

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 -
Robert Bugbee -
Maggi Coleman -
Robert Guthrie -
Joseph Johnston -
Fred Kennedy, Chairman -
Sherri Tracy -

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

MR. WILLIAMS 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..

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 February 14, 1985 meeting.

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

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

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

Bugbee -
APPROVED
Unanimous
(Coleman and Tracy excused)

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ITEM

ABEYANCE ITEMS:

1. 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.

Bugbee -
ABEYANCE
Unanimous
(Coleman and Tracy excused)

MR. WILLIAMS stated this item was held in abeyance at the last meeting so the applicant could meet with the surrounding property owners. The applicant has now requested an additional thirty days to redesign the plan and meet with the property owners in the area. Staff does not have any objection to holding this item for thirty days, but it will be necessary to renotify the property owners when this item comes back on the agenda and the applicant should pay \$100 for renotification.

(19:33-19:35)

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ITEM

2. Z-10-85 - SUNBELT BUILDERS, INC.
EL 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

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Installation of street improvements on Owens Avenue and Lincoln Street, Van Buren Avenue and Spino Avenue, as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Provide common recreation facilities as required by the Department of Community Planning and Development.
4. Standard conditions 1 - 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to staff's conditions and amending the application to R-PD8.
Unanimous
(Coleman and Tracy excused)

MR. WILLIAMS said staff and the applicant have worked out a revised plan. The property to the east is R-PD9. They plan to build zero lot line single-family dwellings on each lot. Many of the lots are narrower than what the R-CL zone would require. Most of the lots are 30' to 35' wide. The R-CL zone requires that one-third of the lots be 40' wide. Because of the abnormal depth of the lots, which vary from 135' to 140' deep, even though they are narrow, they meet the minimum 4,000 square foot size. Each unit will be one story and contain two bedrooms/two baths. Each unit will have 924 square feet of living area. There will be a carport in the front for parking. The application can be amended to R-PD8 due to the revised plot plan.

DAVID CAUSEY, Causey Engineering, appeared and represented the applicant. They plan to follow the soils report in total and are in agreement with staff's recommendation.

No one appeared in protest.

To be heard by the City Council on 4-3-85.

(19:35-19:42)

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ITEM

3. 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 & Sunbelt Builders

Subdivider: Lincoln Manor Development Corp.

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

Staff recommends APPROVAL, subject to:

1. Approval of zoning application Z-10-85.
2. Conformance to the conditions of approval for Z-10-85.
3. Joint access driveways, parking plan and private street turn-around subject to approval by the Traffic Engineer.
4. Provide a system of water lines acceptable to the Department of Fire Services.
5. Provide a hydrology study as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
6. Lots 6, 7 and 8, Block 4, to have a minimum lot frontage of 30 feet; and, reposition the buildings on Lots 7 and 8 as required by the Department of Community Planning and Development.
7. Standard conditions 1 - 3.

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

MR. NULL stated this is the tentative map for zoning case Z-10-85.

DAVID CAUSEY, Causey Engineering, appeared and represented the applicant.

To be heard by the City Council on 4-3-85.

(19:42-19:44)

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ITEM

4. 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, Pinjuv & Sunbelt Builders

Subdivider: Lincoln Manor Development Corp.

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

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.

Johnston -
APPROVED, subject to staff's conditions.

Unanimous
(Coleman 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.

DAVID CAUSEY, Causey Engineering, appeared and represented the applicant.

(19:44-19:45)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. WAIVER OF SUBDIVISION REQUIREMENTS - LINCOLN MANOR - CAUSEY ENGINEERING SERVICE

Request of CAUSEY ENGINEERING
SERVICE on behalf of Sunbelt
Builders to eliminate sidewalks on
the west side of Lincoln Road within
the Lincoln Manor subdivision.

Staff recommends DENIAL.

Johnston -
DENIED (Withdrawn by Applicant)
Unanimous
(Coleman and Tracy excused)

MR. NULL stated staff recommends
denial because of the density
of the development and that side-
walks are needed to control the
storm water runoff. The sidewalks
are sloped away from the street and
will permit more water to be
carried.

DAVID CAUSEY, Causey Engineering,
appeared and represented the
application. He would be agreeable
to having this item withdrawn from
the agenda.

(19:45-19:46)

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ITEM

2. TENTATIVE MAP - TENAYA III

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

Owner: Thomas T. Beam Et Al
Subdivider: Plaster Development Company

No. of Acres: 19.06

No. of Lots: 124

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-57-84 and the plot plan review (January 16, 1985).
2. No vehicular access to Westcliff Drive and Tenaya Way from the abutting lots.
3. Wall statement.
4. Standard conditions 1 - 3.

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

MR. NULL stated staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the developer. They concur with staff's conditions.

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

(19:46-19:47)

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COMMISSION ACTION

ITEM

3. TENTATIVE MAP AND WAIVER OF SUB-DIVISION REQUIREMENTS - GATES MILLS

Request of ENGINEERS & SURVEYORS, INC. for approval of a Tentative Map and 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 on property generally located on the southeast corner of Smoke Ranch Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Tiberti-Blood, Et Al

No. of Acres: 26.45

No. of Lots: 149

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-94-84.
2. No vehicular access to Smoke Ranch Road and Tenaya Way from the abutting lots.
3. Wall statement.
4. Provide a hydrology study as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
5. A minimum 16 foot front setback required for all lots.
6. Tentative map to be redesigned as required by the Department of Community Planning and Development.
7. A waiver be permitted to allow reduction of the minimum property line radius on a cul-de-sac from 45.5' to 45'.
8. Standard conditions 1 - 3.

PROTESTS: 0

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

MR. NULL stated the intersection of Tenaya Way and Smoke Ranch Road is very close to the intersection of this interior street with Smoke Ranch Road; and, the northwest portion of the subdivision should be redesigned. Staff would recommend approval, subject to the conditions. Further, a waiver will be needed to allow reduction of the minimum property line radius on a cul-de-sac from 45.5' to 45.' Staff would recommend approval of the waiver.

DON MAXFEL, 7022 W. Charleston Boulevard, appeared and represented the applicant. They are in concurrence with staff's conditions.

MR. NULL stated this item is a public hearing because of a condition of approval on the zoning.

No one appeared in protest.

To be heard by the City Council on 4-3-85.

(19:47-19:50)

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COMMISSION ACTION

ITEM

4. FINAL MAP - GATES MILLS, PHASE I

Property generally located on the south side of Smoke Ranch Road, east of Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Tiberti-Blood, Et Al

No. of Acres: 7.44

No. of Lots: 41

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
 (Coleman 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.

DON MAXFEL, 7022 W. Charleston Boulevard, appeared and represented the applicant. They are in concurrence with staff's conditions.

(19:50-19:51)

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5. FINAL MAP - DESERT PARK HOMES
UNIT NO. 2

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: Michael J. & Patrick John Gaffey

Subdivider: Park K. Haws, Inc.

No. of Acres: 3.04

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.

Guthrie-
APPROVED, subject to the conditions.
Unanimous
(Coleman 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.

PARK K. HAWS, 3790 Paradise Road, appeared and represented the application. He is in agreement with staff's conditions.

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

(19:51-19:52)

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ITEM

6. VAC-1-85 - M. J. WIENS, ET AL

Petition of M. J. WIENS, ET AL to vacate the south 10 feet of Oakey Boulevard from the east right-of-way line of Las Vegas Boulevard South, easterly approximately 245 feet including the radius corners.

Staff recommends DENIAL.

PROTESTS: 0

Bugbee -
ABEYANCE
Unanimous
(Coleman and Tracy excused)

MR. NULL stated this section of Oakey Boulevard has an existing right-of-way of 80 feet with a constructed street section of 60'. The Department of Design and Development indicates that due to the recent installation of a sanitary sewer in the south half of Oakey, they would need 5' of this 10' requested for vacation for a possible future storm drain. In addition, 70' is the minimum street right-of-way needed for a future left-turn lane at Las Vegas Boulevard. Staff would recommend denial.

TED WIENS, JR. appeared and represented the application. They have an encroachment agreement right now. Their major concern is the radius corner.

MR. NULL said the radius corner is not needed for the future storm drain.

To be heard again by the City Planning Commission on 3-26-85.

(19:52-20:00)

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ITEM

7. A-3-85(A) - CHARLESTON COMMERCIAL PROPERTIES

Petition of Annexation submitted by CHARLESTON COMMERCIAL PROPERTIES, a limited partnership, to annex property generally located south of Charleston Boulevard, approximately 1300 feet west of Buffalo Drive, containing approximately 5.5 acres.

Staff recommends APPROVAL.

Guthrie -
APPROVED
Unanimous
(Coleman and Tracy excused)

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

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicant.

(20:00-20:01)

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ITEM

8. TENTATIVE MAP - REDROCK HEIGHTS - EXTENSION OF TIME

Request of VTN/Nevada on behalf of
DIVERSIFIED DEVELOPMENT COMPANY for
an Extension of Time on property
generally located on the southeast
corner of Roland Wiley Road and
Ducharme Avenue, N-U Zone (under
Resolution of Intent to R-1 and
R-CL).

Owner: John L. Donart, Et Al
Subdivider: Diversified
Development Company
No. of Acres: 10.3
No. of Lots: 69

Staff recommends APPROVAL, subject to:

1. One year extension of time.

Mack -
APPROVED
Unanimous
(Coleman and Tracy excused)

MR. NULL stated staff would recom-
mend a one-year extension of time.

CHARLEY JOHNSON, VTN-Nevada,
2300 Paseo Del Prado, appeared
and represented the developer.

This is final action.

(20:01-20:02)

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COMMISSION ACTION

9. Z-11-85 - ELLA L. RUSHING

Request of ELLA L. RUSHING for reclassification of property located at 2120 Palomino Lane, from R-1 to P-R.

Proposed Use: Medical Building

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Installation of a 6 foot high wall on the north property line.
3. Dedicate 25.5 feet of right-of-way for Truluck Lane and a 15 foot property line radius corner at the intersection of Truluck Lane and Palomino Lane as required by the Department of Design and Development.
4. Installation of street improvements on Truluck Lane and Palomino Lane as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Revise the elevations as required by the Department of Community Planning and Development.
6. Redesign the parking as required by the Department of Community Planning and Development.
7. Standard conditions 1 - 8.

PROTESTS: 0

Bugbee -

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

MR. WILLIAMS stated the property to the east is P-R. This request is to allow a medical office on this property. There are 10 parking spaces. This would allow one office with six employees. The spaces will have to be modified so the vehicles will not have to back out onto Truluck Lane. A 6 foot block wall is required on the north property line by the City Code. The elevations are questionable as to whether they are residential in character.

KEITH MINTY, 4308 Hatch Street, appeared and represented Ultra Associates, general partners who are purchasing the property from Ella L. Rushing. They are in agreement with staff's conditions.

No one appeared in protest.

To be heard by the City Council on 4-3-85.

(20:02-20:06)

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ITEM

10. Z-12-85 - SANDRA R. SEILER, ET AL

Request of SANDRA R. SEILER, ET AL
for reclassification of property
generally located at 731 S. Seventh
Street, 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. Dedicate a 15 foot property line radius corner at the intersection of 7th Street and Gass Avenue as required by the Department of Design and Development.
3. Pave the alley, install street lighting and repair the sidewalks as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Provide a minimum of 7 parking spaces with 2 spaces allowed in a tandem arrangement.
5. No medical use shall be allowed.
6. Standard conditions 1 - 8.

PROTESTS: 0

Bugbee -

APPROVED (4-0-1), subject to staff's conditions and the applicant participate in a Special Improvement District for alley paving.
(Johnston abstained and Coleman and Tracy were excused)

MR. WILLIAMS stated this property is on the northeast corner of Gass Avenue and 7th Street. To the west is a P-R office building. They are proposing to convert the existing residence into a retail knit shop. They have applied for a Variance from the Board of Zoning Adjustment. The house is approximately 1,200 square feet. There is another 300 square foot building also on the premises. Three parking spaces are required for a retail shop, but six spaces are required for an office. They have seven spaces, two in tandem.

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

No one appeared in protest.

To be heard by the City Council on 4-3-85.

(20:06-20:13)

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ITEM

11. Z-4-85 - PLOT PLAN REVIEW -
ENGINEERS & SURVEYORS,
INC.

Request of ENGINEERS & SURVEYORS,
INC. for a Plot Plan Review of
property generally located on the
southwest corner of Starboard Drive
and Durango Drive, N-U Zone (under
Resolution of Intent to R-PD23).

Staff recommends APPROVAL, subject to:

1. Installation of a 6 foot high wall
along the south property line.
2. Dedication of right-of-way for
Durango Drive, Starboard Drive, and
Lake East Drive as per the Land
Development and Flood Control
Division of the Department of
Community Planning and Development.
3. Provide paved access on Durango
Drive from Sahara Avenue to this
site as required by the Division
of Land Development and Flood
Control of the Department of
Community Planning and Development.
4. Conformance to the original
conditions of Z-4-85.
5. Standard conditions 1 - 8.

Bugbee -
APPROVED, subject to the condi-
tions.

Unanimous
(Coleman and Tracy excused)

MR. WILLIAMS stated this is part
of The Lakes subdivision. They
are proposing to build 448 units
at a density of 19 units per acre.
All of the buildings are two
stories. They will have 564 park-
ing spaces where 538 are required.
There will be one recreation
building and three pool areas.

DON MAXFEL, 7022 W. Charleston
Boulevard, appeared and represented
the application. West Sahara
Investments will provide the paved
access.

This is final action.

(20:13-20:15)

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ITEM

12. Z-8-84 - EXTENSION OF TIME -
PARK K. HAWS, INC.

Request of PARK K. HAWS, INC. for an Extension of Time on property generally located on the north side of Vegas Drive, 220 feet east of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on March 21, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. WILLIAMS stated they are proceeding with the development, but are close to the end of their Resolution of Intent time limit.

PARK K. HAWS, 3790 Paradise Road, appeared and represented the application.

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

(20:15-20:17)

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ITEM

SUPPLEMENTAL AGENDA:

1. VAC-3-84 - EXTENSION OF TIME -
PRESTON B. HOWARD,
ESQUIRE

Request of PRESTON B. HOWARD,
ESQUIRE on behalf of FOUR QUEENS,
INC. for a one-year Extension of
Time to vacate the remaining portion
of the 20-foot wide alley in the
block bounded by Fremont Street,
Carson Avenue, Casino Center
Boulevard and Third Street.

Staff recommends APPROVAL, subject to:

1. One year Extension of Time.

PROTESTS: 0

Mack -
APPROVED
Unanimous
(Coleman and Tracy excused)

MR. NULL stated staff would
recommend a one-year extension
of time.

ATTY. TERRY JONES, 600 East
Charleston Boulevard, appeared and
represented the Four Queens Hotel.
They are in agreement with staff.

This is final action.

(20:17-20:18)

2. Z-30-74 - PLOT PLAN REVIEW -
THE MEADOWS SCHOOL

Request of THE MEADOWS SCHOOL for a
Plot Plan Review of property
generally located on Meadows Lane,
600 feet west of Decatur Boulevard,
C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Conformance to the conditions of
the original approval of The Meadows
School project.

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

MR. WILLIAMS stated they were
approved for a temporary
school and now they are
proposing an addition to the
rear of the existing school.
They are proposing classrooms,
multi-purpose room and a
library.

RICK TROUSDALE, 3100 Ramrod Street,
appeared and represented the
application.

To be heard by the City Council
on 4-3-85.

(20:18-20:20)

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ITEM

3. Z-52-75 - PLOT PLAN REVIEW - DONREY OUTDOOR

Request of DONREY OUTDOOR for a Plot Plan Review of property generally located on the south side of Bonanza Road, approximately 1000 feet east of Eastern Avenue, 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.

4. Z-93-83 - EXTENSION OF TIME - G. C. WALLACE ENGINEERS

Request of G. C. WALLACE ENGINEERS for a Plot Plan Review of property generally located 660 feet northwest of Tenaya Way and Cheyenne Avenue, N-U Zone (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on March 21, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Bugbee -
APPROVED, subject to staff's conditions.
Motion carried with Mack voting "No."
(Coleman and Tracy excused)

MR. WILLIAMS stated this is for the Davis Nursery. They are desirous of erecting a 12' x 24' billboard on the easterly property line.

TOM LEGO, 1211 W. Bonanza Road, appeared and represented Donrey Outdoor. They do not have a problem with the fifteen day condition imposed by staff.

This is final action.

(20:20-20:23)

Bugbee -
APPROVED two-year Extension of Time.
Unanimous
(Coleman and Tracy excused)

MR. WILLIAMS stated this property lies on the east side of Tenaya Way. It is an approved R-CL zoning with R-E zoning on the west side of the property. This is their first request for an Extension of Time. Staff would recommend approval.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant. They have been in negotiations with the Water District. Before they can commence construction they have to resolve the problems with the Water District, which could be over a year. Therefore, they would like a two-year Extension of Time.

To be heard by the City Council on 4-3-85.

(20:23-20:26)

AGENDA

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. PK-1-85 - PARKING REVIEW -
BIGELOW HOLDING COMPANY

Request of BIGELOW HOLDING COMPANY for a Parking Review of property generally located on the northeast corner of Fremont and 15th Street, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Dedicate a 25 foot radius corner at the intersection of Fremont Street and 15th Street as required by the Department of Design and Development.
2. Install sidewalk on Fifteenth Street and reconstruct the alley as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Conformance to the plot plan.

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

MR. WILLIAMS stated this is a review of their parking requirement. This is the third phase of the Rhett Butler apartment development. They are proposing 91 more units just west of their existing development with 71 parking spaces. This is a review to determine if it is justifiable to allow only 71 spaces. Staff would recommend approval because this is less than a 25% reduction, and subject to the conditions.

ROBERT BIGELOW, 4640 South Eastern Avenue, appeared and represented the application. They concur with staff's conditions.

To be heard by the City Council on 4-3-85.

(20:26-20:28)

6. SP-1-85 - SATELLITE PARKING -
PAUL-SON DICE, INC.

Request of PAUL-SON DICE, INC. for Satellite Parking on property generally located at 2127-2133 Industrial Road, C-M Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

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

MR. WILLIAMS stated the existing development contains a print shop, office and warehouse. They want to add a restaurant. They will need additional parking because the restaurant requires 33 parking spaces. The complex exists on on two separate parcels. They have the required parking spaces, but need the review of satellite parking. Staff would recommend approval, subject to the condition.

ADOLPH GRONDER appeared and represented the application.

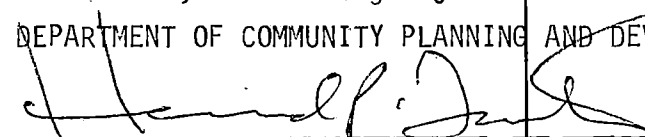
To be heard by the City Council on 4-3-85.

(20:28-20:30)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR