

AGENDA

City of Las Vegas

June 13, 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	- Excused
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.

ACTING CHAIRMAN BUGBEE called the meeting to order at 7:30 P.M.

STAFF PRESENT:

Harold Foster, Director, Community Planning and Development
Howard Null, Chief, Planning Division.
Rick Williams, Acting Chief, Zoning Division
Mike Clark, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

HAROLD FOSTER announced this meeting was being held in compliance with the Open Meeting Law.

HAROLD 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.

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 for the May 9, 1985 meeting.

HAROLD FOSTER read the standard conditions that apply to all approved tentative maps.

HAROLD FOSTER read the standard condition that applies to all approved final maps.

HAROLD FOSTER read the standard conditions that apply to all approved vacation items.

Guthrie -
APPROVED
Unanimous
(Kennedy and Tracy excused)

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NEW BUSINESS:

1. STEWART AVENUE - ONE-WAY CONCEPT

Consideration of a proposal to convert a portion of a dedicated street, Stewart Avenue, between Casino Center Boulevard and Third Street, to a pedestrian mall and one-way street east.

Johnston -
APPROVED
Unanimous
(Kennedy and Tracy excused)

DAVID WALLISER, Chief, Architectural Design, Department of Design and Development, gave a presentation on the City's proposal to convert a portion of Stewart Avenue to a pedestrian mall and one-way street east. The one-way concept will allow for the buses to exit the transportation center without delay and maintain their schedules. The north portion of Stewart will be used for exit driveways and the remainder landscaped, etc., in connection with a plaza area for pedestrians. The Traffic and Parking Commission has recommended approval and the Downtown Progress Association is receptive to it.

No one spoke in opposition.

To be heard by the City Council
on 6-19-85.

(19:30-19:41)

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2. WAIVER OF STANDARD STREET IMPROVEMENTS

Request of KEN TEMPLETON for a Waiver of Standard Street Improvements on Decatur Boulevard at Martinelli Court, north of Gowan Road.

Staff recommends APPROVAL, subject to:

1. Immediate deposit of cash to cover the cost of all offsite improvements as determined by the Land Development and Flood Control Division of the Department of Community Planning and Development.

Johnston -

APPROVED, subject to City Attorney's office composing a letter stating each property owner to be bound to an Assessment District Agreement.

HOWARD NULL stated the applicant previously requested a waiver of the off-sites on Martinelli Court, but actually was requesting a waiver on Decatur. This item now involves Decatur and the applicant's lender does not want any encumbrance, such as signing an Assessment District Agreement against any of the lots. If the off-sites on Decatur are waived, he will install 24-foot paving on Martinelli Court, which he is not required to do. Staff would be agreeable to waiving the Assessment District requirement, but would require an immediate cash deposit to cover all the cost of the off-site improvements.

KEN TEMPLETON, 2601 West Charleston Boulevard, appeared and represented the application. He is unable to obtain financing due to the requirement of signing for an Assessment District on Decatur.

To be heard by the City Council on 6-19-85.

(19:41-19:50)

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3. VAC-3-85 - CITY OF LAS VEGAS

Petition of Vacation submitted by the CITY OF LAS VEGAS, a Municipal Corporation, to vacate U. S. Government Patent Reservations, generally located on the east side of Upland Boulevard, approximately 330 feet north of Cory Place.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 4.

Mack -
 APPROVED
 Unanimous
 (Kennedy and Tracy excused)

HOWARD NULL stated this request to vacate Government Patent Reservations is the result of an attached condition when part of a radius corner, connecting Kettering Place with Antonio Boulevard, was conveyed to the City of Las Vegas. Staff recommends approval with the standard conditions.

No one appeared in opposition.

To be heard by the City Council
 on 6-19-85.

(19:50-19:51)

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4. TENTATIVE MAP - TENAYA III (REVISED)

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

Owner: Thomas T. Beam & Foothill Investment

Subdivider: Plaster Development Co.

No. of Acres: 19.02 No. of Lots: 112

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-57-84 and the plot plan review.
2. No vehicular access to Westcliff Drive and Tenaya Way from the abutting lots.
3. Wall statement.
4. Standard conditions.

Coleman -

APPROVED, subject to staff's conditions.

Unanimous

(Kennedy and Tracy excused)

HOWARD NULL stated staff would recommend approval, subject to the conditions.

RICHARD PLASTER, 1908 Bluejay Circle, appeared and represented the application. He is in agreement with staff's conditions.

To be heard by the City Council on 7-3-85.

(19:51-19:53)

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5. FINAL MAP, TENAYA II, UNIT 2

Property generally located on the south side of Washington Avenue and east of Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).

Owner: Thomas T. Beam

Subdivider: Plaster Development Co.

No. of Acres: 4.25 No. of Lots: 22

Staff recommends APPROVAL, subject to:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Unit 1 and/or Unit 3 must be recorded prior to the recordation of Unit 2.

Johnston -

APPROVED, subject to the conditions.

Unanimous

(Kennedy and Tracy excused)

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

RICHARD PLASTER, 1908 Bluejay Circle, appeared and represented the application.

(19:53-19:53)

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6. FINAL MAP - TENAYA II, UNIT 3

Property generally located on the south-east corner of Washington Avenue and Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).

Owner: Thomas T. Beam

Subdivider: Plaster Development Co.

No. of Acres: 5.19 No. of Lots: 22

Staff recommends APPROVAL, subject to:

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

Coleman -

APPROVED, subject to the conditions.

Unanimous

(Kennedy and Tracy excused)

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

RICHARD PLASTER, 1908 Bluejay Circle, appeared and represented the application.

(19:53-19:54)

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7. FINAL MAP - BAYSIDE UNIT NO. 1

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

Owner/Subdivider: American West Development

No. of Acres: 11.28 No. of Lots: 78

Staff recommends APPROVAL, subject to:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. A second temporary paved access to Lake East Drive shall be provided as part of the next unit developed.

Guthrie -

APPROVED, subject to the conditions.

Unanimous

(Kennedy and Tracy excused)

HOWARD NULL stated this final map is in substantial conformity with the tentative map. Staff would recommend approval, subject to the conditions. However, it should be noted there are 78 lots which have only one means of access to Lake East Drive.

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. They plan to provide paving for the second access, but no curbs or gutters.

(19:54-19:56)

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8. FINAL MAP - NEW COUNTRY, UNIT 8

Property generally located on the south-east corner of Miramar Drive and Santa Catalina Avenue, R-1 Zone.

Owner: First Western Savings Assn.

Subdivider: Stanton Construction Co.

No. of Acres: 5.87 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.

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

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

ALLEN LAROCHE, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. They are in agreement with staff's conditions.

(19:56-19:57)

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9. A-4-85(A) - BLAINE EQUIPMENT COMPANY, INC.

Petition of Annexation submitted by BLAINE EQUIPMENT COMPANY, INC. to annex property generally located on the west side of Rancho Drive, north of Tropical Parkway, containing 12.16 acres.

Staff recommends APPROVAL.

Mack -
APPROVED
Unanimous
(Kennedy and Tracy excused)

HOWARD NULL stated this property consists of R-E and H-2 County zoning with a Resolution of Intent to M-1. The City equivalent would be R-E and C-2 with a Resolution of Intent to C-2. Staff recommends approval of this annexation request.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the application.

(19:57-19:58)

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10. Z-92-84 - REFERRED BACK BY CITY COUNCIL- BECKER & SONS

Application of BECKER & SONS for reclassification of property generally located on the northeast corner of Vegas Drive and Jones Boulevard, from R-1 to C-1.

Proposed Use: Retail Store

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Install street improvements on Vegas Drive and sidewalks on Jones Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
3. Installation of a 6-foot high block wall along the east and north sides, stepped down to 4 feet high, top 2 feet 50% open within the front 15 feet.
4. Recording of a parcel map.
5. Standard conditions 1-8.

PROTESTS: 8 on record with staff
6 persons in the audience

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

HAROLD FOSTER stated this application was referred back to the Planning Commission by the City Council so the applicant could meet with the property owners to the northeast. In August of 1984 there was an identical request which was denied. The Planning Commission recommended denial of this application when this item was referred to the City Council. Staff would recommend denial.

BARRY BECKER, Becker & Sons, 50 South Jones Boulevard, appeared and represented the application. He met with the property owners. They prefer professional offices on this property. He is planning to have a Chief Auto Parts Store on the site.

CAROL ALLEN, 5905 Martita Avenue, appeared in protest. If this application is approved, it will be easy for the applicant to obtain apartment zoning for the remainder of the parcel. There is a Chief Auto Parts Store approximately a mile away.

SHIRLEY POKOZYK, 5901 Martita Avenue, appeared in protest. She is concerned about apartments eventually being constructed on the remainder of the parcel.

BARRY BECKER appeared in rebuttal. This store will provide a service for the residents in the area, but not create any traffic for their neighborhood.

TONY BONWELL, 5968 Quiroz Drive, Riverside, California, Division Real Estate Manager for Chief Auto Parts, appeared. This store will probably not be open 24 hours a day. They will close their store at Lake Mead Boulevard when this store opens.

To be heard by the City Council on 7-3-85.

(19:58-20:18)

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11. Z-30-85 - CHRISTINA M. HIXSON, ET AL

Application of CHRISTINA M. HIXSON, ET AL, for reclassification of property generally located on the north side of Sahara Avenue, 220 feet west of Arville Street, from R-1 to C-1.

Proposed Use: Fast Food Restaurant

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Installation of a 6-foot-high block wall along the north side, stepped down to 4 feet high, top 2 feet 50% open within 15 feet of Arville Street.
3. Install street improvements on Sahara Avenue and Arville Street as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Standard conditions 1-8.

PROTESTS: 1 letter on record with staff

Mack -

APPROVED, subject to the conditions.

Unanimous

(Kennedy and Tracy excused)

HAROLD FOSTER stated this is northwest of the intersection at Arville and Sahara. It will be a Kentucky Fried Chicken restaurant. There is R-1 to the north and vacant R-1 to the west. This request is in accordance with the zoning pattern for this property. Staff is concerned with the secondary access on future parcels. Staff does not feel there should be any further depth for the C-1 approved on Arville.

GAIL GIBSON, 1914 South Highland Drive, appeared and represented the applicant. They intend to light the Arville entrance.

No one appeared in opposition.

To be heard by the City Council on 6-19-85.

(20:18-20:23)

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12. Z-31-85 - STADIUM INVESTORS LTD.

Application of STADIUM INVESTORS LTD.
for reclassification of property
generally located on the northeast
corner of Washington Avenue and Main
Street, from C-M and R-4 to C-2.

Proposed Use: Motel

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan amended to provide a 5-foot wide planter along Main Street and Washington Avenue except along the front of the existing motel site on Main Street.
3. Conformance to the elevations.
4. Install a sidewalk on Main Street as required by the Department of Community Planning and Development.
5. Standard conditions 2-8.

PROTESTS: 0

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

HAROLD FOSTER stated this identical application was approved in 1982 and the Resolution of Intent has expired. This is a Best Western Motel and they would like to add 50 units on the easterly portion. On the southwest portion there will be a future restaurant site.

KEN PILKINGTON, 905 Lake Vegas Boulevard North, appeared and represented the application. They will demolish a house and apartments to put in the additional units. They do not want to landscape where they will have to remove existing pavement, except along the newly-developed portions. They have the financing to commence construction. They will not have access to water for a sprinkling system until they complete the renovation.

ROBERT PEARSON, 50 East Washington Avenue, appeared to obtain information concerning the addition as he owns a motel across the street.

HAROLD FOSTER stated the condition is intended to only require landscaping on the proposed restaurant site and on the portion where the motel units will be built. The landscaping will be required at the time of development.

To be heard by the City Council
on 6-19-85.

(20:23-20:37)

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13. Z-32-85 - NEVADA SOUTHERN TITLE, INC.

Application of NEVADA SOUTHERN TITLE, INC., TRUSTEE, for reclassification of property bounded on the east by Rancho Drive, on the west by the Oran K. Gragson Highway and on the south by Lone Mountain Road, from R-E and C-2 to C-2. Proposed Use. Hotel and Casino

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Dedicate 50 feet of right-of-way for Lone Mountain Road.
3. Install street improvements on Lone Mountain Road and Rancho Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Submit a hydrology study as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. The applicant is to pay 25% of the cost to construct a traffic signal system at the intersection of Rancho Drive and Lone Mountain Road as required by the Department of Design and Development.
6. Overlay the existing pavement on Lone Mountain Road between this development and Rancho Drive as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Standard conditions 1-8.

PROTESTS: 1 on record with staff
17 persons in audience

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

HAROLD FOSTER stated this request is for a hotel and casino. On the east side of Rancho it is primarily vacant C-2. The site is 36 acres. There is a vacant parcel at the corner of Rancho and Lone Mountain. In the County to the west is vacant R-E and to the south is partially-developed R-E. They are proposing 150 rooms with shops, restaurants and a casino area. There are 1,215 parking spaces required and 1,521 will be provided. They are proposing a 4 or 5 foot high berm along Lone Mountain because of the residential to the south with landscaping on top of the berm. Staff would recommend approval, subject to the conditions.

JAY DOWNEY, 2001 Cimarron, appeared and represented the applicant. This hotel will have a western motif similar to Sam's Town. They are in agreement with staff's conditions.

ELIZABETH NEWBAUER, 4687 Balsam Street, appeared in protest. She asked to have this item held in abeyance so the property owners could meet.

MARY KLOSOWSKI, 4615 Balsam Street, appeared in protest.

ELEANOR LAMONTE, 6917 Lone Mountain Road, appeared in protest. She was concerned if she would be involved in utility costs because of this project.

JAY DOWNEY appeared in rebuttal. The applicant will be spending about one-quarter of a million dollars to bring utilities to this property. The surrounding property owners will not be involved in any of the utility costs. He would like to have this item go to the City Council as scheduled, but would be willing to meet with the property owners prior to the City Council meeting.

To be heard by the City Council on 6-19-85.

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ANNOTATED AGENDA AND FINAL MINUTES

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ITEM

14. Z-33-85 - CARL PON, TRUSTEE

Application of CARL PON, TRUSTEE, for reclassification of property generally located on the north side of Lake Mead Boulevard, 850 feet west of Torrey Pines Drive, from N-U (under Resolution of Intent to R-PD12) to R-3.

Proposed Use: Apartments

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Amend the application to R-PD15.
3. Waiver of the minimum 5 acre site area.
4. The revised plot plan to be approved by the Department of Community Planning and Development.
5. Dedicate 50 feet of right-of-way for Lake Mead Boulevard as required by the Department of Design and Development.
6. Install street improvements on Lake Mead Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
7. Provide a paved access on dedicated right-of-way to the property as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
8. Conformance to the elevations.
9. Standard conditions 2-8.

PROTESTS: 0

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

HAROLD FOSTER stated the applicant is requesting 72 apartment units. This parcel consists of 3.34 net acres. The buildings will be two stories. Eighty-eight parking spaces are required and they will be providing ninety-two. The density is 18.4 units per acre. Staff would like the application amended to R-PD15 with a density of 15 units per acre, which would allow sixty units. The fifteen unit per acre density would be more compatible with the approved density to the north and east.

RUSSELL SILLITOE, Alca Engineering, 2765 South Highland, appeared and represented the applicant. They would need sixteen units per acre to make this project feasible. The costs associated with improvements of Lake Mead Boulevard and the size of the parcel itself warrants a higher density.

No one appeared in opposition.

To be heard by the City Council on 7-3-85.

(20:51-21:01)

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15. Z-34-85 - MAYFLOWER CONSTRUCTION COMPANY

Application of MAYFLOWER CONSTRUCTION COMPANY for reclassification of property generally located on the west side of Marcus Drive, 260 feet north of Oakey Boulevard, from R-1 to R-3.

Proposed Use: Apartments

Staff recommends APPROVAL, subject to:

1. Application amended to exclude the south 728.64 feet of the east 125 feet.
2. Resolution of Intent with a twelve-month time limit.
3. All of the single-family homes are to be constructed prior to or concurrently with the construction of the apartments.
4. Approval and recordation of a subdivision map for the proposed single-family subdivision.
5. Submit a new reclassification application for the property needed for access to Oakey Boulevard or Decatur Boulevard.
6. Redesign the plot plan to relocate the parking area to the east side of the development and provide a landscaped planter with trees on the east side of the parking area.
7. Conformance to the elevations.
8. Provide a drainage study as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
9. Standard conditions 2-8.

PROTESTS: 70 on record with staff
24 persons in audience

Johnston -

APPROVED, subject to conditions and Marcus Drive be developed only to extend to where the R-1 residences are built to the east. The R-1 residences to be commenced at same time as apartments. There is secondary access from Decatur on Oakey Boulevard and Marcus Drive is to be a cul-de-sac. Unanimous (Kennedy and Tracy excused)

HAROLD FOSTER stated there is R-1 zoning to the east of this property, C-1 to the north and vacant R-1 to the west, which is the remainder of the applicant's property. There will be 257 units. There are 288 parking spaces required and there will be 346 spaces. Staff feels the request is acceptable for multi-family, but it is an inadequate buffer for the developed single-family homes to the east. Staff feels there should be another row of R-1 on the west side of Marcus Drive and there should be no access from the apartment project to Marcus Drive.

BARRY BECKER appeared and stated the apartment project would be buffered by a row of R-1 houses. He presented a plan for the remainder of his property to the west with proposed office and commercial uses.

FRANK WYATT, West Coast Holdings, also appeared on behalf of the applicant.

TOM HUMPHREY, 1501 Flag Circle, appeared in protest. This will degrade the area by increasing the population and traffic.

ILA WARNER, 1513 Banner Circle, appeared in protest. She was concerned about traffic going through her subdivision from this project, but was told that would not be a problem. She did not receive a notice about a meeting with the developer.

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15. Z-34-85 - MAYFLOWER CONSTRUCTION COMPANY
(Continued)

CAMILLA HUMPHREY, 1501 Flag Circle, appeared in protest. When they bought this property, they were assured this parcel would remain R-1 zoning.

BARRY BECKER appeared in rebuttal. He sent a notice to all the persons that back up to this project. This project will add to the value of those homes because they would have single-family homes backing up to them.

To be heard by the City Council on 7-3-85.

(21:01-21:38)

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16. S0-3-85 - LEWIS HOMES OF NEVADA

Request of LEWIS HOMES OF NEVADA
for subdivision sales office on
property located at 325 Warmside
Drive of Lewis Homes Stonegate No. 3,
R-1 Zone (under Resolution of Intent
to R-CL).

Staff recommends APPROVAL, subject to:

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

Johnston -
ABEYANCE
Unanimous
(Kennedy and Tracy excused)

HAROLD FOSTER stated this is a
request for a sales office. They
will also be paving a couple of
lots for customer parking. 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 7-11-85.

(21:38-21:39)

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PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE AMENDMENT

Require a Special Use Permit for transient sales lots and open sales lots in the C-M and M Zoning Districts.

Mack -
APPROVED
Unanimous
(Kennedy and Tracy excused)

HAROLD FOSTER stated this request is in the C-M and M districts. Staff has found there is a need in these districts to control open sales lots throughout the city. Presently there is this type of control in the C-2 zone.

(21:57-22:00)

AGENDA

City of Las Vegas
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ITEM

PHONE 386-6301

COMMISSION ACTION

1. A-5-85 (A) - SMOKE RANCH-JONES PARTNER-
SHIP "A," "B," and "C."

Petition of Annexation submitted by
SMOKE RANCH-JONES PARTNERSHIP "A,"
"B" and "C" for property generally
located on the northwest corner of
Smoke Ranch Road and Jones Boulevard,
containing approximately five acres.

Staff recommends APPROVAL.

Johnston -
APPROVED
Unanimous
(Kennedy and Tracy excused)

HOWARD NULL stated this request
consists of approximately 4.9
acres, R-E County zoning and N-U
City equivalent. Staff would
recommend approval.

This is final action.

(21:39-21:40)

AGENDA

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COMMISSION ACTION

ITEM

2. Z-55-72 (11) - PLOT PLAN REVIEW -
DONREY OUTDOOR

Request by DONREY OUTDOOR for a review of condition and a PLOT PLAN REVIEW of property generally located on the south side of Sahara Avenue, 150 feet east of Rye, R-1 Zone (under Resolution of Intent to C-1).

Staff recommends DENIAL.

Johnston -
DENIED
Unanimous
(Kennedy and Tracy excused)

HAROLD FOSTER stated this is a request to change a condition that prohibits any billboards on this site. They propose a 14 x 48 foot sign. Staff would recommend denial.

TOM LEGO, 1211 West Bonanza, appeared and represented the application. They will only keep the sign when the property is vacant and take it down when the permanent improvements are made. There is a lot of traffic in the area.

This is final action.

(21:40-21:42)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

3. Z-100-64 (137) PLOT PLAN REVIEW -
JOSEPH LOMBARD

Request of JOSEPH LOMBARD for a Plot Plan Review of property generally located at 1005 South Third Street, between Coolidge and Charleston Boulevard, R-4 Zone (under Resolution of Intent to C-2).

Staff recommends APPROVAL, subject to:

1. Standard conditions 1-8.

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

HAROLD FOSTER stated this is in the downtown district. They want to convert the existing residence to an office. The building contains 1,652 square feet. There is adequate landscaping.

ROBERT BLOOM, 2532 Whipperwill Lane, appeared and represented the applicant. He was in agreement with staff's conditions.

This is final action.

(21:42-21:43)

AGENDA

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COMMISSION ACTION

ITEM

4. Z-18-68 (28) - PLOT PLAN REVIEW -
DANIEL W. HALBY, D.O.

Request of DANIEL W. HALBY, D.O., for
a Plot Plan Review of property generally
located at 2496 West Charleston Boule-
vard, C-D Zone.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1-8.

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

HAROLD FOSTER stated this is a
request to remodel an existing
home into a medical office
building. There was a two-story
medical office building approved
for this site. In the interim
they would like to use the house
existing on the property.

DR. DANIEL W. HALBY, 3900 West
Charleston Boulevard, appeared and
represented the application. He
would like to remodel the existing
house.

This is final action.

(21:43-21:45)

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

5. Z-49-75 - PLOT PLAN REVIEW - CURTIS CONSTRUCTION COMPANY

Request of CURTIS CONSTRUCTION COMPANY for a Plot Plan Review of property generally located at 6231 Don Zarembo Drive, R-PD9 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

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

HAROLD FOSTER stated this is a layout similar to an R-CL. Staff would recommend approval, subject to the conditions.

GEORGE CURTIS, 3112 West Meade Avenue, appeared and represented the owner of the property. They are in agreement with staff's conditions.

This is final action.

(21:45-21:46)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

6. Z-103-84 - PLOT PLAN REVIEW - SUNSET PARTNERSHIP

Request of SUNSET PARTNERSHIP for a Plot Plan Review of property generally located on the northwest corner of Rancho Drive and Sunset Drive, C-2 Zone (under Resolution of Intent to R-4).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Conformance to the elevations amended to enhance the aesthetics on the rear of the relocated building.
3. Conformance to the conditions of approval for the zoning application Z-103-84.

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

HAROLD FOSTER stated this involves a plot plan review of an approved apartment project. They want to reverse the parking lot location and it will be close to the building and the residence to the west. The two-story buildings will be located twenty feet from the west property line.

LLOYD MANNING, 5673 South Cameron, appeared and represented the application. They had to separate the building because of a power easement.

This is final action.

(21:46-21:49)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

7. Z-53-80 - EXTENSION OF TIME - CHEYENNE PARTNERSHIP

Request of CHEYENNE PARTNERSHIP for an Extension of Time on property generally located on the north side of Cheyenne between Bronco and Jones Boulevard, N-U Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. This Extension of Time shall expire on June 6, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

HAROLD FOSTER stated Items 7, 8 and 9 are similar applications. The applicant is requesting two-year extensions on these applications. Normally, only one-year extensions are granted. Staff would recommend approval of a one-year extension on each application.

JERRY BRUNER, 2411 West Charleston Boulevard, appeared and represented the application. They would be agreeable to a one-year extension.

To be heard by the City Council on 7-3-85.

(21:49-21:51)

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. Z-38-82 - EXTENSION OF TIME - CHEYENNE PARTNERSHIP

Request of CHEYENNE PARTNERSHIP for an Extension of Time on property generally located north of Cheyenne between Bronco and Jones Boulevard, N-U Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. This Extension of Time shall expire on June 6, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

HAROLD FOSTER stated Items 7, 8 and 9 are similar applications. The applicant is requesting two-year extensions on these applications. Normally, only one-year extensions are granted. Staff would recommend approval of a one-year extension on each application.

JERRY BRUNER, 2411 West Charleston Boulevard, appeared and represented the application. They would be agreeable to a one-year extension.

To be heard by the City Council on 7-3-85.

(21:49-21:51)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

9. Z-31-84 - EXTENSION OF TIME - CHEYENNE PARTNERSHIP

Request of CHEYENNE PARTNERSHIP for an Extension of Time on property generally located on the north side of Cheyenne between Bronco and Jones Boulevard, N-U Zone (under Resolution of Intent to P-R, R-D and C-1).

Staff recommends APPROVAL, subject to:

1. This Extension of Time shall expire on June 6, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Coleman -
APPROVED, subject to the conditions.

Unanimous
(Kennedy and Tracy excused)

HAROLD FOSTER stated Items 7, 8 and 9 are similar applications. The applicant is requesting two-year extensions on these applications. Normally, only one-year extensions are granted. Staff would recommend approval of a one-year extension on each application.

JERRY BRUNER, 2411 West Charleston Boulevard, appeared and represented the application. They would be agreeable to a one-year extension.

To be heard by the City Council on 7-3-85.

(21:49-21:51)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas
PLANNING COMMISSION
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June 13, 1985

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ITEM

COMMISSION ACTION

10. Z-51-84 - EXTENSION OF TIME -
J. T. MORAN, JR.

Request of J. T. MORAN, JR. on behalf of UHS Las Vegas Properties, Inc./Valley Hospital for an Extension of Time on property generally located on the southwest corner of Goldring and Shadow Lane, R-E Zone (under Resolution of Intent to P-R).

Staff recommends APPROVAL, subject to:

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

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

HAROLD FOSTER stated this is for additional parking to supplement the new medical building south of Valley Hospital. This is their first request for an extension of time. Staff would recommend approval, subject to the conditions.

ARNOLD WEINSTOCK, 630 South 4th Street, appeared and represented the applicant. They are in agreement with staff's recommendations.

To be heard by the City Council on 7-3-85.

(21:51-21:52)

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

11. CY-1-73 - EXTENSION OF TIME -
E. A. COLLINS

Request of E. A. COLLINS for an Extension of Time for a construction and storage yard generally located at 7800 West Alta Drive.

Staff recommends APPROVAL, subject to:

1. This Extension of Time shall expire on July 6, 1987.

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

HAROLD FOSTER stated this was approved for a construction and storage yard. They would like a two-year extension.

ALLEN COLLINS AND CHRIS COLLINS, 5195 Las Vegas Boulevard South, appeared and represented the application. Eventually they will obtain a permanent location, but in the interim they would like the extension for primarily storage use.

This is final action.

(21:52-21:54)

AGENDA

City of Las Vegas PLANNING COMMISSION

June 13, 1985

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COMMISSION ACTION

ITEM

12. LR-1-85 - LANDSCAPING REVIEW - JOHN GARRETT

Request of JOHN GARRETT for a landscaping review of property generally located at 250 West Utah, M Zone.

Staff recommends DENIAL, subject to:

1. Encroachment Agreement for the installation of required landscaping.

Johnston -
APPROVED deletion of landscaping.
Unanimous
(Kennedy and Tracy excused)

HAROLD FOSTER stated this is in an industrial area. The applicant is requesting the landscaping be deleted along the front of the project. Staff feels there should be landscaping.

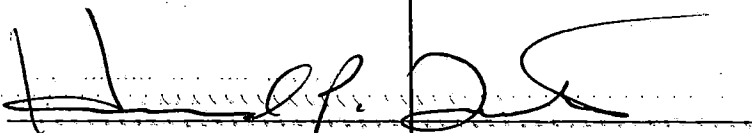
This is final action.

(21:54-21:57)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:57 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR