

AGENDA

○ ANNOTATED AGENDA AND FINAL MINUTES ○

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 1

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

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements and Reading of Standard Conditions:

All zoning items shall conform to the following conditions:

1. Conformance to the plot plan and elevations;
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license;
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first;
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development);
5. Satisfaction of City Code requirements and design standards of all City departments;
6. Approval of the parking and driveway plans by the Traffic Engineer;
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development; and
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Chairman Kennedy called the meeting to order at 7:30 P.M.

STAFF PRESENT:

Harold P. Foster, Director,
Department of Community Planning
and Development
Howard Null, Chief, Planning
Division
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.

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

May 9, 1985

Page 2

ITEM

COMMISSION ACTION

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 April 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.

Johnston -
 APPROVED
 Unanimous
 (Tracy, Mack and Bugbee excused)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

May 9, 1985

Page 3

ITEM

COMMISSION ACTION

ABEYANCE ITEMS:

1. STREET NAME CHANGE - PORTION OF PECOS STREET TO NEMETH DRIVE

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.

Coleman -
 ABEYANCE at request of staff.
 Unanimous
 (Tracy, Mack and Bugbee excused)

MR. NULL stated this request consists of the former alignment of Pecos. Staff recommended holding this request in abeyance indefinitely. Staff will initiate a new action through the City Council to rename Pecos Street to Pecos Road between Charleston and Owens Avenue and leave the segment of Pecos Street south the same name as presently exists.

(19:31-19:32)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

May 9, 1985

Page 4

ITEM

COMMISSION ACTION

2, 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.

Johnston -
 APPROVAL, subject to staff's
 conditions.
 Unanimous
 (Tracy, Mack and Bugbee excused)

MR. FOSTER stated this is a minor
 change which involves an R-CL
 subdivision at the northwest corner
 of Alta and Rainbow. This request
 is to alter the required front set-
 back from 20 feet to 16 feet.
 Staff would recommend approval,
 subject to the condition.

NICK DANE, Lewis Homes, 6240
 Polaris Avenue, appeared and
 represented the application. They
 are in agreement with staff's
 condition.

To be heard by the City Council
 on May 15, 1985.

(19:32-19:34)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. 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.

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

MR. FOSTER stated this is their
first request for an Extension of
Time. They changed their engin-
eering firm that does their design
work and this has altered their
schedule. Staff would recommend
approval, subject to the
condition.

ROGER LUDWIG, 3651 South Lindell,
appeared and represented Ponderosa
Equities Construction Corporation.

To be heard by the City Council on
6-5-85.

(19:34-19:35)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

May 9, 1985

Page 6

ITEM

COMMISSION ACTION

NEW BUSINESS:

1. TENTATIVE MAP - LAGUNA SHORES -
(CONDOMINIUMS)

Property generally located east of
 Decatur Boulevard, south of Lake Mead
 Boulevard, R-E Zone (under Resolution
 of Intent to R-3).

Owner/Subdivider: Meadows Development
 Company.

No. of Acres: 9.92 No. of Units: 240

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of
 approval for zoning application
 Z-14-84.
2. 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.
3. Standard conditions.

Johnston -
 APPROVED, subject to the condi-
 tions.
 Unanimous
 (Tracy, Mack and Bugbee excused)

MR. NULL stated this is a newly
 completed apartment project in
 which they would like to go into
 air space condominiums. Staff
 would recommend approval, subject
 to the conditions.

RITA LUMOS, S.E.A. Engineers,
 1405 Arville Street, appeared
 and represented the owners.

To be heard by the City Council
 on 6-5-85.

(19:35-19:36)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. FINAL MAP - LAGUNA SHORES - (CONDOMINIUMS)

Property generally located east of
Decatur Boulevard, south of Lake Mead
Boulevard, R-E Zone (under Resolution
of Intent to R-3)

Owner/Subdivider: Meadows Development
Company

No. of Acres: 9.92 No. of Units: 240

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 the condi-
tions.

Unanimous
(Tracy, Mack and Bugbee excused)

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

RITA LUMOS, S.E.A. Engineers,
1405 Arville Street, appeared and
represented the owners.

(19:36-19:37)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. FINAL MAP - QUAIL PARK III

Property generally located on the east side of Rancho Drive between Alta Drive, and Pinto Lane, 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. Approval of the tentative map.
2. Conformance with the tentative map.
3. Conformance to the conditions of approval for the tentative map.

Guthrie -

APPROVED, subject to the conditions.

Unanimous

(Tracy, Mack and Bugbee excused)

MR. NULL stated these are one-story commercial condominiums. This final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions.

CLYDE SPITZE, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the application. They are in agreement with staff's conditions.

(19:37-19:38)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. FINAL MAP - CONCORD VILLAGE - PHASE 2

Property generally located east of Decatur Boulevard and south of Lake Mead Boulevard, R-E Zone (under Resolution of Intent to R-CL and R-1)

Owner/Subdivider: RA Homes, Inc.

No. of Acres: 9.48 No. of Lots: 90

Staff recommends APPROVAL, subject to:

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

(SHERRI TRACY ARRIVED AT MEETING.)

Johnston -

APPROVED, subject to the conditions.

Unanimous

(Tracy, Mack and Bugbee excused)

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

ESLIN BRENNER, Brenner Associates, 1100 East Sahara Avenue, appeared and represented R-A Homes.

(19:38-19:38)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

May 9, 1985

Page 10

ITEM

PHONE 386-6301

COMMISSION ACTION

5. FINAL MAP - GLENVIEW MEADOWS III

Property generally located north of Vegas Drive and west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD14).

Owner/Subdivider: Glenview Development Corporation

No. of Acres: 2.52 No. of Lots: 24

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
 (Mack and Bugbee excused)

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

SHIRLEY DICKSTEIN, 3863 South Valley View, appeared and represented Glenview Development Company.

(19:38-19:39)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. TENTATIVE MAP - EXTENSION OF TIME - NEW COUNTRY UNITS 7-10

Request for an Extension of Time on property generally located on the north side of Cheyenne Avenue, east of Jones Boulevard, R-1 Zone.

Owner: First Western Savings Assn.

Subdivider: Stanton Construction

No. of Acres: 24.8 No. of Lots: 107

Staff recommends APPROVAL.

Coleman -
APPROVED, subject to the condition.

Unanimous
(Mack and Bugbee excused).

MR. NULL stated that New Country Unit 7 was recorded May 24, 1984. Staff would recommend approval, subject to a one-year extension.

CLYDE SPITZE, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the application. They are in agreement with staff.

This is final action.

(19:39-19:40)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. Z-23-85 - ELLAS PROPERTIES, INC.

Application of ELLAS PROPERTIES, INC. for reclassification of property generally located on the north side of Sahara Avenue, 330 feet west of Fremont Street, from R-1 and R-2 to C-2.

Proposed Use: New Car Dealership With Paint and Body Shop

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Construct a six-foot high block wall along the north property line.
3. Installation of a sidewalk on Sahara Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. All drainage should be directed towards Sahara Avenue.
5. Planning Commission approval of the future development site.
6. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated the parcel to the west is undeveloped R-1 and R-2. Farther west are several new car dealerships. This parcel abuts R-1 to the north. There will be a display area in front and parking on the side and rear. The easterly part of this property is indicated for future development. Staff would recommend approval, subject to the conditions.

PHILIP ROBBINS, 5172 Tennis Court, appeared and represented Ellas Properties. This will be a Jim Marsh dealership and will close every day at 5 P.M.

No one appeared in protest.

To be heard by the City Council on June 5, 1985.

(19:40-20:04)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE AMENDMENT

Allows prospective purchasers of State and Federal land to sign zoning, use permit and variance applications.

Johnston -
APPROVED
Unanimous
(Mack and Bugbee excused)

MR. FOSTER stated this zoning ordinance amendment has been requested by the Bureau of Land Management. They would like local governments to allow prospective purchasers of Federal and State land to sign zoning, use permit and variance applications. The requirement at the present time is that the owner of record must sign the applications, which means the Bureau of Land Management must sign or developers have to wait until they receive title to the land which takes several months. This would expedite the procedure for developers. Staff would recommend approval of this amendment.

(20:04-20:10)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. Z-100-64(136) - PLOT PLAN REVIEW -
HAVER, NUNN & COLLAMER

Request of HAVER, NUNN & COLLAMER for a Plot Plan Review of property generally located on the northeast and southeast corners of Third Street and Clark Avenue, R-4 Zone (under Resolution of Intent to C-2).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of an encroachment agreement for the proposed pedestrian bridge and the off-site landscaping.
3. Installation of landscaping in the right-of-way adjacent to office building and the parking garage as required by the Department of Community Planning and Development.
4. Dedicate a ten-foot radius corner at the southeast corner and the northeast corner of Third Street and Clark Avenue as required by the Department of Design and Development.
5. Standard conditions 2 - 8.

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

MR. FOSTER stated this involves two parcels. The parcel on the northeast corner of Third Street and Clark Avenue is a ten-story office building and on the southeast corner will be a seven-story parking garage to connect the pedestrian walkway across Clark Street. There will be street planters in front of the office buildings. Staff feels the planters should also be around the parking structure on the southeast portion. There will be 116,760 square feet in the office building and 311 parking spaces. Staff would recommend approval, subject to the conditions.

ATTY. PAUL CARELLI, 302 South Carson Avenue, appeared and represented the applicant.

ROBERT BOWMAN, architect, Phoenix, Arizona, appeared and represented the owner.

To be heard by the City Council on 6-5-85.

(19:43-19:46)

AGENDA

City of Las Vegas PLANNING COMMISSION

May 9, 1985

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. Z-167-63 - PLOT PLAN REVIEW - PONDEROSA EQUITIES CORPORATION

Request of PONDEROSA EQUITIES CORPORATION for a Plot Plan Review of property generally located on the southwest corner of Lake Mead Boulevard and Saylor Way, R-1 Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. The number of units in this development be reduced to the maximum permitted in the R-3 Zone.
2. This action constitutes an approval of an Administrative Variance for one additional unit for a total of 203 units.
3. Install a 15-foot wide landscaped planter which includes trees along the east side of the property.
4. Construct a 6-foot high decorative masonry wall on top of a 3-foot high landscaped berm on the west side of the planter located on the east side of the property as required by the Department of Community Planning and Development.
5. Increase the distance between the buildings on the east side of the development as required by the Department of Community Planning and Development.
6. Conformance to the plot plan amended to reflect the above conditions.
7. Conformance to the elevations amended to substantially improve the aesthetics on the rear of the buildings on the south, east and north sides of the property.
8. Standard conditions 2 - 8.

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

MR. FOSTER stated this is approximately an eight net acre site for a proposed two-story apartment development. There is a church immediately to the south of this property and developed R-1 fronting on Saylor Way to the east. The fronts of the buildings are directed towards the inner courtyard, which has a swimming pool, etc. They are proposing 220 units. The number of units will have to be reduced to 202. However, staff would recommend an Administrative Variance be allowed for an additional unit, bringing the total to 203 units. There will be 214 parking spaces. There will be approximately 24 units per acre on a net basis. In the R-3 zone the number of units is based on the net area. Staff is concerned with the appearance of the rear portion of the buildings and narrow distance between them because it gives the appearance of one long building. Staff would recommend approval, subject to the conditions.

ROGER LUDWIG, 3651 South Lindell, appeared and represented Ponderosa Equities Corporation. They concur with all of staff's conditions except the number of units. They would like a clarification as to how the number of units is determined according to the Code as to the net and gross acreage.

MR. FOSTER said the number of units is based on the net area in the R-3 zone and would meet with the applicant and explain the requirements. The buildings are set back approximately 75 feet from Saylor Way where homes front to the east.

This is final action.

(19:46-20:01)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-23-84 - EXTENSION OF TIME - LEWIS HOMES OF NEVADA

Request of LEWIS HOMES OF NEVADA for an Extension of Time on property generally located on the southwest corner of Alta Drive and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

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

Johnston -
APPROVED, subject to the conditions.

Unanimous
(Mack and Bugbee excused)

MR. FOSTER stated this is their first request for an Extension of Time. Staff would recommend approval, subject to the extension expiring on May 2, 1986.

NICK DANE, Lewis Homes, 5240 Polaris Avenue, appeared and represented Lewis Homes. They are in agreement with staff.

To be heard by the City Council on 6-5-85.

(20:01-20:02)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. S0-2-85 - SALES OFFICE - RA HOMES

Request of RA HOMES for a Subdivision Sales Office on property generally located at 3929 Harrington Avenue, R-1 Zone.

Staff recommends APPROVAL, subject to:

1. The use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

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

MR. FOSTER stated staff would recommend approval, subject to the condition.

GARY SEELY, 3430 East Flamingo Road, appeared and represented RA Homes.

This is final action.

(20:02-20:03)

AGENDA

City of Las Vegas

May 9, 1985

PLANNING COMMISSION

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. AV-3-85 - ADMINISTRATIVE VARIANCE -
BAUGHMAN AND TURNER

Request of BAUGHMAN AND TURNER for an Administrative Variance on property generally located on the northwest corner of Pine Street and Oakley Boulevard, R-E Zone.

Staff recommends APPROVAL, subject to:

1. Both lots shall have a minimum width of 95 feet.

Johnston -
ABEYANCE
Unanimous
(Mack and Bugbee excused)

MR. FOSTER stated this request is in the Scotch-Eighty subdivision. This involves two lots which will front on Pine Street. The lots are proposed to be 95 feet wide and are within the 5% tolerance allowed for an administrative variance. Staff would recommend approval.

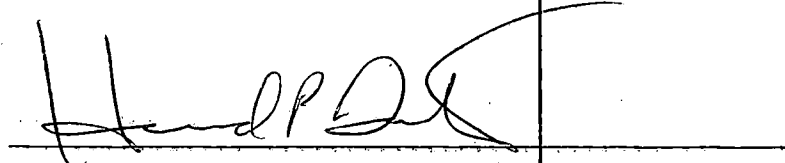
No one appeared to represent the application.

This is final action.

(20:03-20:04)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 8:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR