

AGENDA

UNNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

February 26, 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	- Present
Robert Bugbee	- Present
Maggi Coleman	- Excused
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, Acting Chief,
Zoning Division
Mike Clark, 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' 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 January 22, 1985 minutes:

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.

Guthrie -
APPROVED
Unanimous
(Coleman excused)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. FINAL MAP - RAINBOW MEADOWS UNIT 2

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

Owner/Subdivider: Steven S. Miller, Inc.

No. of Acres: 11.83 No. of Lots: 65

Staff recommends APPROVAL, subject to:

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

Bugbee -
APPROVED
Unanimous
(Coleman excused)

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

MIKE KOIZUMI, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicant.

(19:32-19:33)

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2. FINAL MAP - OXFORD COURT - OFFICE CONDOMINIUMS

Property generally located on the east side of Sixth Street and the west side of 7th Street, between Lewis Avenue on the north and Clark Avenue on the south, R-3 and R-4 Zones (under Resolution of Intent to C-1 and P-R).

Owner/Subdivider: Allen G. & Brenda S. Nel

No. of Acres: .48 No. of Units: 9

Staff recommends APPROVAL, subject to:

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

Johnston -
APPROVED, subject to the conditions.

Unanimous
(Coleman excused)

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

MIKE FORD, 5061 Rancho Villa Court, appeared and represented the applicant.

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

(19:33-19:34)

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3. Z-4-84 - EXTENSION OF TIME - DONALD A. YAHRAUS

Request by DONALD A. YAHRAUS for an Extension of Time on property generally located on the northwest corner of Jones Boulevard and Rosalita Avenue, R-E Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on February 15, 1986.
2. Conformance to all ordinance amendments enacted subsequent to this original approval.

Johnston -
APPROVED, subject to the conditions.

Unanimous
(Coleman excused)

MR. FOSTER stated this is their first request for an extension of time. Staff recommends approval, subject to the conditions.

CHARLES FINNEGAN, JR., 4012 Springleaf Drive, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 3-20-85.

(19:34-19:34)

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4. Z-7-85 - DONREY, INC.

Application of DONREY, INC. for reclassification of property generally located on the north side of Vegas Drive between Lunning Avenue and Simmons Street, from R-E to R-1 and R-3.

Proposed Use: Single-Family
Residential and Medium
Low Density Apartments

Staff recommends APPROVAL of the R-1 and DENIAL of the R-3, except for 5 acres on the southwest portion of the property. If approved, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Installation of street improvements on Vegas Drive, Lunning Avenue, Holly Street and Simmons Street as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Relocate the north driveway access to align with Gerlach Drive.
4. The R-1 to be built prior to or concurrently with the construction of the first phase of construction within this overall development.
5. Standard conditions 1 - 8.

PROTESTS: 26 (Petition with 24 signatures)

Bugbee -
ABEYANCE
Unanimous
(Coleman excused)

MR. FOSTER stated this parcel is approximately 36 acres in size. There are single-family homes to the east on Lunning Avenue. There is R-4 to the north. To the west is R-3 and R-1. There is C-1 along the north side of Vegas Drive to the west. The Twin Lakes subdivision is to the southwest. This parcel had three radio station towers approved on it last year by means of a Variance and these towers exist on the premises. At that time the applicant indicated they would submit a proposal for a development so the off-site improvements were waived for a two-year time period. This application is for R-1 along the east side of the property and a portion of the north so there would be a row of homes across from the existing homes. In the remaining area they are requesting R-3. The R-3 is for four-plexes. There will be one access off Holly, one off Vegas Drive and one off Simmons Street. Staff feels this property should be developed R-1, R-CL and only 5 acres of R-3 on the southwest portion. There are approximately 29 persons in protest.

CHUCK RUTHE, 801 Rancho, appeared and represented the applicant. They will build the R-1 homes first. This is less than 8 units to the acre. This layout will accommodate the radio towers.

GWEN COLEMAN, 1816 N. Lunning Avenue, appeared in protest. There are apartments in the area. She feels that with the increased population in the area the crime rate will increase.

WILLIE KIPER, 1709 Manhattan Drive, appeared in protest. He is in favor of the single-family homes, but against the apartments.

GENEVA MERVIN, 1304 Cherokee Lane, appeared in protest. The residents in the area want it to remain single-family.

RAY MAIERS, 1311 Virginia City Avenue, appeared on behalf of the Bonanza Village Homeowners in protest to the 280 apartments.

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(Continued)

4. Z-7-85 - DONREY, INC.

ERNEST HARRIS, 1616 Ludwig Drive appeared in protest. There is a 50% vacancy rate in the apartments in that area at the present time. This will devalue the homes already there.

KEN MCGHEE, 1909 Ludwig, appeared in protest. He prefers single-family dwellings on this entire parcel.

RUTH SHELBY, 1617 Ludwig, appeared in protest. This will devalue the homes in the area.

CHUCK RUTHE appeared in rebuttal. Donrey will keep this development and not sell it due to the radio towers. The single-family homes will be comparable to those directly across the street.

STEVE TURNER, Baughman and Turner, appeared stating he feels this layout is excellent because it accommodates different types of housing and the radio towers.

MR. FOSTER displayed staff's layout with single-family homes, R-CL homes and R-3 apartments.

To be heard again by the City Planning Commission on March 11, 1985.

(19:34-20:10)

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COMMISSION ACTION

5. Z-8-85 - THOMAS T. BEAM, ET AL

Application of THOMAS T. BEAM, ET AL for reclassification of property generally located on the north side of Westcliff Drive, between Tenaya Way and Buffalo Drive, from N-U to R-2.

Proposed Use: Three-Story Rest Home For Senior Citizens

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan for the first phase only.
3. Conformance to the elevations amended to continue the front architectural design theme around to the north and south side elevations as required by the Department of Community Planning and Development.
4. The use shall be limited to a rest home for the elderly only.
5. The project shall be limited to two stories in height.
6. All future phases of development must be reviewed by the Planning Commission.
7. Dedicate 60 feet of right-of-way for Westcliff Drive, 30 feet of right-of-way for Luna Way and 30 feet of right-of-way for the proposed street on the north side of the property and a 25 foot radius corner at the intersection of Westcliff Drive and Luna Way and a 15 foot radius corner at the intersection of Luna Way and the unnamed proposed street as required by the Department of Design and Development.
8. Installation of street improvements on Westcliff Drive, Luna Way and the unnamed proposed street on the north side of the property as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

9. Standard conditions 2 - 8.

PROTESTS: 1

Bugbee -

APPROVED the three-story building as submitted with no landscaping on the south wall and staff's other conditions. Motion carried with Kennedy voting "No" and Coleman "Excused."

MR. FOSTER stated this parcel is approximately 8 1/2 acres. This is a request for a three-story rest home for the elderly. The first phase will have accommodations for 202 residents. There will be 159 single units and 43 double units. There will be 86 parking spaces where 80 are required. The overall parcel can accommodate approximately 425 beds. Staff feels the R-2 density is compatible. The only concern is the three stories. Staff feels that a two-story height would be more compatible with the existing development in the area.

JAMES PETERSON, 328 N. Main Street, Canton, Illinois, developer and owner, appeared and represented the application. He just finished this same type of development in Naples, Florida. They will be licensed by the State of Nevada as an adult-care facility for 202 beds. This will be like a city within a building. There will be a luxurious living area on each floor, stock brokerage firm with the New York Stock Exchange, activities and crafts, chapel, ice cream parlor and security. The rooms are 400 square feet with the double rooms 500 to 600 square feet. The double rooms will have refrigerators. There will be cable TV and a nurse available. There are no plans to build the back two buildings at the present time.

CHARLES ADKISSON, 919 East Tropicana, appeared to represent the owner. This is a seven million dollar project.

SUSAN RAMOS, 7220 Raincloud Drive, appeared in protest. She objected to the three-stories because the residents would be able to look into her back yard.

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(Continued)

5. Z-8-85 - THOMAS T. BEAM, ET AL

CASANDRA GLASPER, 7232 Raincloud Drive, appeared in protest. When she purchased her home she was told this property would be developed with single-family homes.

JAMES PETERSON appeared in rebuttal. This building will be located 280 feet from the wall.

To be heard by the City Council on 3-20-85.

(20:10-20:37)

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6. Z-9-85 - J. L. WATSON COMPANY

Application of J. L. WATSON COMPANY for reclassification of property generally located on the south side of Silver Stream Avenue, east of Lorenzi Boulevard, from C-1 to R-3.

Proposed Use: Apartments

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Installation of street improvements on Lorenzi Boulevard and sidewalk on Silverstream Avenue as required by the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations amended to provide a landscape and wall buffer along Silverstream Avenue to create a sound and visual buffer between the apartment project and the single-family dwellings as required by the Department of Community Planning and development.
4. The developer to work in cooperation with any traffic engineer and City staff to resolve any traffic problems on Silverstream Avenue and Lorenzi Boulevard and to participate in the installation of a traffic control light or any other suitable traffic control device that might be recommended by the Department of Design and Development.

5. Standard conditions 2 - 8.

PROTESTS: 2

Bugbee -

APPROVED, subject to staff's conditions.

Motion carried with Tracy voting "No" and Coleman "Excused."

(Motion to DENY made by Guthrie failed with Bugbee, Kennedy, Johnston, Mack voting "No" and Coleman "Excused.")

MR. FOSTER stated this project is abutting the Oran K. Gragson Highway. At the time the use permit was approved for apartments on this site there was a condition that they apply for rezoning from C-1 to R-3. There will be 336 apartments.

DOUGLAS FYFE, Houston, Texas, appeared and represented the application.

JOANNE LENTINO, 3010 Misty Isle Lane, appeared in rebuttal. This will increase the traffic in the area.

DOUGLAS FOREMASTER appeared in protest. All the access would be out on Silverstream to Lorenzi.

To be heard by the City Council on 3-20-85.

(20:37-20:58)

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7. Z-10-85 - SUNBELT BUILDERS, INC., ET AL

Application of SUNBELT BUILDERS, INC.,
ET AL for reclassification of property
generally located on the south side of
Owens Avenue, between Sandhill Avenue
and Lamb Boulevard, from R-E to R-PD9.

Proposed Use: Single-Family
Residential

Johnston -
ABEYANCE -
Unanimous
(Coleman excused)

MR. FOSTER stated the applicant
would like to meet with staff
to work out agenda Items 7, 8
and 9 and asked that this item
be held in abeyance until the
March 11, 1985 City Planning
Commission meeting.

To be heard by the City Planning
Commission on March 11, 1985.

(20:58-20:59)

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ITEM

8. TENTATIVE MAP - LINCOLN MANOR

Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (proposed R-PD9).

Owner: Corbett, Doffing, Pinjuv and Sunbelt Builders

Subdivider: Lincoln Manor Development Corp.

No. of Acres: 8.9 No. of Lots: 90

Johnston -
ABEYANCE
Unanimous
(Coleman, excused)

MR. FOSTER stated the applicant would like to meet with staff to work out agenda Items 7, 8 and 9 and asked that this item be held in abeyance until the March 11, 1985 City Planning Commission meeting.

To be heard by the City Planning Commission on March 11, 1985.

(20:58-20:59)

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ITEM

9. FINAL MAP - LINCOLN MANOR

Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (proposed R-PD9).

Owner: Corbett, Doffing, Pinjov and Sunbelt Builders

Subdividers: Lincoln Manor Development Corp.

No. of Acres: 8.9 No. of Lots: 90

Johnston -
ABEYANCE
Unanimous
(Coleman excused)

MR. FOSTER stated the applicant would like to meet with staff to work out agenda Items 7, 8 and 9 and asked that this item be held in abeyance until the March 11, 1985 City Planning Commission meeting.

To be heard by the City Planning Commission on March 11, 1985.

(20:58-20:59)

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COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

10. DEPARTMENT BUDGET

Review of the Budget for the Department of Community Planning and Development for Fiscal Year 1985-1986.

Mack -
APPROVED as submitted.
Unanimous
(Coleman excused)

MR. FOSTER explained there is a 6% increase in the base budget to cover contracted salary increases and for inflationary costs. The expanded budget requests are subject to funding availability.

MRS. TRACY felt that \$380 was not enough allocated for education of staff members.

(21:08-21:14)

11. DECEMBER MEETING

Consideration of rescheduling or cancelling the December 24, 1985 regular Planning Commission meeting.

Tracy -
CANCELLED December 24, 1985 regular City Planning Commission meeting.
Unanimous
(Coleman excused)

(21:14-21:15)

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ITEM

SUPPLEMENTAL AGENDA:

1. Z-29-82 - PLOT PLAN REVIEW - NICK PANDELIS

Request of NICK PANDELIS for a Plot Plan Review of property generally located at 820 Shadow Lane, R-E Zone (under Resolution of Intent to P-R).

Staff recommends APPROVAL, subject to the following conditions:

1. Stuccoing block wall as required by the Department of Community Planning and Development.

Mack -

APPROVED stuccoing wall as required by the Dept. of Community Planning and Development.

Motion carried with Bugbee voting "No" and Coleman "Excused."

(Bugbee made a motion to approve as requested by applicant. Motion failed with Tracy, Johnston and Mack voting "No" and Coleman "Excused.")

MR. FOSTER stated this is a new office building on Shadow Lane with a condition that the masonry wall be decorative and 6 feet in height. It has a minor decorative design on it and is a painted block wall. Staff does not feel it fulfills that condition. The applicant is asking to allow the wall to remain as it is.

This is final action.

(20:59-21:04)

2. Z-49-75 - PLOT PLAN REVIEW - ERNEST BECKER ENTERPRISES

Request of ERNEST BECKER ENTERPRISES for a Plot Plan Review of property generally located at 6212 Camino De Rosa, R-3 Zone.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 8.
2. Variance be approved for 6 foot fence around the proposed swimming pool.

Mack -

APPROVED, subject to staff's conditions.

Unanimous

(Coleman excused)

MR. FOSTER stated that at the time the zoning was approved, there was a condition that each parcel be approved by the Planning Commission before development. They are proposing a 17-unit apartment building. There is parking in the rear with a swimming pool in the front with a 6-foot fence around it. They will need a Variance for the 6-foot fence since it is in the front yard area. Staff would recommend approval, subject to the conditions.

ERNIE BECKER, JR., 4405 W. Washington Street, appeared and represented the application.

This is final action.

(21:05-21:07)

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ITEM

3. Z-31-84, Z-53-80, Z-38-82 - PLOT PLAN REVIEW - LAS VEGAS APPRAISAL AND CONSTRUCTION FINANCE CORPORATION

Request of LAS VEGAS APPRAISAL AND CONSTRUCTION FINANCE CORPORATION for a Plot Plan Review of property generally located on the north side of Cheyenne Avenue between Jones Boulevard and Bronco, N-U Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 8.

Bugbee -
APPROVED as presented.
Unanimous
(Coleman excused)

MR. FOSTER stated this is a change to the plot plan. They have the required parking spaces and sufficient landscaping.

JOHN MAYERS, 1100 E. Sahara Avenue, appeared and represented the applicant.

This is final action.

(21:04-21:05)

4. SO-1-84 - SALES OFFICE - PLASTER DEVELOPMENT COMPANY

Request of PLASTER DEVELOPMENT COMPANY to allow a sales office in Tenaya I on property generally located on the north side of Westcliff Drive, west of Rainbow Boulevard, N-U 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.

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

(Tracy made a motion for Abeyance which did not carry with Kennedy, Bugbee, Johnston voting "No" and Coleman "Excused.")

The applicant nor the representative were present.

This is final action.

(21:07-21:08)

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ITEM

5. AR-1-85 - AESTHETIC REVIEW - DOC'S
ALUMINUM RECYCLING

Request of DOC'S ALUMINUM RECYCLING for
an Aesthetic Review of property
generally located at 415 Wall Street,
M Zone.

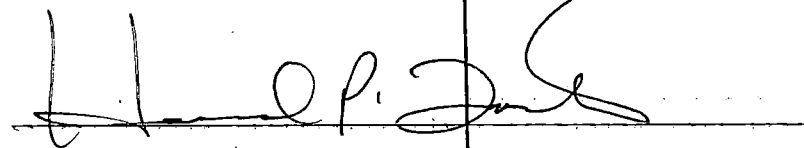
STRICKEN FROM AGENDA

(21:08-21:08)

ADJOURNMENT:

There being no further business to come before the
City Planning Commission, the meeting adjourned at
9:08 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR