

PLANNING COMMISSION

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	- Present
Robert Guthrie	- Present
Joseph Johnston	- Excused
Fred Kennedy, Chairman	- Present
Sherri Tracy	- Excused

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 the February 26, 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
(Tracy and Johnston excused)

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ITEM

ABEYANCE ITEMS:

1. A-1-85(A) - A. JAMES AND LOTTIE L. MAGAR

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

Staff recommends APPROVAL.

Bugbee -
APPROVED
Unanimous
(Tracy and Johnston excused)

MR. NULL stated this item was held in abeyance from the January 22, 1985 meeting at the request of the applicant. The County zoning is R-E with a Resolution of Intent to R-2 and a Use Permit. The City equivalent would be R-E with a Resolution of Intent to R-CL. The applicant will need to apply for a Variance for the private street. Staff would recommend approval.

A. JAMES MAGAR, 1818 Waldman, appeared and represented the application.

(19:34-19:36)

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2. 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 and including the radius corners.

Staff recommends APPROVAL, subject to:

1. Vacate only the south five (5') feet of Oakey Boulevard.

PROTESTS: 0

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

MR. NULL stated this is a request for a 10-foot vacation on the south side of Oakey Boulevard between Las Vegas Boulevard to the alley east of Las Vegas Boulevard. This portion of Oakey Boulevard has an existing right-of-way of 80 feet with a constructed street section of 60 feet. The Traffic Engineering Division has recommended, at minimum, a 75 foot street right-of-way on Oakey Boulevard, 60 foot right-of-way to the east. This 75 foot section is needed for a transition and for two travel lanes in each direction, plus a left-turn lane. The Department of Design and Development has indicated that recently there was installed a sanitary sewer in the south half of Oakey Boulevard; and, if a future storm sewer is ever installed they would need the north 5 feet of the area being requested for Vacation. The future location of the storm sewer would start between Colorado and Wyoming, just to the east of Western Avenue, and would collect the storm water to flow to Oakey and into Boulder Highway. Staff would recommend the south 5 feet be vacated only with the standard conditions.

TED WIENS, JR., 1701 Las Vegas Boulevard South, appeared and represented the application. He discussed this with staff and is agreeable to a 5-foot Vacation.

City Council to set date for Public Hearing on 4-3-85.

(19:36-19:40)

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NEW BUSINESS:

1. TENTATIVE MAP - EXECUTIVE PARK -
A COMMERCIAL
SUBDIVISION

Property generally located on the south side of Charleston Boulevard, east of Rainbow Boulevard, N-U Zone (under Resolution of Intent to P-R).
Owner/Subdivider: Donald T. and Barbara E. Romano
No. of Acres: 4.8 No. of Lots: 11

Bugbee -
ABEYANCE (Applicant not present)
Unanimous
(Tracy and Johnston excused)

(Bugbee made a motion when this item came up after Item No. 2 under Old Business to hold this item in ABEYANCE until the end of the meeting to see if the applicant would be in attendance. That motion for ABEYANCE carried unanimously.)

MR. NULL stated this is a commercial planned unit development. The land under the structure will be owned in fee-simple with the remainder of the area to be owned in common. Staff would recommend approval, subject to the conditions.

Neither the applicant nor his representative were present during the meeting.

To be heard by the City Council on 4-17-85.

(19:40-19:42)

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ITEM

2. FINAL MAP - EXECUTIVE PARK - A COMMERCIAL SUBDIVISION

Property generally located on the
south side of Charleston Boulevard,
east of Rainbow Boulevard, N-U Zone
(under Resolution of Intent to P-R).

Owner/Subdivider: Donald T. and
Barbara E.
Romano

No. of Acres: 4.8 No. of Lots: 11

Bugbee -
ABEYANCE (Applicant not present)
Unanimous
(Tracy and Johnston excused)

(Coleman made a motion when this
item came up after Item No. 1 under
New Business to hold this item in
ABEYANCE until the end of the
meeting to see if the applicant
would be in attendance. That motion
for ABEYANCE carried unanimously.)

Neither the applicant nor his
representative were present.

(19:40-19:42)

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ITEM

3. Z-13-85 - SAMUEL W. COOPER

Application of SAMUEL W. COOPER for reclassification of property generally located on the east side of Bartona Street, 300 feet north of Cory Place, from R-1 to R-CL.

Proposed Use: Single-Family Homes

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan.
3. Installation of street improvements as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Front and rear R-1 setbacks shall apply to all lots.
5. The houses shall have a minimum of 1,152 square feet, excluding the garage.
6. The elevations shall be approved by the Department of Community Planning and Development.
7. The five acre minimum site requirement is waived.
8. Standard conditions 5 - 8.

PROTESTS: 1

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

MR. WILLIAMS stated there is an R-CL parcel immediately to the west and south. This property only involves three lots which will be 51 feet wide. The applicant has indicated he will build homes comparable to those homes just west. Staff would recommend approval, subject to the conditions.

SAMUEL W. COOPER, 509 Lacey Lane, appeared and represented the application.

No one appeared in protest.

To be heard by the City Council on 4-17-85.

(19:42-19:45)

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4. Z-14-85 - AURELIAN AND FELICIA A. GEORGESCU

Application of AURELIAN AND FELICIA A. GEORGESCU for reclassification of property generally located at 1311 S. Maryland Parkway, 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. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. WILLIAMS stated this is a home situated on the east side of Maryland Parkway. They are proposing this home be converted to an office. They will have six parking spaces. Staff would recommend approval, subject to the conditions.

AURELIAN AND FELICIA A. GEORGESCU, 1311 South Maryland Parkway, appeared and represented the application. There will be a circular driveway in the front of the building.

No one appeared in protest.

To be heard by the City Council on 4-17-85.

(19:45-19:48)

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5. Z-15-85 - METROPOLITAN DEVELOPMENT CORPORATION

Application of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located north of Stewart Avenue, west of the Las Vegas Wash Drainage Channel, from R-1 to R-CL.
Proposed Use: Single-Family Homes

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Application amended to Lots 1 through 11, Block 7, and Lots 21 through 37, Block 8, of Parkwood Unit 10.
3. Submit and record a reversionary map for those portions of the existing Parkwood subdivision which will be affected by this action as required by the Department of Community Planning and Development.
4. Submit a new tentative and final subdivision map as required by the Department of Community Planning and Development.
5. Conformance to the plot plan and the elevations.
6. Standard conditions 5 - 8.

PROTESTS: 0

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

MR. WILLIAMS stated the existing site is subdivided on an R-1 basis. This proposal is to convert the vacant part of the subdivision to R-CL. The lots are to be 50 feet wide. Even though this is more than the R-CL lot requirement, staff feels the R-1 homes that do exist in that subdivision expect the same type of development to take place around them. There have been similar requests in the past and staff and the Planning Commission have supported R-1 across from R-1. Staff would recommend approval, but limit the R-CL zoning to the east portion of the subdivision where R-1 homes are not constructed.

MIKE KOIZUMI, VTN-Nevada, 2300 Paseo Del Prado, and TOM HILL, President of Metropolitan Development Corporation, appeared and represented the application. They objected to constructing R-1 homes across from the R-1 already in existence.

No one appeared in protest.

To be heard by the City Council on 4-17-85.

(19:48-19:57)

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ITEM

6. Z-94-84 - PLOT PLAN REVIEW -
TIBERTI-BLOOD, INC.

Request of TIBERTI-BLOOD, INC. for a Plot Plan Review to allow a total of three temporary subdivision development sales signs on property generally located at: Parcel 1: the west side of Oran K. Gragson Highway, 600 feet south of Lake Mead Boulevard, N-U Zone (under Resolution of Intent to C-1); Parcel 2: the southeast corner of Oran K. Gragson Highway and Lake Mead Boulevard, N-U Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and sign elevations.
2. The advertising message is limited to the applicant's subdivision only.
3. The signs shall be removed in two years or whenever the last unit in the tract is sold, whichever occurs first.

PROTESTS: 0

Coleman -
APPROVED for only one sign on each parcel and staff's conditions.
Unanimous
(Tracy and Johnston excused)

MR. WILLIAMS stated the applicant is currently in the process of constructing an R-CL subdivision along Smoke Ranch Road. He wishes to construct three signs to advertise his development. The C-1 zone allows off-premise signs. He only intends to have the signs for the duration of the development. This is a public hearing item. Staff would recommend approval, subject to the conditions.

RON TIBERTI, Tiberti-Blood, Inc., 500 South 3rd Street, appeared and represented the application. He would be willing to construct only two signs, one in each parcel.

MRS. COLEMAN felt three signs in the area would be too many.

JAMES MCCALL, 3700 Las Vegas Boulevard South, appeared in favor.

No one appeared in protest.

This is final action.

(19:57-20:03)

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ITEM

SUPPLEMENTAL AGENDA:

1. CV-2-66 - PLOT PLAN REVIEW - LAS VEGAS
MOOSE LODGE 1763

Request of LAS VEGAS MOOSE LODGE 1763
for a Plot Plan Review of property
generally located at 1600 Gragson
Avenue, C-V Zone.

Mack -
DENIED
Unanimous
(Tracy and Johnston excused)

MR. WILLIAMS stated this item was denied at the last meeting because there was no representation of the applicant at the meeting. The Moose Lodge would like to provide some recreational vehicle spaces for its visiting members. There is a church and fraternal organization in the area. Staff feels their organizations would want to provide recreational vehicle spaces also if this application was approved. Staff feels this type of application is for tourists and should be on the major streets. Staff recommended denial.

DON JACOBS, Junior Past Governor of Las Vegas Moose Lodge 1763, appeared and represented the application. At the present time the property is full of weeds. They feel this would be an improvement to the area. They plan to landscape the property. Most of the people using the spaces would be retired citizens. They plan to name the park after former Mayor Oran K. Gragson. They were not aware this item would be heard at a previous meeting which is the reason none of the members were in attendance. The park would not be advertised to the general public, but they would charge a fee to their members using the park. The Moose Lodge would see that the property is maintained and supervised. They would probably rent to visiting members on a monthly basis.

This is final action.

(20:03-20:12)

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ITEM

2. Z-17-62 - PLOT PLAN REVIEW - WESTBRIDGE ASSOCIATES

Request of WESTBRIDGE ASSOCIATES for a Plot Plan Review of property generally located at 6250 Hargrove, R-3 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Extend the existing 6' high block walls on the north and south property lines as required by the Department of Community Planning and Development.
3. Conformance to the elevations amended to install a tile roof as required by the Department of Community Planning and Development.
4. Standard conditions 2 - 8.

Bugbee -
APPROVED

Unanimous

(Tracy and Johnston excused)

MR. WILLIAMS stated this is a plot plan review for the final phase of development on this project. They are proposing three buildings two stories in height. There will be 56 units and 109 parking spaces. The elevations show asphalt shingles, but the applicant will install tile on the roofs. Staff would recommend approval, subject to the conditions.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. He presented a sample and a brochure on the tile that would be used on the roofs.

This is final action.

(20:12-20:14)

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ITEM

3. Z-71-77 - PLOT PLAN REVIEW - TOM COWARD LINCOLN MERCURY

Request of TOM COWARD LINCOLN MERCURY
for a Plot Plan Review of property
generally located on the northeast corner
of Sahara Avenue and McLeod Drive at
3000 East Sahara Avenue, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Landscaping to be reviewed by the
Department of Community Planning
and Development.

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

MR. WILLIAMS stated this property
formerly contained a restaurant.
The proposal is to remove the
restaurant and provide additional
display area for their car dealer-
ship. New car sales are permitted
in the C-2 zone. They plan to
landscape the property on Sahara
Avenue and McLeod frontages.

TOM SILVAN, 2915 West Charleston
Boulevard, architect, appeared and
represented the applicant.

This is final action.

(20:14-20:17)

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4. Z-71-78 - PLOT PLAN REVIEW - ERNEST A. BECKER ENTERPRISES

Request of ERNEST A. BECKER ENTERPRISES for a Plot Plan Review of property generally located on the northwest corner of Cheyenne Avenue and Lorenzi Boulevard, R-E Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Dedicate 50' of right-of-way for Cheyenne Avenue, 40' of right-of-way for Lorenzi Boulevard and a 25' property line radius at the intersection of the two streets as required by the Department of Design and Development.
3. Installation of street improvements on Cheyenne Avenue and Lorenzi Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Execute an agreement for 25% participation in the installation of a future traffic signal system at the intersection of Cheyenne Avenue and Lorenzi Boulevard as required by the Department of Design and Development.
5. Submit a parcel map as required by the Department of Community Planning and Development.
6. The review does not constitute approval of the gasoline sales use.
7. Installation of an 8' high block wall along the north property line.
8. Installation of a fire hydrant as required by the Department of Fire Services.
9. Conformance to the original conditions of Z-71-78.

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

MR. WILLIAMS stated this property was rezoned to C-1 in 1978. The Planning Commission was given the authority to review the plot plan at the time of development, which is the reason for this application. They are proposing a shopping center consisting of a 3,600 square foot bar and a 7-Eleven Store with gasoline sales. The gasoline sales will require a special use permit. In addition, they are proposing some general retail shops for a total of 7,200 square feet. They will be providing 102 parking spaces which is the requirement. There are homes existing to the north of this proposed shopping center and the applicant has indicated he would be willing to construct an 8-foot high block wall along the north property line. Staff was handed a petition this afternoon containing 170 to 180 names in protest. This is a permitted use in a C-1 zone. Staff would recommend approval, subject to the conditions. This is not an advertised public hearing.

COMMISSIONER BUGBEE did not feel the Planning Commission has any jurisdiction over the bar.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. This is the first phase of a 10-acre shopping plaza. They do not have a tenant for the bar at this time. This property was master planned in 1978 on both sides of Rainbow Boulevard with R-1, R-E, R-PD18, R-3 and Commercial.

There were approximately 25 persons in the audience in protest.

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ITEM

4. Z-71-78 - PLOT PLAN REVIEW - ERNEST A. BECKER ENTERPRISES - CONTINUED

KEN QUIGLEY, 6713 Atwood, appeared in protest. Children live in that area so they oppose the bar. He was told this parcel would be developed residential.

RICHARD MALONE, 6805 Atwood, appeared in protest. He objected to the bar.

REVEREND ROBERT LENDER, 6465 Plumb Crest Road, appeared in protest. They are developing church property in the area and object to the bar. There are shopping centers in the area that have vacant stores at the present time.

CHESTER RANKIN, Atwood and Lorenzi, appeared in protest. He objected to the numerous ingresses and egresses shown on the plot plan.

BARRY BECKER said they have several ingresses and egresses for better traffic flow.

This is final action.

(20:17-20:40)

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ITEM

5. Z-57-81 - PLOT PLAN REVIEW - MASCO PROPERTIES

Request of MASCO PROPERTIES for a Plot Plan Review of property generally located on the north side of Meade Avenue between Rigel Street and Rancho Drive, R-E Zone (under Resolution of Intent to C-M and C-1).

Staff recommends APPROVAL, subject to:

1. Installation of sidewalks on Meade Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
2. A 6-foot high block wall shall be constructed on the north property line extending 65 feet to the west of this site.
3. Provide compacted gravel on the rear undeveloped portion to control the dust problem as required by the Department of Community Planning and Development.
4. Provide a 10-foot planter along the north property line with Arizona Cypress or equivalent at 15 feet on center (minimum 15 gallon size) as required by the Department of Community Planning and Development.
5. Screen the security lighting away from the single-family properties to the north.
6. Standard conditions 1 - 8.

Coleman -

APPROVED, subject to the conditions.

Unanimous

(Tracy and Johnston excused)

MR. WILLIAMS stated there was a development about a year ago to the east of this site. They are proposing to duplicate that development as far as the elevations are concerned. There will be offices and a warehouse to the back of the building. They have sufficient parking and landscaping. Staff will control the security light from shining in the back yards of the adjacent homes by a condition.

MICHAEL STOCKLEY, 2900 Meade Avenue, appeared and represented the application. They are in agreement with staff's conditions.

This is final action.

(20:40-20:44)

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6. Z-57-81 - EXTENSION OF TIME - J. E. CLARK

Request of J. E. CLARK for an Extension of Time on property generally located on the north side of Meade Avenue between Rigel Street and Rancho Drive, R-E Zone (under Resolution of Intent to C-M and C-1).

Staff recommends APPROVAL, subject to:

1. Extension of Time will expire on April 26, 1986.

Guthrie -
APPROVED, subject to the condition.
Unanimous
(Tracy and Johnston excused)

MR. WILLIAMS stated this is the same property as Item No. 5 just heard. This is their first request for an Extension of Time.

JACK E. CLARK, 723 South 3rd Street, appeared and represented the application.

To be heard by the City Council on 4-17-85.

(20:44-20:45)

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ANNOTATED AGENDA AND FINAL MINUTES

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7. Z-60-80 - EXTENSION OF TIME - VTN

Request of VTN for an Extension of Time on property generally located on the west side of Torrey Pines Drive, 1300 feet south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on May 2, 1986.

Bugbee -
APPROVED
Unanimous
(Tracy and Johnston excused)

MR. WILLIAMS stated this is their fourth request for an Extension of Time. They came in for a plot plan review within the last year so they will be commencing development in the near future. Staff would recommend approval, subject to the condition.

MIKE KOIZUMI, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the application. This is a new developer of this parcel. The developer has a tentative and final map.

To be heard by the City Council on 4-17-85.

(20:45-20:47)

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8. Z-14-83 - EXTENSION OF TIME - D & M ENTERPRISES

Request of D & M ENTERPRISES for an Extension of Time on property generally located south of Harris Avenue between Sandhill Avenue and Lamb Boulevard, R-E Zone (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

1. Extension of Time will expire on April 6, 1986.

Bugbee -
APPROVED
Unanimous
(Tracy and Johnston excused)

MR. WILLIAMS stated the applicant is proposing to construct an R-CL development on this site. This is their second request for an Extension of Time. Staff would recommend approval, subject to the condition.

FRANK PROWSE, 1628 South Christie, appeared and represented D&M Enterprises.

To be heard by the City Council on 4-17-85.

(20:47-20:48)

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9. SP-2-85 - SATELLITE PARKING - VEGAS
WORLD HOTEL & CASINO

Request of VEGAS WORLD HOTEL & CASINO
for Satellite Parking on property
located at 1811 Commerce Street.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Bugbee -
APPROVED
Unanimous
(Tracy and Johnston excused)

MR. WILLIAMS stated the applicant
wants to construct an addition
and use the bottom floor for
storage and the floor above for
a cooling system for the hotel.
The primary concern is the cooling
system. The satellite parking
facility is to satisfy the parking
space requirement for this new
addition until the parking
structure is constructed to the
west. Staff recommends approval,
subject to the conditions.

BILL MOORE, 3015 Bel Aire, appeared
and represented the applicant.

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

(20:48-20:50)

AGENDA

City of Las Vegas

March 26, 1985

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

10. AV-2-85 - ADMINISTRATIVE VARIANCE -
KEN TEMPLETON REALTY

Request of KEN TEMPLETON REALTY for an Administrative Variance to allow a single-family dwelling with a 42 foot front yard setback where 50 feet is required and to allow one corner of the dwelling to be located 40 feet from the rear property line where 50 feet is required on property located at 4816 and 4817 Martineilli Court, R=E Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Mack -
APPROVED
Unanimous
(Tracy and Johnston excused)

MR. WILLIAMS stated this is a cul-de-sac that projects off Decatur Boulevard. The Planning Commission can recognize the unusual shaped lot and allow a deviation to the normal 50 foot standard. He wishes one corner of the building to extend 42 feet to the front property line and the corner of the rear building to extend within 40 feet of the rear property line. The average will be 50 feet, which is what the Code requires. Staff recommends approval, subject to the condition.

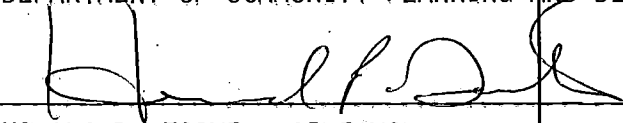
KEN TEMPLETON, Ken Templeton Realty, 2601 West Charleston Boulevard, appeared and represented the application.

This is final action.

(20:50-20:52)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 8:52 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR