

AGENDA

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

February 14, 1985

Page 1

ITEM

PHONE 386-6301

COMMISSION ACTION

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	- Present
Robert Bugbee	- Present
Maggi Coleman	- Present
Robert Guthrie	- Present
Joseph Johnston	- Present
Fred Kennedy, Chairman	- 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 system shall be cause for revocation of a business license;
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, 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; and
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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.

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

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' 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.

MINUTES:

Approval of the Minutes of the January 10, 1985 meeting.

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.

Bugbee
APPROVED
 Unanimous
 (Tracy excused)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

OLD BUSINESS:

1. Z-103-84 - EUGENE GORLICK

Request 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 recommended DENIAL; if approved, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Installation of a 6-foot high block wall along the north and west property lines as required by the Department of Community Planning and Development.
3. Install street improvements on Sunset Drive and sidewalks and street lighting on Rancho Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Standard conditions 2 - 8.

PROTESTS: 2

Bugbee -
APPROVED, subject to staff's conditions, which included the applicant's proposal to eliminate access to Rancho Drive.
Motion carried with Coleman and Guthrie voting "No."

MR. FOSTER stated this item was held in abeyance at the previous meeting because neither the applicant nor his representative were present. This property is in a C-2 area. The C-2 extends 660' from the center line on both sides of Rancho Drive. There are various uses in this C-2 zone ranging from single-family homes to commercial. This request is for 30 units. There will be two accesses off Sunset Drive and one access off Rancho Drive. Staff feels no higher density than R-3 should be approved in this area. Based on that, staff would recommend denial.

EUGENE GORLICK AND LLOYD MANNING, Kaiser Construction Company, represented the application. They will not have an access off Rancho Drive. With R-3 zoning they would be allowed 26 units. This parcel is a little over one acre. Twenty of the units will be two bedrooms/two baths and ten of the units will be studios. They will try to attract tenants that are employed at Mercury.

THORA DARLING, 1202 Riverside Drive, appeared in protest. They have owned their property for twenty-five years and it has been commercially zoned for 500 feet back from Rancho Drive. This would change the character of this area. The area immediately across from Rancho Drive has been overdeveloped into low-cost housing which are half unoccupied.

ANDREW JESTER, 209 Sunset Drive, appeared in protest. This is a quiet neighborhood. The neighborhood had declined, but in the past five years it has been upgraded.

LLOYD MANNING appeared in rebuttal. There are vacant lots across the street from Sunset Drive.

MR. FOSTER said that since they have 95% of the area for an additional unit, it could be approved, making a total of 27 units.

To be heard by the City Council on 3-6-85. (19:31-19:45)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

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

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

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

Johnston -
APPROVED, subject to staff's condition.
Unanimous
(Tracy excused)

MR. FOSTER stated this item was held in abeyance at the last meeting in order for the applicant to obtain a letter of approval from the Rancho Bel Aire Homeowners Association. This request is for a plot plan review to allow a new home to have a carport on the front that will extend within 10' of the front property line. Staff feels they should adhere to the 20'.

KENNETH ALTOSE, 1485 Westwind Road, represented the application. There are other homes in the area where there is just a 5' difference.

BARRY BECKER, 50 South Jones Boulevard, appeared in favor. He is a member of the Architectural Review Committee and the Board of Directors for Rancho Bel Aire. The house looks like it is back farther than it really is because only the carport will have the 10' setback.

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

(19:45-19:50)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

NEW BUSINESS:

1. TENTATIVE MAP - O'BANNON VILLAS (CONDOMINIUM)

Property generally located on the east side of Edmond Street between O'Bannon Street on the south and El Parque Avenue on the north, N-U and R-E Zone (under Resolution of Intent to R-PD18)

Owner/Subdivider: Vincent LoBue

No. of Acres: 5.0 No. of Units: 86

Staff would recommend APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-50-83 and for the Plot Plan Review.
2. A directional sign shall be required at the primary entrance on O'Bannon Drive, depicting the location and address or the building number of each structure within the development.
3. Standard conditions.

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

MR. NULL stated this application will require a directional sign for emergency identification of the units at the entrance depicting the location and address or building number of each structure within the development.

PAUL STEVENS, Bronken Engineering, 1818 Industrial Road, appeared and represented the applicant.

To be heard by the City Council on 3-6-85.

(19:50-19:52)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. FINAL MAP - O'BANNON VILLAS (CONDOMINIUM)

Property generally located on the east side of Edmond Street between O'Bannon Drive on the south and El Parque Avenue on the north, N-U and R-E Zone (under Resolution of Intent to R-PD18)

Owner/Subdivider: Vincent LoBue

No. of Acres: 5.0 No. of Units: 86

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.

Mack -
APPROVED, subject to staff's conditions.

Unanimous
(Tracy excused)

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

PAUL STEVENS, Bronken Engineering, 1818 Industrial Road, appeared and represented the applicant.

(19:52-19:54)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. TENTATIVE MAP - DESERT PARK HOMES

Property generally located on the north side of Vegas Drive, east of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-CL)

Owner: Patrick John & Michael James Gaffey

Subdivider: Park W. Haws, Inc.

No. of Acres: 6.6 No. of Lots: 46

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-8-84.
2. No vehicular access to Vegas Drive from the abutting lots.
3. Wall statement.
4. Connect the water line in Barrel Cactus to the water line in Joshua Tree through the recreation and pool area, and provide a 20 foot easement therefore, or an alternate proposal to be approved by the Department of Fire Services.
5. Standard conditions.

Bugbee -
APPROVED, subject to staff's conditions and applicant to work out an alternate water line system with Fire Services.
Unanimous
(Tracy excused)

MR. NULL stated this development consists of two cul-de-sacs with a recreation and pool area extending between the two streets.

RICHARD BAUGHMAN, 2325 West Charleston Boulevard, appeared and represented the applicant. He objected to the water line system as proposed by staff. They would be willing to work out an agreeable water line system with the Department of Fire Services.

MR. NULL indicated the water line could possibly be connected between the two streets through the common recreation area site.

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

(19:54-19:56)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. FINAL MAP - DESERT PARK HOMES - UNIT NO. 1

Property generally located on the north side of Vegas Drive, east of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-CL)

Owner: Patrick John & Michael James Gaffey

Subdivider: Park W. Haws, Inc.

No. of Acres: 3.6 No. of Lots: 23

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 staff's conditions.

Unanimous
(Tracy excused)

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

RICHARD BAUGHMAN, 2325 West Charleston Boulevard, appeared and represented the applicant.

(19:56-19:58)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. REVERSIONARY MAP - WOODCREST UNIT NO. 2

Property generally located at the south-west corner of Alexander Road and Shermcrest Way, R-E Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Plaster Development Company

No. of Acres: 7.70 No. of Lots: 3

Staff recommends APPROVAL.

Johnston -
APPROVED
Unanimous
(Tracy excused)

MR. NULL stated the street pattern will remain the same and they would like to replat the development with smaller width lots.

RICHARD PLASTER, 1908 Bluejay Circle, appeared and represented the application.

To be heard by the City Council on 3-6-85.

(19:58-19:59)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. TENTATIVE MAP - WOODCREST UNIT NO. 5

Property generally located on the south-west corner of Alexander Road and Shermcrest Way, R-E Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Plaster Development Company

No. of Acres: 7.70 No. of Lots: 45

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-64-82.
2. No vehicular access to Alexander Road from the abutting lots.
3. Wall statement.
4. Approval of the Reversionary Map.
5. Standard conditions.

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

MR. NULL stated this is the tentative map for the area that was converted to acreage in Item 5 that was just heard. Approval of the map would constitute plot plan approval. Staff would recommend approval, subject to the conditions.

RICHARD PLASTER, 1908 Bluejay Circle, appeared and represented the application.

To be heard by the City Council on 3-6-85.

(19:59-20:00)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. FINAL MAP - WOODCREST UNIT NO. 5

Property generally located on the south-west corner of Alexander Road and Shermcrest Way, R-E Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Plaster Development Company

No. of Acres: 7.70 No. of Lots: 45

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.

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

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

RICHARD PLASTER, 1908 Bluejay Circle, appeared and represented the application.

(20:00-20:01)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. WAIVER OF SUBDIVISION REQUIREMENTS - THE BLUFFS

Request of ENGINEERS & SURVEYORS, INC. on behalf of CKC Development Company for a waiver of subdivision requirements to allow a reduction of the minimum property line radius in a cul-de-sac from 45.5 feet to 45 feet.

Johnston -
APPROVED
Unanimous
(Tracy excused)

MR. NULL stated the City has reduced the width of its streets from 51' to 50'. This has resulted in a half foot loss on each side in the area from the back of the curb to the property line. This waiver will not alter the minimum turn-around radius or the inside of the cul-de-sac, but will coincide with 4.5' between the back of the curb and the new minimum property line radius. Staff recommends approval of the waiver request.

DENE KRAMETBAUER, Engineers & Surveyors, 7022 W. Charleston Boulevard, appeared and represented the application.

To be heard by the City Council on 3-6-85.

(20:01-20:03)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

9. Z-1-85 - GREG MUNSELL

Application of GREG MUNSELL for reclassification of property generally located on the northwest corner of Decatur Boulevard and Roberta Avenue, from N-U to C-2.

Proposed Use: Used Car Lot

Staff recommends DENIAL.

PROTESTS: 4 on record with staff

Mack -
DENIED
Unanimous
(Tracy excused)

MR. FOSTER stated this property was just annexed into the city recently. This request is for C-2 zoning for a used car lot. There are two buildings on the property. Staff feels C-1 uses would be more compatible for this area.

ATTY. MICHAEL SERVAS, 717 South 3rd Street, appeared and represented the applicant. This property will be utilized for the sale and detailing of classic or antique cars, but no repairing. This proposal will not be a detriment to the area.

GORDON BROWN, 5005 Roberta Lane, appeared in protest. He feels they will need a parts building. Right now they are storing and repairing old cars on the property with tow trucks coming and going all day.

ATTY. GARRY HAYES, 300 S. 4th Street, appeared and represented Summa Corporation in protest. Summa Corporation has a vacant parcel of land across the street from this property.

MIKE PRINCE, Property Manager for Summa Corporation, appeared in protest. Summa is concerned that the future development of this area will be jeopardized by this proposal. If this property is going to be commercial, it should be a shopping center or fast-food restaurant. They do not have any immediate plans to develop Summa's property.

ATTY. MICHAEL SERVAS appeared in rebuttal. His client is planning to pave this property and rehabilitate the house and garage that are presently on the premises.

To be heard by the City Council on 3-6-85.

(20:03-20:20)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

10. Z-2-85 - NEVSUR INSURANCE AGENCY, INC.

Application of NEVSUR INSURANCE AGENCY, INC. for reclassification of property generally located approximately 400 feet south of Lake Mead Boulevard, from N-U (under Resolution of Intent to R-CL) to C-1.

Proposed Use: Offices and Retail Shops

Staff recommends DENIAL; if approved, subject to:

1. Resolution of Intent be restricted to a twelve-month time limit.
2. Installation of a 6-foot high masonry wall along the east and south property line.
3. Dedicate 40 feet of right-of-way for Lorenzi Boulevard as required by the Department of Design and Development.
4. Installation of street improvements on Lorenzi Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Conformance to the plot plan amended to provide a turn-around area at the east end of the southern parking bay as required by the Department of Community Planning and Development.
6. The elevations shall be approved by the Planning Commission.
7. Standard conditions 2 - 8.

PROTESTS: 1

Bugbee -

APPROVED, subject to staff's conditions and plot plan review prior to development with all buildings to be one story and screened trash areas to be adjacent to the building.

Unanimous

(Tracy excused)

MR. FOSTER stated there is C-1 zoning to the west and on the applicant's property to the north. To the south is R-PD8. At the time C-1 was approved to the north, R-PD20 was requested on this property, which was amended to R-CL. Staff feels that R-CL is appropriate on this side of Lorenzi Boulevard and, therefore, recommended denial.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the applicant. They had submitted zoning for the entire five acres and at the City Council meeting it was felt commercial would be a better use for the entire parcel. This parcel is approximately two acres. There will be ample landscaping. There is an on/off ramp for the freeway in this area.

TONY SACCO, 6668 Lombard Drive, appeared in protest. This project would be too close to his back yard.

MR. FOSTER said the closest building will be approximately 40 feet from his property line.

BARRY BECKER said this project will be designed similarly to Quail Park. There will be single-story buildings with stucco and tile roofs. There is no parking along the wall area. The parking is up against the buildings.

To be heard by the City Council on 3-6-85.

(20;20-20;35)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

11. Z-3-85 - HEIRS AND DEVISEES OF THE ESTATE OF ANN GRETA JONES

Application of the HEIRS AND DEVISEES
OF THE ESTATE OF ANN GRETA JONES for
reclassification of property generally
located on the east side of Jones
Boulevard between Washburn Road and
Ann Road, from R-E to R-D and R-1.

Proposed Use: Single-Family
Residences

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-
month time limit.
2. Conformance to the plot plan.
3. Conformance to the conditions of
Z-85-84.

PROTESTS: 0

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

MR. FOSTER stated that when the
retirement community was approved,
there was an agreement between the
applicant and property owners that
the applicant would apply for R-D
and R-1 on this parcel. This
application is just following up
to that condition. Staff
recommends approval, subject to
the conditions.

MIKE KOIZUMI, VTN, 2300 Paseo
Del Prado, appeared and represented
the applicant. This application
was part of the original zoning
application. They are in agreement
with staff's conditions.

To be heard by the City Council
on 3-6-85.

(20:35-20:37)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

12. Z-4-85 - WEST SAHARA INVESTMENT COMPANY

Application of WEST SAHARA INVESTMENT COMPANY for reclassification of property generally located south of Sahara Avenue, between Fort Apache Road and Durango Drive, from N-U (under Resolution of Intent to R-PD7, R-PD23, P-R, C-1 and C-V) to R-PD4, R-PD23 and C-1.

Proposed Use: Low Density Residential,
Medium High Density
Residential and
Commercial

Staff recommends APPROVAL, subject to:

1. Resolution of Intent.
2. Approval of the plot plans and elevations of each phase of the development by the Planning Commission.
3. Conformance to the conditions of Z-54-84.
4. Conformance to standard conditions 2 - 8 at the time of development.

PROTESTS: 0

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

MR. FOSTER stated this application is part of an overall development which comprises 640 acres. The northwest is where C-1 is being requested with the R-PD4 and R-PD23 on the easterly side of the parcel. The density is appropriate for this site. They are adjusting the approved zoning lines which will slightly increase the number of units.

ALAN COLLINS, Partner of West Sahara Investment Company, 5195 Las Vegas Boulevard South, appeared and represented the application.

To be heard by the City Council
on 3-6-85.

(20:37-20:41)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

13. Z-5-85 - SAVEWAY SUPER SERVICE STATIONS, INC.

Application of SAVEWAY SUPER SERVICE STATIONS, INC. for reclassification of property generally located on the southeast corner of Rainbow Boulevard and Charleston Boulevard, from N-U to C-1.

Proposed Use: Convenience Store with Gasoline Sales

Staff recommends APPROVAL, subject to:

1. Resolution of Intent be restricted to a twelve-month time limit.
2. Installation of a sidewalk on Charleston Boulevard and street lighting on Rainbow Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Dedicate a radius corner at the intersection of Rainbow Boulevard and Charleston Boulevard as required by the Department of Design and Development.
4. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is on the southeast corner. It will be a gasoline station facility with a convenience store. Staff feels commercial zoning is appropriate for this corner.

JACK CASSIN, 2424 South Highland Drive, appeared and represented the application.

To be heard by the City Council on 3-6-85.

(20:41-20:43)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. Z-6-85 - TERRIBLE HERBST, INC.

Request of TERRIBLE HERBST, INC. for reclassification of property generally located on the northwest corner of Charleston Boulevard and Nellis Boulevard, from R-1 to C-1.

Proposed Use: Gasoline Sales and Lubrication Facility

Staff recommends APPROVAL, subject to:

1. Resolution of Intent be restricted to a twelve-month time limit.
2. Installation of street improvements on Charleston Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Conformance to the flood hazard reduction provisions of the City Code.
4. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is a similar type of application that was just heard on the previous request. Staff feels this is an appropriate corner for commercial property.

DAVID MARTIN, 5195 Las Vegas Boulevard South, appeared and represented the applicant.

To be heard by the City Council on 3-6-85.

(20:43-20:45)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

15. Z-26-69 - PLOT PLAN REVIEW - SAMCO BUILDERS

Request of SAMCO BUILDERS for a Plot Plan Review of property located on the northwest corner of Oakey Boulevard and Decatur Boulevard, C-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan amended to provide a minimum of 18 parking spaces in front of the building to be located on the east side of the building site.
2. Standard conditions 2 - 8.

Mack -
APPROVED, subject to staff's conditions and upgraded building elevations to be approved by staff.
Motion carried with Tracy "Abstaining" from voting.

MR. FOSTER stated commercial zoning was approved on this property in 1969 for a service station. In 1980 it was approved for a convenience store. Now they would like to construct a two-story office and commercial building on the north portion of the site. Staff would recommend approval.

LEE MOTT, 4851 Arizona Avenue, appeared and represented the application. This building will be constructed of concrete blocks and stucco. The front will be facing Decatur Boulevard.

COMMISSIONER MACK felt the building elevations need to be substantially upgraded.

This is final action.

(20:45-20:51)

NOTE: Commissioner Tracy arrived at the meeting during this hearing.

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

16. Z-49-77 - EXTENSION OF TIME - NEW
HORIZONS, INC.

Request of NEW HORIZONS, INC. for an
Extension of Time on property generally
located at 1401 S. Arville Street,
C-1 Zone.

Staff recommends APPROVAL of a 6 month
extension, subject to:

1. The school use shall be discontinued
February 14, 1986.

Bugbee -
APPROVED for a one year extension.
Unanimous

MR. FOSTER stated this is a
request for an extension of time
to allow the New Horizons School
additional time to develop a new site
in the west Charleston area and
to move their school. They are
having a problem in getting water
and sewer services to their new
site. The residents to the east
would like to have this school
move as soon as possible.

DR. T. C. SMITH, Founder of
New Horizons School, 4034 South
Great Street, appeared and
represented the application.

To be heard by the City Council
on 3-6-85.

(20:51-20:53)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. Zoning Amendment

Requires the storage and display of retail second-hand merchandise to be screened in an enclosed building in C-M and M Zones.

Mack -
APPROVED
Unanimous

MR. FOSTER stated this zoning amendment is primarily for businesses located along Main Street that display their secondhand merchandise outside in front of their stores.

2. Discussion

Zoning applications on multiple parcels of land.

Tracy -
APPROVED requiring separate applications on separate parcels unless the property is contiguous on multiple parcels of land.
Motion carried with Guthrie voting "No."

(NOTE: Guthrie made a prior motion to allow staff's recommendation to continue with the present procedure. Motion did not carry with Mack, Kennedy, Johnston and Tracy voting "No.")

MR. FOSTER stated this was placed on the agenda because there has been concern recently on multiple parcels being included in one zoning application. Staff prefers this arrangement for record keeping purposes.

(21:06-21:18)

AGENDA

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

February 14, 1985

Page 22

ITEM

COMMISSION ACTION

SUPPLEMENTAL AGENDA:

1. Z-10-84 - EXTENSION OF TIME - REALTY HOLDINGS GROUP

Request of REALTY HOLDINGS GROUP for an Extension of Time on property generally located on the southwest corner of Washington Avenue and Lorenzi Boulevard, N-U Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. The Extension of Time shall expire on March 7, 1986.
2. Conformance to all ordinance amendments enacted subsequent to this original approval.

2. SH-1-85 - SIGN HEIGHT REVIEW - DONREY OUTDOOR ADVERTISING

Request of DONREY OUTDOOR ADVERTISING for a Sign Height Review to allow a 14' x 48' double-faced sign to a height of 55 feet where a maximum of 40 feet is allowed, at 1208 E. Fremont Street, C-2 Zone.

Staff recommends APPROVAL.

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

MR. FOSTER stated this is their first request for an extension of time. They are making progress on the shopping center.

RODNEY TUCKER, Principal on the Shopping Center, 300 South 4th Street, appeared and represented the application. They are in agreement with staff's conditions.

To be heard by the City Council on 3-6-85.

(20:53-20:54)

Johnston -
 DENIED
 Motion carried with Bugbee voting "No."

MR. FOSTER stated that if a billboard is blocked at the 40' foot height level, it can be approved up to a height of 55 feet. There is a motel sign that would partially block the proposed sign when motorists are driving west on Fremont Street. Therefore, they are requesting their sign be raised to a height of 55 feet.

THOMAS LEGO, Donrey Outdoor Advertising, 1200 West Bonanza Road, appeared and represented the application. They have a permit to build the sign structure 40' high, but would like to raise it to 55'.

To be heard by the City Council on 3-6-85.

(20:54-21:00)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-6-66(10) - PLOT PLAN REVIEW - DONREY OUTDOOR ADVERTISING

Request of DONREY OUTDOOR ADVERTISING for a Plot Plan Review of property generally located on the south side of West Charleston Boulevard, 635 feet west of Wilshire at 5301 W. Charleston Boulevard, C-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. All structural elements, attached to the vertical support, shall be screened from view. Display surface panels may be removed for the purpose of modifying the advertising message, but in no case shall the underlying structural elements be exposed for more than fifteen days.

Bugbee -
APPROVED, subject to staff's conditions.
Motion carried with Mack voting "No."

MR. FOSTER stated this sign would be located on the northwest portion of the property where a nursery business is located. There are billboards in the area.

THOMAS LEGO, Donrey Outdoor Advertising, 1200 West Bonanza Road, appeared and represented the application. They are in agreement with staff's conditions.

This is final action.

(21:00-21:01)

4. CV-2-66 - PLOT PLAN REVIEW - LOYOL ORDER OF THE MOOSE, LAS VEGAS LODGE 1763

Request of the LOYAL ORDER OF THE MOOSE, LAS VEGAS LODGE 1763 for a Plot Plan Review to allow a portion of its property to be used for a recreational vehicle park for its members, C-V Zone.

Staff recommends DENIAL.

Tracy -
DENIED
Unanimous

MR. FOSTER stated this request is for a recreational vehicle park on the west side of this site. Staff feels this would set a precedent and would recommend denial. The recreational vehicle park should be in a commercial area.

No one appeared and represented the application.

This is final action.

(21:01-21:02)

AGENDA

City of Las Vegas

February 14, 1985

PLANNING COMMISSION

Page 24

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. RESCHEDULE PLANNING COMMISSION MEETING

Consideration of rescheduling the
March 14, 1985 meeting to March 11, 1985.

Johnston -
APPROVED March 11, 1985 meeting
date.
Unanimous

(21:02-21:06)

DIRECTOR'S BUSINESS

6. Zoning Amendment

Deletes minimum density requirements for
apartment developments in the C-1 and
C-2 zones.

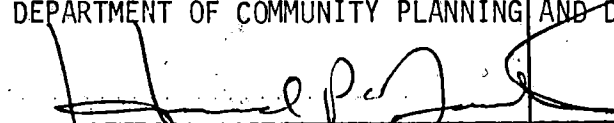
Mack -
APPROVED
Unanimous

MR. FOSTER stated staff would like
to amend the City Code to eliminate
the minimum density requirements
in the C-1 and C-2 zones. The
density for apartment developments
would be allowed based on
compatibility with the surrounding
area. Most apartment projects
require a use permit where each
project will be evaluated.

(21:18-21:25)

ADJOURNMENT: There being no further business to come before the City
Planning Commission, the meeting adjourned at 9:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR