will be 5 one-bedroom units and 7 two-bedroom units. The project will have 18 parking spaces where 14 spaces are required. There will be a 6' block wall on the south side. All access will be off Westwood. There is a 6' setback from the single-family homes to the south. There have been many applications on this property since 1957. Staff would recommend denial because this is not compatible with the single-family pattern along Rancho Drive.

BILL ELWELL, 1112 Westwood Drive, appeared and presented a petition with 37 signatures in protest.

The applicant was not present.

To be heard by the City Council on 2-20-85.

(19:50 - 19:55)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. Z-103-84 - EUGENE GORLICK

Application of EUGENE GORLICK for reclassification of property generally located on the northwest corner of Rancho Drive and Sunset Drive, from C-2 to R-4.

Proposed Use: Apartments

Staff recommends DENIAL of the R-4.

PROTESTS: 1

Bugbee -
ABEYANCE
Unanimous
(Coleman and Tracy excused)

MR. FOSTER stated the applicant is requesting R-4 zoning which is down zoning so he can have 30 units. C-2 zoning only allows higher density developments. There will be 38 parking spaces where 35 are required. These will be two-story buildings with 20 two-bedroom units and 10 studios. They will be using Water District water. The parcel is 46,700 square feet. Staff has one protest on record. Staff would recommend denial.

THORA DARLING, 1202 Riverside Drive, appeared in protest. She is the person staff has on record in protest. This would set a precedent in the area. There are vacant apartments in the area at the present time.

The applicant was not present.

To be heard again by the Planning Commission on 2-14-85.

(19:55-20:03)

AGENDA

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

January 22, 1985

Page 13

ITEM

COMMISSION ACTION

7. Z-104-84 - DONALD LIVINGSTON

Application of DONALD LIVINGSTON for reclassification of property generally located at 5025 Alta Drive, from R-1 to P-R.

Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. No access to Brush Street.
3. The existing 6' block wall along the south and west property lines be retained.
4. Redesign the parking layout as required by the Department of Community Planning and Development.
5. Remove the existing curb cut on Brush Street and replace the curb and sidewalk as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
6. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this request is in accordance with the pattern in the area. Staff feels P-R is logical to Brush Street. There would be more protection for the residents to the west of the driveway if Brush Street is closed and all access be off Alta Drive. Staff would recommend approval, subject to the conditions.

DONALD LIVINGSTON, 2016 Black Forest Drive, appeared and represented the application. There will be a real estate appraisal office and a real estate office in the building.

CHRIS SULLIVAN appeared who shares an office with Donald Livingston. They would like the street access off Brush Street as well as Alta Drive.

No one appeared in protest.

To be heard by the City Council on 2-20-85.

(20:03-20:08)

AGENDA

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

January 22, 1985

Page 14

ITEM

COMMISSION ACTION

8. Z-70-81 - REINSTATEMENT AND EXTENSION OF TIME - GENE BOTT

Request of: GENE BOTT for a Reinstatement and Extension of Time on property generally located on the east side of 23rd Street, between Searles and Hinkle Street, R-1 Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. Extension of time shall expire January 19, 1986.
2. Conformance to all ordinance amendments enacted subsequent to this original approval.

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

MR. FOSTER stated this is their third request for an extension of time and no reinstatement is needed. They are trying to obtain financing for this project. Staff would recommend approval, subject to the conditions.

GENE BOTT, 1240 Hinson, appeared and represented the application.

To be heard by the City Council on 2-20-85.

(20:08-20:10)

AGENDA

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

January 22, 1985

Page 15

ITEM

COMMISSION ACTION

SUPPLEMENTAL AGENDA:

1. PM-50-84 - SCANDIA SPORTS, INC. ON
 BEHALF OF VIVINIAN E.
 O'HARE, ET AL

Request of SCANDIA SPORTS, INC. on
 behalf of VIVINIAN E. O'HARE, ET AL
 to waive the requirements for full
 street improvements on a portion of
 Rigel Street south of Meade Avenue.

Staff recommends APPROVAL, subject to:

1. Applicant to install a 24 foot wide
 temporary pavement along the east
 side of Rigel Street abutting
 Parcel 1.

Mack -
 APPROVED, subject to constructing
 a 24' wide temporary accessway
 on Rigel Street adjacent to
 Parcel 1 consisting of 4 inches
 of Type II gravel compacted and
 oiled. Also, a review be con-
 ducted in six months.
 Motion carried with Coleman and
 Tracy "Excused" and Kennedy and
 Johnston "Abstaining."

MR. NULL stated this parcel creates
 two parcels and the applicant
 intends to develop Parcel 2. This
 is a request to waive the require-
 ment for full-street improvements
 on a portion of Rigel Street
 abutting Parcel 1. Staff would
 recommend approval, subject to the
 condition.

LLOYD LARSON, 1580 Elizabeth
 Street, Redlands, California,
 appeared and represented the
 application. He was concerned
 about the cost of putting in the
 24-foot wide temporary pavement
 because a permanent street would
 probably be put in after approxi-
 mately a year. They would agree
 to a temporary pavement if the
 cost was not too prohibitive.

MR. FOSTER said the length of the
 temporary pavement would be 354
 feet.

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

(20:10-20:21)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. A-1-85 - A. JAMES AND LOTTIE L. MAGAR

Petition of Annexation submitted by A. JAMES AND LOTTIE L. MAGAR to annex property generally located on the south-west corner of Oakey Boulevard and Hawk Street, containing 2.44 acres.

ABEYANCE

MR. NULL stated the applicant has requested this item be held in abeyance until a future date when the applicant is ready to proceed.

(20:21-20:22)

AGENDA

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. ZC-265-78 - PLOT PLAN REVIEW - KARSTEN T. BRONKEN ON BEHALF OF TOYOTA WEST

Request of KARSTEN T. BRONKEN, on behalf of TOYOTA WEST, for a Plot Plan Review to allow vehicular access to Hawk Street from property located at 2025 S. Decatur Boulevard, N-U Zone (under Resolution of Intent to C-2)

Staff recommends DENIAL.

Bugbee -
APPROVED, subject to relocating the north driveway to El Parque and the south driveway be limited to access to the new car storage area. The gate on the south driveway is to be locked at all times and all unloading of new cars from the transports shall be on-site and not on Hawk Street. Unanimous
(Coleman and Tracy excused)

MR. FOSTER stated this request involves access to Hawk Street. There is existing R-3 zoning for apartments on the west side. To the south is a shopping center. The purpose of the access would be to provide additional access to the employee area from the north driveway and to the new car storage area from the south driveway. The applicant has agreed to relocate the north driveway to El Parque.

KARSTEN BRONKEN, 1818 Industrial Road, appeared and represented the applicant. The existing shopping center immediately to the south has been there for some time and has three accesses off Hawk Street. The apartments immediately adjacent to the shopping center have access off Hawk Street. The precedent has been for convenient access to Hawk Street. The south access to Hawk Street will have a delivery once every 3 or 4 days. There will be a locked gate at that location and only open when new cars are delivered. There is 300 feet of frontage on Decatur Boulevard. They cannot get transport vehicles on Decatur Boulevard.

To be heard by the City Council on 2-20-85.

(20:22-20:30)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

PLANNING COMMISSION

January 22, 1985

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. Z-57-78 - PLOT PLAN REVIEW -
KENNETH ALTOSE

Request of KENNETH ALTOSE for a Plot Plan Review of property located at 213 Desert View Street, R-PD4 Zone.

Staff recommends DENIAL. If approved, subject to:

1. Conformance to the plot plan.

Johnston -
ABEYANCE until staff receives letter from the Homeowners Association.
Unanimous
(Coleman and Tracy excused)

MR. FOSTER stated this is in the Rancho Bel Aire Subdivision. There was some discrepancy on the depth of the property. It is only 121 feet and not 126 feet as originally proposed. Staff feels they should adhere to the 20 foot setback for the proposed new home. Staff would recommend denial.

KENNETH ALTOSE, 1485 Westwind Road, appeared and represented the application. This house is not existing at the present time. He submitted a letter to staff from the Architectural Review Board.

MR. FOSTER said the City requires a letter from the Homeowners Association.

To be heard again by the City Planning Commission on 2-14-85.

(20:30-20:33)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

January 22, 1985

PLANNING COMMISSION

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. PLANNING COMMISSION GOALS

Planning Commission Goals and Objectives
for 1985.

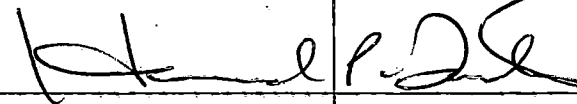
Johnston -
ADOPTED THE GOALS AS PRESENTED
BY STAFF.
Unanimous
(Coleman and Tracy excused)

(20:33-20:35)

ADJOURNMENT:

There being no further business to come before the
City Planning Commission, the meeting adjourned at
8:35 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10