

AGENDA

City of Las Vegas

April 23, 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	- Present
Robert Guthrie	- Present
Joseph Johnston	- Present
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:

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.

MINUTES:

Approval of the minutes of March 26, 1985.

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.

Bugbee -
APPROVED
Unanimous
(Tracy excused)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

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

Application of HILLHAVEN, INC. (dba TORREY PINES CARE CENTER, INC.) ET AL 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: 3 Story Elderly Housing Development

NOTE: REVISED PLANS ARE 2 STORY CONSTRUCTION AND FOR R-PD16.

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Application be amended to R-PD16.
3. Conformance to the plot plan amended to provide a minimum of 40 feet between each group of buildings at the north and south portions of the development. The building group on the westerly portion of the development may be connected with covered walkways.
4. The use is limited to providing housing for persons 50 years of age or older.
5. Dedication of a 20-foot property line radius corner at the intersection of O'Bannon Drive and Torrey Pines Drive as required by the Department of Design and Development.
6. Installation of street improvements on O'Bannon Drive and Torrey Pines Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Conformance to the elevations.
8. Standard conditions 2 - 8.

PROTESTS: 2 Letters on record with staff
Approximately 25 persons in audience
153 Signatures on petition

Johnston -
DENIED
Unanimous
(Tracy excused)

MR. WILLIAMS stated immediately to the east, south and southwest are single-family homes. To the west is property in the County. To the northwest is Bonanza High School and immediately north of this particular site is a convalescent home related to this rezoning application. This item was held in abeyance from the last meeting to allow the developer time to redesign the project and meet with the property owners in the area. This proposal is for an elderly housing project. The original development was for R-PD19 (176 units) and the revised plan is for R-PD16 (152 units). The original plan proposed one, two and three stories and this plan is for one and two stories. To the north of this project is an existing convalescent center. This development is to be operated as an extension of that facility. This project is for persons who do not need the care that is provided in a convalescent facility. This project will not impact schools, traffic or increase the crime rate. Staff is concerned with protecting the residential character of the single-family area surrounding the project. There are separate buildings with a covered bridge connecting the buildings. Staff feels the buildings should be separated more so it does not appear as one long building.

THEODORE KOFF, 5209 East Woodspring, Tucson, Arizona, appeared and represented the applicant as their consultant. This is part of National Medical Enterprises. The average person will be about 75 years of age with an income of approximately \$20,000 per year. There will be a dining area, laundry facility, maintenance and eleven-passenger vehicle for transportation. There will be social and recreational activities provided. Staff persons will be on duty 24 hours per day.

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COMMISSION ACTION

ITEM

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

COMMISSIONER MACK commented that the Torrey Pines facility for the elderly is unkept. He felt this type of a facility should be located near shopping and parks.

MICHAEL FARLEY, 6761 Tanque Verde, Tucson, Arizona, appeared and represented the application. Very few persons living in this type of a facility have automobiles. This cannot be developed as a one-story facility because of the price of the land.

AL SCHMIDT, 6348 Vicuna Drive, appeared in protest. He presented a petition with approximately 123 signatures in protest. He felt the elderly persons should be put back into the mainstream of society and not spend most of their time in one development. This would change the character of the neighborhood.

CURTIS KINSER, 6340 Peppermill Drive, appeared in protest. He would like to see the area remain residential. The nursing home was there when he purchased his home.

ROBERT MACY, 1920 Springview Drive, appeared in protest. His house backs up to this project. There will be a parking lot 25 feet from his back door. This will devalue the homes in the area.

CHARLES SYLLING, 6349 O'Bannon Drive, appeared in protest. He lives across the street from this proposed facility. When he purchased his home he thought this property would remain R-E.

ROBERT WYMAN, 2000 Springview Drive, appeared in protest. His house will be directly behind the first complex.

MICHAEL FARLEY appeared in rebuttal. He presented a petition with 19 signatures in approval.

ATTY. JAMES JIMMERSON, 701 East Bridger, appeared and represented the applicant. He stated the property owners are only in favor of R-1 on this site.

To be heard by the City Council on 5-15-85.

(19:32-20:36)

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COMMISSION ACTION

ITEM

2. 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. The razor wire shall conform to the requirements of the Department of Building and Safety.
2. Conformance to the plot plan.

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

MR. WILLIAMS stated this item was held in abeyance from the last meeting because no one was present to represent the Vegas Drive Homeowners Association. The pool area is located in the middle of this complex. The razor wire has existed for approximately four years. Since the razor wire has been installed there have been less cases of vandalism.

ROBERT BALLANCE, JR., 5909 Vegas Drive, appeared and represented the Vegas Drive Homeowners Association. The wire is located on the outside of the fence, but they will agree to relocate the wire to the inside of the fence.

This is final action.

(20:36-20:48)

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ITEM

PHONE 386-6301

COMMISSION ACTION

NEW BUSINESS:

1. STREET NAME CHANGE - FOR A PORTION OF
 PECOS STREET -
 CITY OF LAS VEGAS

Request by the CITY OF LAS VEGAS to change a street name as follows: from Pecos Street to Nemeth Drive between Charleston Boulevard on the south and a point approximately 450 feet north of Sunrise Avenue.

Staff recommends APPROVAL.

Mack -
 ABEYANCE
 Unanimous
 (Tracy excused)

MR. NULL stated Pecos Street has been realigned to the west between Stewart and Charleston. This has resulted in a duplicate name for approximately 1800 feet of the former Pecos alignment. Staff received a petition with 10 signatures in protest. Therefore, staff would like to request this item be held in abeyance so it can evaluate some alternatives with the property owners involved.

DAVID PHILLIPS, 100 North Pecos Street, appeared in protest. The new roadway is "PECOS ROAD." The post office does not have a problem in delivering the mail to the correct address.

CHARLES TARR appeared in protest. There are many street names in Las Vegas that are similar so this would not be unusual.

RUSSELL LOCKWOOD, 108 North Pecos Street, appeared in protest.

To be heard again by the City Planning Commission on 5-9-85.

(20:48-20:50)

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COMMISSION ACTION

ITEM

2. TENTATIVE MAP - QUAIL PARK III (A COMMERCIAL CONDOMINIUM)

Property generally located on the east side of Rancho Drive between Alta Drive on the north and Pinto Lane on the south, R-D and R-1 Zones (under Resolution of Intent to P-R).

Owner/Subdivider: Johnny Ribeiro
No. of Acres: 6.69 No. of Lots: 73

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-60-84.
2. Wall statement.
3. Standard conditions.

Mack -
APPROVED
Unanimous
(Tracy excused)

MR. NULL stated this is a commercial airspace condominium. Staff would recommend approval, subject to the conditions.

CLYDE SPITZE, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicant.

To be heard by the City Council on 5-15-85.

(20:50-20:51)

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COMMISSION ACTION

ITEM

3. Z-20-85 - WEST SAHARA INVESTMENT COMPANY

Application of WEST SAHARA INVESTMENT COMPANY for reclassification of property generally located on the west side of Durango Drive between Sahara Avenue and Desert Inn Road, N-U Zone (under Resolution of Intent to R-PD7) to R-CL.

Proposed Use: Single-Family Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent.
2. Conformance to the conditions of zoning application Z-54-84.
3. The elevations of the homes shall be approved by the Department of Community Planning and Development.
4. Provide a minimum 24-foot wide paved access from the development to the nearest paved street.

PROTESTS: 0

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

MR. WILLIAMS stated this is part of The Lakes development. The applicant wishes to construct single-family homes on individual lots. The density would be the same as R-PD7, or 6.71 units per acre. Staff would recommend approval, subject to the conditions.

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

No one appeared in protest.

To be heard by the City Council on 5-15-85.

(20:51-20:53)

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COMMISSION ACTION

ITEM

4. TENTATIVE MAP - BAYSIDE

Property generally located west of Durango Drive and north of Desert Inn Road, N-U Zone (under Resolution of Intent to R-PD7), proposed R-CL.

Owner: West Sahara Investments, Inc.

Subdivider: American West

No. of Acres: 33.9 No. of Lots: 235

Staff recommends: APPROVAL, subject to:

1. Approval of zoning application Z-20-85.
2. Conformance to the conditions of approval for Z-20-85.
3. Wall statement.
4. A drainage plan be provided as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
5. Provision be made for sanitary sewers which is acceptable to the Land Development and Flood Control Division of the Department of Community Planning and Development.
6. A minimum 16-foot front yard setback be provided.
7. A waiver is permitted for the length of the cul-de-sac streets.
8. A waiver is permitted for a 45 foot property line radius on cul-de-sacs.
9. Standard conditions.

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

MR. NULL stated staff would recommend approval, subject to the conditions. Also, a waiver will be necessary for the length of the cul-de-sac streets and for a 45 foot property line radius on cul-de-sacs. Staff would recommend approval of the waivers.

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on 5-15-85.

(20:53-20:55)

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COMMISSION ACTION

ITEM

5. FINAL MAP - THE BLUFFS, UNIT NO. 4
(FORMERLY THE LAKES AT
WEST SAHARA, PHASE 2)

Property generally located on the west side of Crystal Water Way, south of Sahara Avenue, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: American West Development

No. of Acres: 5.36 No. of Lots: 34

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
(Tracy excused)

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

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant.

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

(20:55-20:56)

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COMMISSION ACTION

ITEM

6. Z-21-85 - GREG MUNSELL, TRUSTEE

Application of GREG MUNSELL, TRUSTEE, for reclassification of property generally located on the northwest corner of Roberta Lane and Decatur Boulevard, from N-U to R-3.

Proposed Use: Apartments

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Dedication of 30 feet of right-of-way for Roberta Lane as required by the Department of Design and Development.
3. Installation of a 6-foot high wall along the west and north property line as required by the Department of Community Planning and Development.
4. Installation of street improvements on Roberta Lane and a sidewalk on Decatur Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

5. Standard conditions 5 - 8.

PROTESTS: 1 Letter

Johnston -

APPROVED, subject to the conditions.

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

MR. WILLIAMS stated this property was involved in a zoning action for C-2 for a used car lot which was denied. This property is located on the west side of Decatur Boulevard. The applicant is proposing to construct a 21-unit apartment building. The building will be two stories high. Staff recommends denial because they feel this property should be developed C-1.

GARY SULLIVAN, 9265 Verde Way, appeared and represented the application. There will be ample parking.

No one appeared in protest.

To be heard by the City Council on 5-15-85.

(20:56-21:03)

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COMMISSION ACTION

ITEM

7. Z-22-85 - FELIX KOZAL

Application of FELIX KOZAL for reclassification of property generally located on the east side of Desert Lane between Charleston Boulevard and Ellis, from R-1 to C-1.

Proposed Use: Enlarge Existing Service Station

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Install a 6-foot high masonry wall along the south property line as required by the Department of Community Planning and Development.
3. Install a 6-foot high decorative masonry wall on the east side of the proposed landscaped planter along Desert Lane, stepped down at the north end, as required by the Traffic Engineer.

4. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. WILLIAMS stated this is a plan to expand the existing service station. Staff feels a 6-foot block wall should be constructed along the south and west of this property to protect the view from the church and surrounding homes. Staff would recommend approval, subject to the conditions.

JAY DOWNEY, 2001 Cimarron Road, appeared and represented the applicant. They concur with staff's conditions.

COMMISSIONER BUGBEE felt there should be a right-hand turn lane only at that corner.

No one appeared in opposition.

To be heard by the City Council on 5-15-85.

(21:03-21:09)

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ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. PROPOSED ORDINANCE AMENDMENT

Requirements for Street Names and
Addresses.

MR. WILLIAMS requested this item
be withdrawn from the agenda.

2. SUMMER MEETINGS

Consideration of cancelling the second
Planning Commission meeting for the
months of June, July and August.

Johnston -
APPROVED Cancellation of the
second meetings for June, July
and August.
Unanimous
(Tracy excused)

(21:20-21:20)

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ITEM

SUPPLEMENTAL AGENDA:

1. FINAL MAP - CIMARRON HEIGHTS - UNIT NO. 4

Property generally located on the north-west corner of Cimarron Road and Alta Drive, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Plaster Development Inc.

No. of Acres: 4.9 No. of Lots: 32

Staff recommends APPROVAL, subject to:

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

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

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

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's conditions.

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

(21:09-21:00)

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COMMISSION ACTION

ITEM

2. Z-49-82 - PLOT PLAN REVIEW -
LEO T. MAINWAL

Request of LEO T. MAINWAL for a Plot Plan Review of property generally located on the north side of West Charleston Boulevard, 680 feet east of Bishop Drive, R-3 Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the original conditions of Z-49-82.
3. Installation of trees in the planter along Blair Way as required by the Department of Community Planning and Development.

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

MR. WILLIAMS stated to the east the property is zoned C-1. To the west is a Resolution of Intent to C-1 and to the north are single-family dwellings. A variance was approved to permit the outside display of above-ground pools. With this redesign the outdoor display is in the middle. Staff would recommend approval, subject to the conditions.

PAM HAMMER, 2820 West Charleston Boulevard, appeared and represented the applicant. They are in agreement with staff's conditions.

This is final action.

(21:10-21:12)

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COMMISSION ACTION

ITEM

3. Z-21-83 - REVIEW OF CONDITION - LEWIS HOMES OF NEVADA

Request of LEWIS HOMES OF NEVADA for a Review of Condition on property generally located on the northwest corner of Rainbow Boulevard and Alta Drive, R-1 Zone (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

1. The 16-foot front setback shall only apply to the lots zoned R-CL.

Mack -
ABEYANCE
Unanimous
(Tracy excused)

MR. WILLIAMS stated this is an R-CL development that was approved in 1983. One of the conditions that was imposed upon that development was a 20 foot setback. The developer wishes to reduce the setback to 16 feet. Staff would recommend approval, subject to the conditions.

No one appeared to represent the application.

To be heard again by the City Planning Commission on 5-9-85.

(21:12-21:13)

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ITEM

4. Z-85-84 - REVIEW OF CONDITION -
U. S. HOMES

Request of U. S. HOMES for a Review of Condition on property generally located between Ann Road and Lone Mountain Road and Jones Boulevard and Decatur Boulevard, R-E Zone (under Resolution of Intent to R-D, R-1, R-CL, R-PD9 and C-1).

Staff recommends APPROVAL to amend the conditions as follows:

7. The applicant shall provide four paved traffic lanes on Jones Boulevard between Rancho Drive and Lone Mountain Road when the amount of development in this project generates 12,000 vehicle trips per day as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

15. Install a minimum of 30-foot wide temporary paved access on Lone Mountain Road to Jones Boulevard and overlay a minimum of 24 feet on Jones Boulevard between Washburn and Lone Mountain Road, as deemed necessary by the City as development occurs.

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

MR. WILLIAMS stated this is a large parcel of property that U. S. Homes is planning to build a retirement community with a golf course. The main access is on Jones Boulevard. The applicant is to install four traffic lanes on Jones Boulevard at a time to be determined by the City. He wishes to have this condition amended to require the improvement when this project generates 12,000 vehicle trips per day. Also, the City is requiring that an overlay 30 feet wide be provided. However, south of this project the street is only 24 feet wide. The applicant is requesting his section be made 24 feet wide as well. The City is going to resurface Jones between Hickam and Ann Roads. The applicant will be running a water line up Lone Mountain to Jones Boulevard prior to the resurfacing. Staff would recommend approval of the applicant's requested changes to the conditions.

KYLE CASEY, U. S. Homes, 1515 East Tropicana, appeared and represented the application. They plan to install the water line in July.

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

(21:13-21:19)

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ITEM

5. Z-22-82 - EXTENSION OF TIME - PAULINE
KIM O'MALIA

Request of PAULINE KIM O'MALIA for an
Extension of Time on property generally
located at 1717 South Eastern Avenue,
R-1 (under Resolution of Intent to P-R).

Staff recommends APPROVAL, subject to:

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

Mack -
APPROVED, subject to the condition.
Unanimous
(Tracy excused)

MR. WILLIAMS stated this is their
third request for an Extension of
Time. Staff would recommend
approval.

PAULINE KIM O'MALIA, 1717 South
Eastern Avenue, appeared and
represented the application.
They started work, but need
additional time.

To be heard by the City Council
on 5-15-85.

(21:19-21:19)

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ITEM

COMMISSION ACTION

6. Z-17-84 - EXTENSION OF TIME - PONDEROSA
 EQUITIES CONSTRUCTION CORPORATION

Request of PONDEROSA EQUITIES CONSTRUCTION CORPORATION for an Extension of Time on property generally located on the southeast corner of Marion Drive and Diamondhead Drive, R-E (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on April 18, 1986.

Mack -
 ABEYANCE (Applicant not present)
 Unanimous
 (Tracy excused)

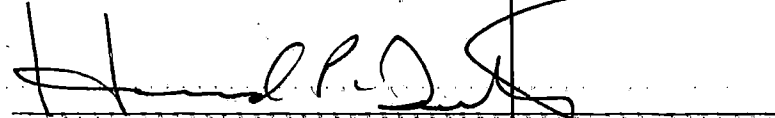
To be heard again by the City
 Planning Commission on 5-9-85.

(21:19-21:20)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:20 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/lo