

AGENDA

City of Las Vegas

May 28, 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	- Excused
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 in attendance:

Harold Foster, Director, Community Planning & Development
Howard Null, Chief, Planning Div.
Rick Williams, Acting Chief, Zoning Div.
Val Steed, Deputy City Attorney
Carol Ann Hawley, City Clerk

Harold Foster announced that this meeting was being held in compliance with the Open Meeting Law and read the Standard Conditions.

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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's 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 April 23, 1985 meeting.

Bugbee -
 APPROVED
 Unanimous
 (Tracy & Mack excused)

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ITEM

ABEYANCE ITEMS:

1. AV-3-85 - BAUGHMAN & 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 recommended APPROVAL, subject to:

1. Each lot shall have a minimum width of 95 feet.

Bugbee -
APPROVED, subject to staff's condition.

Unanimous
(Tracy & Mack excused)

MR. FOSTER stated this request was held in abeyance from the last meeting because the applicant's representative was not present. This request involves two lots proposed to front on Pine Street. Each lot is proposed at a width of 95 feet where 100 feet is required, but the lots are within the provisions to allow an administrative variance if so approved by the Planning Commission.

RON REISS, 1516 South Eastern Avenue, appeared and represented the applicant.

NOTE: This is final action.

(19:36-19:38)

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ITEM

NEW BUSINESS:

1. TENTATIVE MAP - REDROCK SPRINGS CONDOMINIUMS

Property generally located on the east side of Rock Springs Drive, south of Washington Avenue, N-U Zone (under Resolution of Intent to R-PD11).

Owner: Ben F. Witsell, Et Al

Subdivider: Diversified Development

No. of Acres: 2.48 No. of Units: 28

Staff recommended APPROVAL, subject to:

1. Conformance to conditions of approval for Z-61-84.
2. Record the Order of Vacation for VAC-2-85 before recording the final map.
3. A directional sign shall be required at the primary entrance on Rock Springs Drive depicting the location and address, or the building number of each structure within the development.
4. Standard Conditions 1-3.

Johnston -
APPROVED, subject to staff's conditions.

Unanimous
(Tracy & Mack excused)

HOWARD NULL presented the tentative map. He stated this application consisted of air space condominiums.

CHARLEY JOHNSON, 2300 Paseo del Prado, represented the applicant and announced his concurrence with staff's recommendations.

This item will be before the City Council for final action on June 19, 1985.

(19:38-19:39)

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2. FINAL MAP - REDROCK SPRINGS CONDOMINIUMS

Property generally located on the east side of Rock Springs Drive, south of Washington Avenue, N-U Zone (under Resolution of Intent to R-PD11).

Owner: Ben F. Witsell, Et Al

Subdivider: Diversified Development

No. of Acres: 2.48 No. of Units: 28

Staff recommended 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.

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

HOWARD NULL presented the final map and announced it was in substantial conformity with the Tentative Map.

CHARLEY JOHNSON, 2300 Paseo del Prado, represented the applicant and announced his concurrence with staff's recommendations.

(19:39-19:40)

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3. VAC-2-85 - BEN F. WITSELL

Petition of Vacation submitted by BEN F. WITSELL, ET AL, to vacate U. S. Government Patent Reservations generally located east of Rock Springs Drive approximately 300 feet south of Washington Avenue.

Staff recommended APPROVAL, subject to:

1. Standard Conditions 1-4.

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

HOWARD NULL announced this was a vacation to remove the City's interest in the patent reservations and presented the plot plan. He stated this vacation was a condition of the Tentative Map approval for Red Rock Springs Condominiums.

CHARLEY JOHNSON, 2300 Paseo del Prado, represented the applicant and stated he was in concurrence with staff's recommendations.

(19:40-19:41)

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4. AMENDMENT TO MASTER PLAN OF STREETS AND HIGHWAYS.

Amendment to the Master Plan of Streets and Highways for 25 Primary and/or Secondary Streets within the boundaries of the City of Las Vegas.

Bugbee -
Resolution ADOPTED.
Unanimous
(Tracy & Mack excused)

HOWARD NULL stated this was a request for a substantial amendment to the Master Plan of Streets and Highways for major thoroughfares on land annexed to the city in recent years. He stated the changes requested were all extensions of existing street alignments with the following exceptions: Due to the Fort Apache/El Capitan Inter-Connect in Section 5, the El Capitan alignment is proposed to continue north as a 100 foot width. There is also a change at the northern boundary with the intersection of El Capitan with Rancho Drive (Tonopah Highway) and in that area it would become a 100 foot thoroughfare rather than the existing 80 feet. Fort Apache, which is presently a 100 foot right-of-way, due to its present half mile distance from El Capitan, would not carry a large amount of traffic at this point and would become an 80 foot wide thoroughfare. The Amendment, therefore, would increase the right-of-way from 80 feet to 100 feet for El Capitan between Deer Springs and Elkhorn and the right-of-way would be decreased from 100 feet to 80 feet for that portion of Fort Apache between Grand Teton and Elkhorn. He stated the other streets were basically extensions of existing alignments.

HOWARD NULL read the Resolution into the record.

(19:41-19:45)

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5. WAIVER of STANDARD STREET IMPROVEMENTS

Request of KEN TEMPLETON for a Waiver of Standard Street Improvements on Martinelli Court generally located on the west side of Decatur Boulevard, north of Gowan Road.

Staff recommended APPROVAL, subject to:

1. Dedicate to the City of Las Vegas a 4 foot drainage easement on each side of Martinelli Court.
2. Provide a 24 foot wide street pavement with 2 foot wide gravel shoulders on each side.
3. Culverts, each a minimum of 20 feet long and 18 inches in diameter, be placed under the driveways as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.

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

HOWARD NULL stated this request was for a waiver of the standard street improvements on Martinelli Court, a street on the west side of Decatur Boulevard. He stated the street was created by parcel map action and provides access to 8 lots. As a condition of approval, the City has required paving or the signing of an Assessment District Agreement. Said agreement did not require immediate improvements, but does require full improvements when they are put in. He said the applicant desired to put in less than full improvements at this time which would consist of a 24 foot street pavement with 2 feet of gravel shoulders on each side of the street. A protest had been received from the North Las Vegas Planning Commission concerning dust from the gravel road. He stated that since the applicant had requested pavement, this would not appear to be a problem.

KEN TEMPLETON, 2601 West Charleston Boulevard, appeared and concurred with staff's recommendations.

(19:45-19:51)

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6. Z-24-85 - S.O.F.A. INTERNATIONAL, INC.

Application of S.O.F.A. INTERNATIONAL, INC. for reclassification of property generally located on the northwest corner of Marion Drive and Bonanza Road, from R-1 to R-CL.

Proposed Use: Single-Family Residences

Staff recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan and elevations.
3. Redesign the subdivision as required by the Department of Community Planning and Development.
4. Each dwelling unit shall have a minimum 16 foot front setback.
5. Standard conditions 5 - 8.

Guthrie -
APPROVED, subject to staff's conditions.

Unanimous
(Tracy and Mack excused)

HAROLD FOSTER stated this was a subdivision that was approved for R-1 and the easterly half of the 40-acre parcel is involved in a recorded subdivision. He said they intend to vacate the north portion (the southerly portion is not included in the application as it is being developed on an R-1 basis). He said the layout provided R-1 across from R-1 and where the R-CL is requested around it, there will not be any R-CL lots across from R-1 lots. He indicated staff felt the R-CL was proper due to the surrounding zoning pattern. (To the west is Boulder Heights Subdivision, which is subdivided with 25 foot lots and is being developed on an R-CL basis; mobile home park zoning and development to the north; to the east is R-E and to the south R-PD12). Staff asked for a redesign at the southwest and northwest portions and the applicant's engineer was in agreement.

PAUL STEVENS, Bronken Engineering, appeared and represented the application.

No one appeared in opposition.

This item will be heard by the City Council on June 19, 1985.

(19:51-19:54)

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7. Z-25-85 - THE NOVA GROUP

Application of THE NOVA GROUP for reclassification of property generally located on the northeast corner of Monroe Avenue and Lamb Boulevard, from R-E and R-MHP to R-PD20.

Proposed Use: Medium Density Residential

Staff recommended DENIAL.

Bugbee -
DENIED
Unanimous
(Tracy and Mack excused)

HAROLD FOSTER stated the subject site is northeast of Lamb and Monroe. He stated the easterly portion had been constructed for single-family homes and that the westerly portion was under Resolution of Intent to R-CL. He stated the applicant feels he is unable to sell the R-CL due to marketing conditions and would like the parcel zoned to R-PD20 for 35 four-plexes. There was R-2 zoning partially developed immediately to the north; to the northwest, C-1; and immediately west R-PD12; mobile home parks are to the southwest and to the southeast.

BILL SCHRODER, 554 Bracken Avenue, appeared on behalf of the application. He stated the applicant was out of the state as of this date and unable to appear.

PROTESTANTS:

Richard Grande, 1405 Autumn Glen Cir.
Thomas Clark, 4440 E. Van Buren
Irene Clark, 4440 E. Van Buren
Paul Keady, 1416 Autumn Glen Cir.
Bill Huth, 1409 Smokey Glen
Lanita Huth, 1409 Smokey Glen
Pam Stubing, 1409 Autumn Glen Cir.

Petition with 57 protests was submitted to the Planning Department and circulated by Bill Huth.

This will be heard by the City Council at their June 19, 1985 meeting.

(19:54-20:16)

NOTE: A verbatim transcript made a part of record of this meeting.

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8. Z-26-85 - HEIDI A. HORNER

Application of HEIDI A. HORNER for reclassification of property generally located on the northeast corner of Exley Avenue and San Jose Avenue, from R-1 to P-R.

Proposed Use: Offices

Staff recommended DENIAL as this application is contrary to the approved zoning plan for this subdivision.

Johnston -
DENIED

Unanimous
(Tracy and Mack excused)

HARDLD FOSTER stated he had received a letter from the applicant requesting abeyance due to an automobile accident injury. However, the Board elected to proceed with the public hearing. The subject property was on the northeast corner of San Jose and Exley in an R-1 subdivision. He said a block to the east fronting on Eastern Avenue was P-R zoning and a block to the south the properties along Sahara were transitioning to commercial and P-R was immediately to the north. He said there was an existing two-story single-family residence on the subject property, containing approximately 3,000 square feet. The applicant proposes to convert it to an office. Mr. Foster presented the plot plan. He stated proposed parking consisted of three cars inside the garage, 3 cars in tandem to the rear, which does not satisfy the minimum required parking spaces, which would be 8 spaces.

PROTESTANTS:

Inez Goutreau, 2004 San Jose
Robert A. Zaring, 2105 San Jose
Jerry Shapiro, 2101 San Jose
Illona Ommen, 2109 San Jose
Kathleen Shafter, 2007 San Jose
Margie Wrobel, 2204 San Jose

ROBERT A. ZARING presented a petition in protest consisting of 21 names. Twelve persons were in the audience in protest.

This item will be heard by the City Council at the June 19, 1985 meeting.

(20:16-20:28)

NOTE: A verbatim transcript made a part of the final record of this meeting.

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ITEM

9. Z-27-85 - JOSEPH AND NANCY CORBIN

Application of JOSEPH AND NANCY CORBIN for reclassification of property located at 1729 West Bonanza Road, from R-E to C-2.

Proposed Use: Office for Alarm Company

Staff recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Installation of 15 foot gallon Arizona Cypress trees 20 feet on center along the south property line which abuts the Expressway as required by the Department of Community Planning and Development.
3. Dedication of 15 feet of right-of-way for Bonanza Road as required by the Department of Design and Development.
4. Installation of sidewalk on Bonanza Road as required by the Department of Community Planning and Development.
5. Standard conditions 1 - 8.

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

MR. FOSTER presented the plot plan and stated that the applicant proposed an addition to the building. He stated there was ample off-street parking. The application is in accordance with the transitioning C-2 pattern along the south side of West Bonanza Road.

JOSEPH CORBIN appeared on behalf of his application.

No one appeared in opposition.

This will be heard by the City Council at their June 19, 1985 meeting.

(20:28-20:30)

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ITEM

10. Z-28-85 - DEBRA AND VINCENT OCHOA

Application of DEBRA AND VINCENT OCHOA for reclassification of property located at 430 South Seventh Street, from R-3 to P-R.

Proposed Use: Office

Staff recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan and elevations.
3. Dedicate a 10 foot property line radius at the intersection of 7th and Clark as required by the Department of Design and Development.
4. Remove and replace the damaged and deteriorated sidewalk and install street lighting on 7th Street and Clark Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Pave the alley as required by the Department of Community Planning and Development.
6. Standard conditions 2 - 8.

Coleman -

APPROVED, subject to staff's conditions amended to allow the applicant to sign an agreement to participate in an Assessment District to pave the alley and install street lights. Unanimous (Tracy and Mack excused)

MR. FOSTER presented the plot plan and stated the subject property was just west of Las Vegas High School and that the west half of the block was zoned R-3, with one parcel approved for P-R about mid-way in the block for a parking lot to extend through from the C-1 zoning on the east side of 6th Street for an office building. He stated the area to the south has been transitioning to office use, mainly by means of variances, and that the pattern has been set pretty well for P-R zoning on the west side of 7th Street. The existing residence contains a garage with parking spaces coming off Clark Avenue and ample landscaping.

VINCENT OCHOA, 3621 Briare Cliff, appeared on behalf of his application.

No one appeared in opposition.

This item will be heard by the City Council at their June 19, 1985 meeting.

(20:30-20:34)

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ANNOTATED AGENDA AND FINAL MINUTES

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ITEM

11. Z-29-85 - LEWIS HOMES OF NEVADA

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the north side of Washington Avenue between Jones Boulevard and Torrey Pines Drive, from N-U (under Resolution of Intent to R-1) to R-CL.

Proposed Use: Single Family Homes

Staff recommended APPROVAL, subject to:

1. Resolution of Intent with a 12 month time limit.
2. Conformance to the plot plan and elevations.
3. Dedicate 40 ft. of right-of-way for Washington Avenue as required by the Department of Design and Development.
4. Install street improvements on Washington Avenue as required by the Department of Community Planning and Development.
5. Conformance to the conditions for Z-49-83.
6. Standard Conditions 5-8.

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

MR. FOSTER presented the plot plan and explained the application involved a 10 acre L-shaped piece of property just north of Washington Avenue. He stated the lots would back up to Washington Avenue and would tie into the R-CL to the west with R-1 to the east.

NICK DANES appeared on behalf of Lewis Homes.

No one appeared in opposition.

This item will be heard by the City Council at their June 19, 1985 meeting.

(20:34-20:38)

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12. Z-34-81 - PLOT PLAN REVIEW - VTN OF NEVADA

Request of VTN OF NEVADA for a Plot Plan Review of property generally located south of Charleston Boulevard, west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD8).

Staff recommended DENIAL. However, if approved, subject to the following conditions:

1. Conformance to the plot plan.
2. The R-1 setback shall apply, except the side yards may total 12 feet with no side less than 5 feet.
3. Accessory buildings shall conform to the R-1 standards.

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

MR. FOSTER presented the plot plan and stated subject property was a recorded subdivision and the overall outlying property was known as the Peccole property. The applicant was proposing a larger single-family residence on the lot that would only provide for a total of 12 foot setbacks rather than the required 14 feet.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared on behalf of the applicant.

No one appeared in opposition.

This item will be heard by the City Council at their June 19, 1985 meeting.

(20:38-20:46)

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13. ZC-94-85 - BLAINE EQUIPMENT COMPANY, INC.

Request of BLAINE EQUIPMENT COMPANY, Inc., for reclassification of property located in the County on the southwest side of Rancho Drive, approximately 500 feet north of Tropical Parkway from H-1 to M-1.

STRICKEN FROM THE AGENDA AT THE REQUEST OF STAFF AS THE COUNTY HAS ALREADY ACTED ON THIS APPLICATION AND APPROVED SAME.

(20:46-20:46)

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ITEM

SUPPLEMENTAL AGENDA:

1. Z-36-74 - PLOT PLAN REVIEW - GARY GUY WILSON

Request of GARY GUY WILSON, ARCHITECT, for a Plot Plan Review of property generally located on the north side of Owens Avenue between "J" and "K" Street, C-1 Zone.

Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.
2. Conformance to the elevations amended to enhance the rear elevations as required by the Department of Community Planning and Development.
- 3.. Conformance to the original conditions of Z-36-74.

Johnston -
APPROVED, subject to staff's conditions and with condition that applicant present letter to Planning Department from the property owner on the north (Mr. Harlow) indicating his approval of the application and the placing of the building 5 feet from the north property line.

Unanimous
(Tracy and Mack excused)

HAROLD FOSTER stated this involves a change to the plot plan for a shopping center. Originally there was a 20 foot setback from the single-family residences that back up to this property. The applicant is now proposing to move the buildings within 5 feet of the property line.

RICHARD HERMAN, Gary Wilson, Architect, and GLEN WALKER, 5300 West Lake Mead Boulevard, appeared and represented the application. This will be a convenience store and in the future there will be gasoline sales where they will need the additional space provided by the 5 foot setback.

No one appeared in opposition.

This item will be heard by the City Council at their June 19, 1985 meeting.

(20:46-20:55)

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ITEM

2. Z-24-81 - EXTENSION OF TIME - VTN OF NEVADA

Request of VTN OF NEVADA for an Extension of Time on property generally located at the northeast corner of Alexander Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-PD9, R-PD18 and C-1).

Staff recommended APPROVAL, subject to:

1. This Extension of Time shall expire on July 6, 1986.

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

MAROLD FOSTER stated this is their fourth request for an extension of time. This is an area that is transitioning to residential development. Due to economic conditions, the applicant is requesting an extension.

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

This item will be heard by the City Council at their June 19, 1985 meeting.

(20:55-20:57)

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3. Z-31-83 - EXTENSION OF TIME - LLOYD HARRIS, ET AL

Request of LLOYD HARRIS, ET AL for an Extension of Time on property generally located at 1201 North Arville Street, R-E Zone (under Resolution of Intent to P-R).

Staff recommended APPROVAL, subject to:

1. This Extension of Time shall expire on May 18, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
 APPROVED, subject to staff's conditions.

Unanimous
 (Coleman, Mack & Tracy excused)

HAROLD FOSTER stated this is their second request for an extension of time.

LLOYD HARRIS, 2808 Avalon, appeared and represented the application.

This item will be heard by the City Council at their June 19, 1985 meeting.

(20:57-20:58)

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4. Z-62-75 - EXTENSION OF TIME - RANDEL CORPORATION

Request of RANDEL CORPORATION for an Extension of Time on property generally located on the north side of Washington Avenue, between Rancho Drive and Robin Street, R-1 Zone (under Resolution of Intent to C-1).

Staff recommended APPROVAL, subject to:

1. This Extension of Time shall expire on June 16, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

NOTE: Due to motion, extension of time to expire on June 16, 1987.

Guthrie -
APPROVED, subject to staff's conditions and for a two-year time period.
Motion carried with Johnston voting "No" and Tracy and Mack excused.

HAROLD FOSTER stated this is a forty-acre parcel under Resolution of Intent to C-1. One building has been developed along Washington Avenue. It has been a year since that was constructed. They are working on a different type of development plan.

WILLIAM F. CURAN, 2109 Plaza Del Cerro, appeared and represented the applicant. Their architect is working on plans for a retirement nursing facility. They plan to start construction near the end of the year.

This item will be heard by the City Council at their June 5, 1985 meeting.

(20:58-21:01)

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5. SO-1-85 - PLASTER DEVELOPMENT COMPANY

Request of PLASTER DEVELOPMENT COMPANY for a model home parking area on property generally located on the north side of Westcliff, west of Rainbow Boulevard, N-U Zone (under Resolution of Intent to R-CL).

Staff recommended APPROVAL, subject to:

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

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

HAROLD FOSTER stated this request is for a parking area for the model homes and sales office on a cul-de-sac.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared on behalf of the applicant.

This is final action.

(21:01-21:03)

AGENDA

City of Las Vegas

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. AR-2-85 - AESTHETIC REVIEW - BARKER, GILLOCK AND PERRY

Request of BARKER, GILLOCK AND PERRY for an Aesthetic Review on property generally located at the northwest corner of Gass Avenue and Sixth Street, C-1 Zone.

Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Dedication of 15 foot radius corner at 6th Street and Gass Avenue.

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

HAROLD FOSTER stated this is for a three-story office building with parking on the ground level. There will be 23,200 square feet and landscaping on the street frontages.

KEVIN THISTLE, architect, 5665 South Valley View, appeared on behalf of the applicant.

This is final action.

(21:03-21:05)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. CV-1-85 - PLOT PLAN REVIEW - CITY OF LAS VEGAS

Request of the CITY OF LAS VEGAS for a Plot plan Review to allow additional (temporary) office space at the Municipal Golf Course on property generally located at the northeast corner of Washington Avenue and Decatur Boulevard, C-V Zone.

Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.

Johnston -
APPROVED, subject to staff's condition and for a two-year period.

Unanimous
(Tracy and Mack excused)

HAROLD FOSTER stated there is a need for temporary office space at the Municipal Golf Course. This request is for a mobile home to be located just north of the clubhouse.

DICK CAMPBELL appeared on behalf of Jim Colbert, lessee of the Municipal Golf Course. The office is presently located in the clubhouse pro shop and is overcrowded.

This is final action.

(21:05-21:09)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 9:09 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR