

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

April 11, 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	- Excused
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, Chief, Planning
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 Minutes for the March 11, 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, Coleman and Guthrie
excused)

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COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

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

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-101-84.
2. Drainage to meet requirements of the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Building addresses and unit numbers are to be clearly displayed and visible to adjacent parking areas as required by the Department of Fire Services.
4. Standard conditions.

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

MR. NULL stated this item and the next item were held in abeyance from the last meeting because neither the applicant nor his representative were present at the meeting. The area underneath the buildings will be owned in fee simple and the balance of the property owned in common. Staff would recommend approval, subject to the conditions.

FRANK WYATT, S.E.A. Engineers, 1405 Arville Street, appeared and represented the applicant. They are in agreement with staff's conditions.

NOTE: This item was heard after Item No. 4 under New Business.

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

(19:40-19:42)

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COMMISSION ACTION

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

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.
4. Submit a diagram of the complex to the Department of Fire Services, as required by the Fire Alarm Office.

Bugbee -

APPROVED, subject to staff's conditions.

Unanimous

(Coleman and Guthrie excused)

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

FRANK WYATT, S.E.A. Engineers, 1405 Arville Street, appeared and represented the applicant.

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

(19:42-19:43)

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COMMISSION ACTION

ITEM

3. 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, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Construction of the entire R-1 and R-CL portion is to commence prior to or concurrently with any development on the R-PD6 portion.
3. No occupancy of the units within the R-PD6 site shall be allowed prior to completion of the entire R-1 and R-CL portion.
4. Installation of street improvements on the entire site for 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.
5. Standard conditions 1 - 8.

PROTESTS: 3 on record with staff

Tracy -
DENIED

Motion carried with Mack voting "No" and Coleman and Guthrie "Excused."

MR. FOSTER stated this item was held in abeyance for approximately a month so the applicant could develop a revised plot plan which would include staff's comments and the sentiments of the property owners who were opposed to this application. The applicant is across from R-1 that fronts on Lunning Avenue to the east. There is R-1 and R-4 to the north. To the west is vacant R-1 and C-1. To the south is R-1 and R-PD8. There are three radio towers on the site. There will be a row of R-1 across from the existing R-1 and R-CL to the west of that. On the southwest portion R-PD6 is proposed. The total number of units is 181. The previous application contained 293 units. Staff finds the revised plan to be acceptable and would recommend approval with the conditions.

STEVE TURNER, Baughman and Turner, 2325 West Charleston Boulevard, appeared and represented the applicant. They concur with the requirements of staff.

DICK STEVES, Ramona Circle, appeared in protest. He objected to the apartments across the street, but is in favor of the R-1. The high density will increase the crime rate in the area.

MARY MOSCOTI, 1302 Cherokee Lane, appeared in protest. She also objected to the apartments.

ATTY. MAJAHILL RAMADON, 1704 Ludwig Drive, appeared in protest.

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COMMISSION ACTION

3. Z-7-85 - DONREY, INC. (Continued)

RUTH SHELBY, 1617 Ludwig Drive, appeared in protest. She also objected to the apartments. Apartments breed drug peddlers and they already have crime in that area.

DICK STEVES appeared again. He reported the number of vacant houses and apartments already in the area.

STEVE TURNER appeared in rebuttal. Apartments are dependent upon the management of the project. The R-PD6 is a comparable density to the R-CL zoning, which is not high density.

MR. FOSTER said the overall density comes to about 5 units per acre, which is a little over R-1 density. The low density is due to the large amount of open space around the radio towers.

To be heard by the City Council on 5-1-85.

(19:43-20:02)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. FINAL MAP - ROSEWOOD CONDOMINIUMS

Property generally located on the north side of Bonanza Road, west of Highland Drive, R-3 Zone.

Owner/Subdivider: Argonaut, Inc.

No. of Acres: 7.36 No. of Units: 148

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 and Guthrie excused)

MR. NULL stated this is a condominium conversion of existing units. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions.

BOB MCNUTT, engineer, appeared and represented the owners of the property. They are in agreement with staff's conditions.

(20:02-20:03)

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ITEM

2. Z-16-85 - HONOLULU-CHARLESTON PARTNER-SHIP "C"

Application of HONOLULU-CHARLESTON PARTNER-SHIP "C" for reclassification of property generally located on the northwest corner of Charleston Blvd. and Honolulu St. from R-2 to C-1, Gasoline Sales & Convenience Store.

Staff recommends 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 property line as required by the Department of Community Planning and Development.
3. Dedicate 23 feet of right-of-way for Honolulu Street and 30 feet of right-of-way for Charleston as required by the Department of Design and Development.
4. Installation of street improvements on Honolulu Street and a sidewalk on Charleston as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Approval of a parcel map.
6. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated to the north is vacant land and north of that is developed R-1. To the west are four-plexes in the R-2 zone and west of that is commercial. To the south of Charleston Boulevard the property is in the County. To the east is R-2. The overall parcel extending into the R-1 was requested for a shopping center in 1971. There was a substantial protest factor, and that application was denied. There was a service station proposed on the same corner. At that time it was decided that service stations should only be on intersections of major streets. This request calls for gasoline sales and a convenience store. The gasoline sales will be in the front and the store in the rear. Staff feels this property should remain residential and would recommend denial.

ATTY. CHRISTOPHER CAMPHOR, 300 South 4th Street, appeared and represented Atlantic Richfield Company. There are no protestants now. The freeway will come through to Charleston Boulevard. There is commercial in the area.

RON REISS, 1816 South Eastern Avenue, appeared and represented the owners of the property. Many of the homes in the area have been converted to commercial uses. This will be a convenience for persons living and working in the area. He objected to constructing the block wall until the adjacent property is developed (elimination of block wall was denied).

JIM THOMPSON, 2001 Stone Acid Court, San Raphael, California, appeared and represented Atlantic Richfield Company.

No one appeared in protest.

To be heard by the City Council on 5-1-85.

(20:03-20:15)

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COMMISSION ACTION

ITEM

3. Z-17-85 - LEWIS HOMES OF NEVADA

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the west side of Rainbow Boulevard, 190 feet south of Alta Drive, from R-1 to C-1.

Proposed Use: Retail Stores

Staff recommends DENIAL; if approved, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan.
3. Conformance to the elevations amended to provide aesthetic treatment to the rear of the building as required by the Department of Community Planning and Development.
4. Installation of sidewalks 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.

5. Standard conditions 2 - 8.

PROTESTS: 0

Bugbee -

APPROVED, subject to the conditions.

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

MR. FOSTER stated this site is small in size. The pattern in the area is R-CL. There is R-1 to the west and northeast. There are commercial sites to the south at Charleston and one at Westcliff to the north. An application for P-R zoning on the southeast corner of Rainbow and Alta was denied. There was P-R requested on the northwest corner and the developer withdrew that application and proposed R-CL. The building is approximately 7,200 square feet in size. Staff feels there is ample commercial approved for the area at the present time and would recommend denial.

DON CAMBEIRO, 3555 Pecos McLeod, appeared and represented the applicant. There are no protests from the neighbors. They feel the area needs small stores. There will not be any bars. Rainbow is a 100 foot right-of-way and major thoroughfare.

COMMISSIONER TRACY felt there was enough commercial in the area.

To be heard by the City Council on 5-1-85.

(20:15-20:28)

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ITEM

4. Z-18-85 - HILLHAVEN, INC., ET AL (dba
TORREY PINES CARE CENTER, INC.)

Application of HILLHAVEN, INC., ET AL
(dba TORREY PINES CARE CENTER, INC.) for
reclassification of property generally
located on the northeast corner of
O'Bannon Drive and Torrey Pines Drive,
from R-E to R-PD19.

Proposed Use: Three-Story Elderly
Housing Development

PROTESTS: 20 persons in the audience

Bugbee -
ABEYANCE
Unanimous
(Coleman and Guthrie excused)

MR. FOSTER stated the applicant
has requested this item be held in
abeyance.

ATTY. JAMES JIMMERSON, 701 East
Bridger Avenue, and MICHAEL FARLEY,
6761 East Tarque Verde Road,
Tucson, Arizona, appeared and
represented the applicant. They
would like this item held in
abeyance until the next meeting
to enable the developer to meet
with the property owners and
resubmit a new plot plan. They
plan to change the plan from three
stories to two stories and reduce
the density.

AL SCHMIDT, 6348 Vicuna Drive,
appeared objecting to this item
being held in abeyance.

To be heard by the Planning
Commission on 4-23-85.

(19:33-19:40)

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ITEM

COMMISSION ACTION

5. Z-19-85 - ALLEN G. AND BRENDA S. NEL

Application of ALLEN G. AND BRENDA S. NEL
 for reclassification of property
 generally located on the north side of
 Alpine Place and west of Decatur
 Boulevard, from R-1, C-1 and P-R to C-1.

Proposed Use: Offices and Financial
 Institutions

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Standard conditions 1 - 8.

PROTESTS: 0

Tracy -

APPROVED, subject to the
 conditions.

Unanimous

(Johnston, Coleman and Guthrie
 excused)

MR. FOSTER stated this request
 includes two parcels: one fronting
 on Decatur Boulevard and a larger
 parcel developed for an office
 complex. They would like to have
 some flexibility to allow various
 commercial uses. To the west is
 developed R-3. They are proposing
 on the vacant parcel a commercial
 building with parking to the rear.
 All the accesses will be off Alpine
 Place. Staff would recommend
 approval, subject to the
 conditions.

MICHAEL FORD, 5061 Ranchovilla
 Court, appeared and represented the
 applicant. They plan to expand
 the existing office complex. They
 want C-1 zoning for more
 flexibility of tenants.

No one appeared in protest.

To be heard by the City Council
 on 5-1-85.

(20:28-20:33)

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COMMISSION ACTION

ITEM

6. RW-1-85 - VEGAS DRIVE HOMEOWNERS ASSOCIATION

Request for Razor Wire by VEGAS DRIVE HOMEOWNERS ASSOCIATION on property generally located at 5931 Vegas Drive, Las Vegas, Nevada, R-PD15 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Bugbee -
ABEYANCE
Unanimous
(Coleman and Guthrie excused)

MR. FOSTER stated this is a condominium development. The homes have been there for quite some time. A while ago they put up the razor wire and it reduced vandalism. Staff feels this request is justifiable and would recommend approval, subject to the conditions.

No one appeared to represent the application.

To be heard by the Planning Commission on 4-23-85.

(20:33-20:34)

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COMMISSION ACTION

ITEM

7. Z-111-62 - DONALD YAHRAUS

Request of DONALD YAHRAUS for a Plot Plan
Review of property generally located at
1550 North Eastern Avenue, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 8.

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

MR. FOSTER stated this is for a
small shopping center. There is a
site for future development on the
front portion. Parking is on the
north. Staff finds the plan
acceptable and would recommend
approval, subject to the standard
conditions.

DON CAMBEIRO, 3555 Pecos McLeod,
appeared and represented the
applicant.

This is final action.

(20:34-20:45)

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ITEM

PHONE 386-6301

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE AMENDMENT

Requires separate rezoning applications on requests for certain non-contiguous parcels and an additional fee for non-contiguous parcels in the same application.

Johnston -
 ADOPTED Amendment
 Unanimous
 (Coleman and Guthrie excused)

MR. FOSTER stated as requested by the Planning Commission this amendment proposes a rezoning application that involves more than one lot or parcel of land shall not be accepted in the same application if the distance between the parcels exceeds 300 feet. This requirement shall not apply to applications initiated by the Planning Commission or City Council. The amendment would keep all parcels within 300 feet of each other in the same application. Any application that includes multiple parcels that are not contiguous to each other requires the applicant pay an additional filing fee of \$100. The Southern Nevada Homebuilders are in agreement with this amendment.

(20:45-20:48)

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COMMISSION ACTION

SUPPLEMENTAL AGENDA:

1. Z-11-85 - PLOT PLAN REVIEW - NEVADA MRI ASSOCIATES

Request of NEVADA MRI ASSOCIATES for a Plot Plan Review of property generally located at 2020 Palomino Lane, R-1 Zone (under Resolution of Intent to P-R).

Staff recommends APPROVAL, subject to:

1. Conformance to the revised plot plans and elevations.
2. Conformance to the original conditions of Z-11-85.

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

MR. FOSTER stated P-R zoning was approved on this site and this is a change to the plot plan. To the west is the Quail Park development. Staff would recommend approval of the layout and elevations, subject to the conditions.

STEVE KOLLINS, 901 Rancho Lane, appeared and represented the application as an owner of the property. Immediately to the east there is a day care center which will be moved. That land will be utilized to complete construction of the third building. The architecture of this building will blend in with the current development in the area.

This is final action.

(20:36-20:38)

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COMMISSION ACTION

ITEM

2. Z-61-84 - PLOT PLAN REVIEW - VTN

Request of VTN for a Plot Plan Review of property generally located on the east side of Rock Springs Drive, approximately 350 feet south of Washington Avenue, N-U Zone (under Resolution of Intent to R-PD11.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Dedicate the right-of-way for Rock Springs Drive to provide for 60 foot street as required by the Department of Design and Development.
3. Provide a minimum of 30 feet of pavement on Rock Springs Drive for access to Washington Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Construct a 6-foot high block wall on the southwest portion of the development as required by the Department of Community Planning and Development.
5. Conformance to the original conditions of Z-61-84.

Bugbee -

APPROVED, subject to Rock Springs being a 50-foot street and all other conditions of staff.

Unanimous

(Coleman and Guthrie excused)

MR. FOSTER stated this is a plot plan review that was required under the zoning action. The focal point is the swimming pool. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. Rock Springs Drive is a short street and to the east is 15 to 20 acres of R-1 up to Westcliff. They would like Rock Springs Drive to be only a 50-foot street.

To be heard by the City Council on 5-1-85.

(20:38-20:42)

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COMMISSION ACTION

3. Z-100-64 (135) - PLOT PLAN REVIEW -
 DENISE KEEFE

Request of DENISE KEEFE for a Plot Plan Review of property generally located on the west side of South Third Street between Garces and Bonneville at 604 South Third Street, R-4 Zone (under Resolution of Intent to C-2).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. The landscape planters shall be expanded to include the unused triangular areas on the front portion of the parking lot as required by the Department of Community Planning and Development.
3. Standard conditions 2, 3, 5, 6 and 7.

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

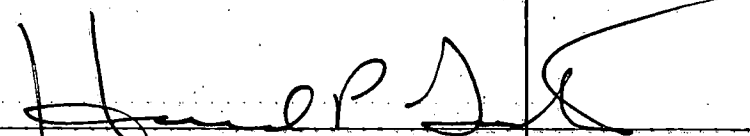
MR. FOSTER stated this is for a parking lot. Staff would like to increase the 2-foot planter along the front to include the triangular shaped parcels. Staff would recommend approval, subject to the conditions.

DENISE KEEFE, Alpine Realty, 2046 Peyton Drive, appeared and represented the sellers. She agreed to the conditions on behalf of the buyers of the property.

This is final action.
 (20:42-20:45)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 8:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


 HAROLD P. FOSTER, DIRECTOR