

AGENDA

City of Las Vegas

July 11, 1985

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

CALL TO ORDER:

7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Michael Mack	- Present
Robert Bugbee	- Present
Maggi Coleman	- 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
Frank Reynolds, Deputy Director
Howard Null, Chief, Planning
Division
Rick Williams, Acting Chief,
Zoning Division
Mike Clark, Planning Assistant
John Roethel, Deputy City Attorney
Linda Owens, Deputy City Clerk

MR. FOSTER announced this meeting is in compliance with the Open Meeting Law.

MR. FOSTER read the standard conditions that apply to all approved rezoning items.

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All Tentative Maps shall conform to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed;
2. Street names to be provided in accord with the City' Street Name Policy;
3. Subject to all conditions of City departments and State Subdivision Statutes.

All Final Maps shall conform to the following condition:

1. Conformance with the tentative map.

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 the May 28, 1985 and June 13, 1985 meetings.

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.

MR. FOSTER read the standard conditions that apply to all approved vacations.

Bugbee -
APPROVED May 28, 1985 minutes
(Commissioners had not received
June 13, 1985 minutes)
Unanimous

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ITEM

NEW BUSINESS.

1. PUBLIC HEARING

Adoption of Community Profiles component
of the Las Vegas General Plan.

Coleman -
ADOPTED Resolution
Unanimous

MR. FOSTER stated this is the
portion of the General Plan which
was held in abeyance from January,
1985 when the policy document was
adopted. Representatives from
Southern Nevada Home Builders
Association requested additional
time to review the Community
Profiles, along with profile data.
There have been meetings with the
Home Builders and adjustments have
been made to the Profiles.

No one appeared to speak in favor
or opposition.

MR. FOSTER read the Resolution of
Adoption into the minutes.

(19:34-19:36)

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2. TORREY PINES VILLAGE, UNIT 3, TENTATIVE MAP

Property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).

Owner/Subdivider: Torrey Pines Village
No. of Acres: 2.57 No. of Lots: 49

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-39-80.
2. Units having parking and access areas provided at their rear shall have address numbers displayed on the building which are visible from any and all such access areas.
3. Standard conditions 1 - 3.

Johnston -
APPROVED, subject to staff's conditions.
Unanimous

MR. NULL stated this tentative map has a one-year extension and will expire in July of this year, so it's being resubmitted.

MYRON WELSH, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on August 7, 1985.

(19:36-19:38)

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ITEM

3. Z-49-75 - PLOT PLAN REVIEW - G. C. WALLACE ENGINEER

Request for a Plot Plan Review of property generally located on the southeast corner of Smoke Ranch Road and Torrey Pines Drive, R-3 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the Plot Plan amended to adjust the location of buildings 6, 7 and 8 and relocate the parking to the east of these buildings.
2. Install a 6-foot high block wall along the east property line. The height of the wall shall be measured from the finished grade of the apartment project.
3. Install a row of 15-gallon evergreen trees at 20 feet on center in the planter along the east property line.
4. Redesign the buildings to conform to the height standards or apply for a variance.
5. Vacate the portion of Eugene Avenue west of Conchita Street as required by the Department of Community Planning and Development.
6. Dedicate 50 feet of right-of-way for Smoke Ranch Road, 40 feet of right-of-way for Torrey Pines Drive and a 25 foot property line radius corner at the intersection of Smoke Ranch Road and Torrey Pines Drive as required by the Department of Design and Development.
7. Construct street improvements on Smoke Ranch Road and Torrey Pines Drive as required by the Division of Land Development of the Department of Community Planning and Development.
8. Enter into an agreement to participate in the installation of a traffic signal system in the amount of 25% of the total cost at the intersection of Smoke Ranch Road and Torrey Pines Drive as required by the Division of Land Development of the Department of Community Planning and Development.
9. Conformance to the elevations.
10. Standard conditons 2 through 8.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated this development backs up to single-family and R-PD zones to the east. On the west there is R-PD14. R-3 zoning was approved in 1975 on this parcel. One of the requirements at that time was that the applicant appear before the Planning Commission for approval on the development plan, which is the reason for this application. The project will consist of 352 units. There will be 440 parking spaces. The buildings are two stories with a loft which constitutes a three-story building. The buildings are 37 feet high and 35 feet is the maximum height allowed. They will have to pursue a Variance or reduce the height of the buildings. Staff would like to make some modifications so the development will be more compatible with the developed R-1 that backs up to it. There should be a relocation of Buildings 6, 7 and 8 towards the center of the property and the parking lot and driveway area be on the east side. This will move the buildings away from the R-1. There should be a landscaped planter with dense evergreen trees abutting all of the R-1 and a block wall on this portion to prevent access from the residential street to the development. There is one access proposed to Smoke Ranch Road that should be eliminated because the left-turn lanes going over to the intersection would create a problem.

ERNIE BECKER, JR., 4405 West Washington Boulevard, appeared and represented the application. He concurred with staff's conditions.

(19:38-19:44)

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4. CHARLESTON HEIGHTS TRACT NO. 51J
CONDOMINIUMS - TENTATIVE MAP

Property generally located on the southeast corner of Smoke Ranch Road and Torrey Pines Drive, R-3 Zone.

Owner/Subdivider: Becker-Las Vegas

No. of Acres: 17.62 No. of Units: 352

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-49-75 and the plot plan review.
2. Vacate that portion of Eugene Avenue west of Conchita Street before recordation of a final map covering the adjacent areas; improvements in the vacated area to be completed at the developer's expense.
3. Provide a drainage and flood analysis as required by the Department of Community Planning and Development.
4. Eliminate the driveway opening on Smoke Ranch Road and revise the driveway locations on Torrey Pines Drive as required by the Department of Community Planning and Development.
5. A directional sign shall be required at each project entrance depicting the location and address or the building number of each structure within the development.
6. Standard conditions [3.

Johnston -
APPROVED, subject to staff's conditions.
Unanimous

MR. NULL stated this is the tentative map that embraces the area of the previous plot plan application.

ERNIE BECKER, JR., 4405 West Washington Boulevard, appeared and represented the application. He concurred with staff's conditions.

To be heard by the City Council on August 7, 1985.

(19:44-19:46)

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5. VALLEY WEST IX - TENTATIVE MAP

Property generally located on the east side of Fort Apache Road, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Bailey & McGah

No. of Acres: 17.9 No. of Lots: 69

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-34-81.
2. No vehicular access to Fort Apache Road or Peccole Strada from the abutting lots.
3. Wall statement.
4. Provide a drainage and flood analysis as required by the Department of Community Planning and Development.
5. A waiver be permitted for the length of Block 4.
6. Standard conditions 1 - 3.

Tracy -
APPROVED, subject to staff's conditions.
Unanimous

MR. NULL stated the one-year extension will expire this July and the applicant is resubmitting the map.

MYRON WELSH, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the application. He was in concurrence with staff's conditions.

To be heard by the City Council on August 7, 1985.

(19:46-19:47)

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ITEM

6. HELMS ACRES - TENTATIVE MAP AND REQUEST FOR WAIVER OF IMPROVEMENTS

Property generally located on the north-east corner of Jones Boulevard and Deer Springs Road, R-E Zone.

Owner/Subdivider: Jack C. Helms

No. of Acres: 20 No. of Lots: 35

Staff recommends APPROVAL of the tentative map, subject to:

1. Provide a drainage and flood analysis as required by the Department of Community Planning and Development.
2. Well systems to be approved by the Department of Fire Services.
3. Standard conditions.] - 3.

Staff recommends APPROVAL of the request for the following waivers:

4. Sidewalks and gutters and waiver of street lights except at the intersections of Jones and Deer Springs and Deer Springs and Leon.
5. Install street paving, curbs and drainage-ways as required by the Department of Community Planning and Development.

Coleman -

APPROVED, subject to staff's conditions and the street lights on Smoke Ranch and Deer Springs Road not be required until power becomes available.

Unanimous

MR. NULL stated these lots are a minimum of 20,000 square feet. They have community wells and individual septic tanks on the lots. Staff would recommend approval, subject to the conditions and a waiver of sidewalks and gutters and waiver of street lights except at the intersections of Jones and Deer Springs and Deer Springs and Leon and install street paving, curbs and drainage-ways.

CHARLES CAVE, Baughman and Turner, 2325 West Charleston Boulevard, appeared and represented the application. They will install the street lights if Nevada Power Company would provide the power.

To be heard by the City Council on August 7, 1985.

(19:47-19:52)

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7. LEWIS HOMES RAINBOW VISTA NO. 3 -
FINAL MAP

Property generally located on the south side of Carmen Boulevard, west of Jones Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 8.17 No. of Lots: 50

Staff recommends APPROVAL, subject to:

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

Guthrie -
APPROVED, subject to staff's conditions.
Unanimous

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

NICK DANE, Lewis Homes, 5240 Polaris Avenue, appeared and represented the application. They concur with staff's conditions.

To be heard by the City Council on July 17, 1985.

(19:52-19:53)

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ITEM

8. VAC-4-85 - CARL L. WATSON, ET AL

Petition of Vacation on portions of Harris Avenue, Shelby Street and Effinger Lane.

Staff recommends DENIAL.

PROTESTS: 0

Bugbee -
ABEYANCE
Unanimous

MR. NULL stated this is a request to vacate parts of three streets. Harris Avenue is a 60-foot street and needed as a traffic collector from Eastern to Mojave. If 15 feet is taken off, it will be reduced below the width of a local street. Effinger Lane is part of the street plan for the Tangles area and needs to be kept at a 60 foot width. Vacating a 30 foot wide portion of Shelby would then leave a 30-foot deadend street coming north from Gay Street and the lots abutting this street on the east would eventually be developed and have to be serviced.

BEN SWEET, 179 Lake Mead Drive, and ATTY. ROBERT DORSEY, 302 East Carson Avenue, appeared and represented the application. If this vacation is not granted, it will be taken into court. Further, he stated the City has already taken a position the streets are vacated from the Vacation action that was approved in the 1940's.

MR. FOSTER stated the vacation would be necessary to relinquish the City's rights for these public rights-of-way and he was not aware of any position the City has taken.

To be heard again by the City Planning Commission on 8-8-85.

(19:53-20:00)

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ITEM

9. VAC-5-85 - STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION

Petition of Vacation to vacate a portion of Poplar Avenue, a 60 foot wide street, generally located west of 15th Street.

Staff recommends APPROVAL, subject to the standard conditions.

PROTESTS: 0

Bugbee -
 ABEYANCE
 Unanimous

MR. NULL stated the State Department of Transportation has requested this Vacation so the parcel can be combined with two additional parcels. By assembling the three parcels they will have a bigger parcel to auction off.

No one appeared to represent the application.

To be heard again by the City Planning Commission on 8-8-85.

(20:00-20:02)

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ITEM

10. VAC-6-85 - CITY OF LAS VEGAS

Petition of Vacation to vacate a portion of the west half of Carter Street, south of Warren Drive.

Staff recommends APPROVAL, subject to the standard conditions.

PROTESTS: 0

Mack -
APPROVED
Unanimous

MR. NULL stated Carter Street is 60 feet wide. It is a short cul-de-sac street and there is no need for it to be 60 feet wide.

No one appeared in opposition.

City Council to set date for public hearing on 7-17-85.

(20:02-20:03)

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ITEM

11. VAC-7-85 - GOLDEN NUGGET, INC.

Petition of Vacation to vacate Carson Avenue between First Street and Casino Center Boulevard.

Staff recommends APPROVAL, subject to:

1. Master Plan of Streets and Highways be amended to eliminate Carson Avenue between Main Street and Casino Center Boulevard.
2. Consideration by the Traffic & Parking Commission to eliminate the on-street parking zone on Carson Avenue.
3. Modification of the striping between Main Street and First Street from two lanes in each direction with a two-way left turn to two lanes in each direction and blockage of the existing two-way left turn lane on Carson Avenue at Casino Center Boulevard as required by the Department of Design & Development with the costs of the curbing by the applicant.
4. Valet parking service at the hotel entrance on Casino Center Boulevard shall use on-site access to the parking garage as required by the Department of Design and Development.
5. All utility relocations, street repairs, etc. at the expense of the applicant.
6. Standard conditions 1 through 8.

PROTESTS: 8 on record with staff
APPROVALS: 1 on record with staff

Tracy -

APPROVED, subject to staff's conditions and revision for an on-site semi-circular driveway for the unloading of tour buses at First Street entrance. Motion carried with Kennedy voting "No."

MR. FOSTER stated this request is being precipitated by an expansion of the Golden Nugget Hotel. After going through an analysis with City Departments, utility companies, outside agencies, etc. it was determined this request is workable and will not have an adverse affect on the traffic pattern in the downtown area.

ATTY. FRANK SCHRECK, 600 East Charleston Boulevard, and ROBERT BALDWIN, Present, Golden Nugget, appeared and represented the application. Mr. Baldwin introduced Clyde Turner, Executive Vice President, Fred Dorio, architect, Brad Freidmutter, design coordinator, and Al Grover, consultant.

MR. BALDWIN stated the new structure will be seventeen stories consisting of 816 large rooms. They will convert the existing garage from self-park to valet-park. There will be a new self-park garage on First Street. The pool deck will be enlarged. They looked into going over and under the street, but found it unfeasible due to cost, as well as not being aesthetically pleasing and will leave their customers with the feeling they are staying in an annex.

ATTY. FRANK SCHRECK stated this will be a forty-five million dollar expansion. The new parking garage will be for the public. The hotel will employ an additional 350 persons. The Fire Department and Metro have no objections to this project.

MR. BALDWIN commented that tour buses will unload passengers on First Street.

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11. VAC-7-85 - GOLDEN NUGGET, INC.
(Continued)

MRS. COLEMAN objected to tour buses unloading passengers right on First Street.

FRED DORIO, architect, stated they could redesign the entrance on First Street to accommodate buses unloading passengers in a circular driveway rather than right on First Street.

MEL EXBER, Chairman, Downtown Progress Association, General Manager, Las Vegas Club, appeared in favor. This will help the other businesses in the area and increase property values.

JACK BINION, Horseshoe Club, appeared in favor. This will encourage persons to come downtown.

MAX CORSUN, Max C's Deli, appeared in favor. This will increase his business.

HENRY KRONENBERG, owner of three lots at First and Carson, appeared in favor. However, he would like them to either go over or under the street.

JEFF SILVER, Four Queens, appeared in opposition. They need to study the impact this project will have so they would like this held in abeyance.

JULIE NOLEN, 2549 Malibu, owner of property in area, appeared in opposition. This will create a traffic problem.

ATTY. WILLIAM SINGLETON AND FRANK SCOTT, Union Plaza Hotel, appeared in protest. This will cause an inconvenience for persons traveling in the area.

WING FONG, Third and Carson, appeared requesting this item be held in abeyance for further study.

CHARLES HARPER, California and Fremont Hotels, appeared requesting this item be held in abeyance for further study. They should either go over or under Carson Avenue.

R. G. TAYLOR, Chairman, First Western, appeared in protest. This will set a precedent and create a traffic problem.

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11. VAC-7-85 - GOLDEN NUGGET, INC.
(Continued)

JOHN BARTELS, City of Las Vegas Traffic Engineer, appeared stating it is felt the street can be closed with little disruption of traffic. They have used part of their traffic data from the City's count and part from the Golden Nugget's count. However, the City is studying the situation further to determine whether the City wants to impose additional requirements on the Golden Nugget.

ATTY. DAVID GOLDWATER, Sundance Hotel, appeared in protest. This will create a traffic problem in the area and will set a precedent for future requests.

ITALO GELFEY, 7002 Mira Vista, appeared stating he would be in favor if they would keep the street open and either go over or under.

ATTY. FRANK SCHRECK appeared in rebuttal stating the traffic figures indicate this is a little used street. This will be the eighth largest casino in the state. This project fits into the downtown enhancement program. They will break ground this October and complete the expansion September 1, 1986. They do not want to have this held in abeyance until the next meeting.

To be heard by the City Council on 8-7-85.

(20:03-21:46)

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ITEM

12. MASTER PLAN OF STREETS & HIGHWAYS.
AMENDMENT - CARSON AVENUE

Amendment to the Master Plan of Streets and Highways to delete Carson Avenue, an 80 foot wide secondary street, between Main Street and Casino Center Boulevard.

Bugbee -
APPROVED
Unanimous

MR. FOSTER stated this request is a result of the previous vacation request by the Golden Nugget. If the vacation request is approved, Carson Avenue between Main and Casino Center Boulevard should be deleted from the Master Plan of Streets & Highways.

JAKE VON TOBEL, 1901 South 15th Street, appeared in favor.

(21:46-21:50)

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ITEM

13. MASTER PLAN OF STREETS & HIGHWAYS -
FREEWAY EXTENSION

Amendment to the Master Plan of Streets & Highways to include a proposed freeway extending west of the Oran K. Gragson Highway to El Capitan Way, approximately one-quarter mile north of Westcliff Drive.

Staff recommends APPROVAL.

Johnston -
APPROVED
Unanimous

MR. FOSTER stated it is felt there is a need for a larger arterial over and above the major street system to accommodate traffic when development commences in the future. Several years ago the City requested that the Bureau of Land Management withhold the sale of this federal land and there would be no cost of acquisition for this purpose. Staff feels this should be designated as an "expressway" rather than a "freeway." Staff would recommend approval with it being designated as an "expressway" when it is placed on the Master Plan of Streets and Highways.

No one appeared in opposition.

(21:50-21:53)

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ITEM

14. STREET NAME CHANGE - CITY OF LAS VEGAS

Request of the CITY OF LAS VEGAS to change the name of Pecos Street to Pecos Road between Owens Avenue on the north and Charleston Boulevard on the south.

Staff recommends APPROVAL.

PROTESTS: 0

Mack -
APPROVED
Unanimous

MR. NULL stated this change of street name suffix is necessary since Pecos was realigned to the west where it intersects with Charleston Boulevard. The residents of Pecos Street objected to the change in street name. Therefore, the City is proposing that the realignment of Pecos from Charleston to Owens be changed from Street to Road. The Fire Department and Post Office have no objection to this change. There will no affect on mail delivery. Staff recommends approval of this change.

No one appeared in opposition.

(21:53-21:54)

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COMMISSION ACTION

15. METROPOLITAN PARK MEADOWS WEST II -
TENTATIVE MAP - EXTENSION OF TIME

Request for an Extension of Time on property generally located on the northeast corner of Gowan Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-1).

Owner: Sunkist Service Company
Subdivider: Metropolitan Development Company

No. of Acres: 16 No. of Lots: 70

Staff recommends APPROVAL.

Johnston -
APPROVED for one year.
Unanimous

MR. NULL stated staff would approve of a one-year extension of time.

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

This action by the Planning Commission is final.

(21:54-21:55)

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ITEM

16. Z-35-85 - SOUTHERN NEVADA HOME BUILDERS ASSOCIATION

Application for reclassification of property generally located on the southwest corner of Fulton Place and Valley View Boulevard, from R-1 to C-1.

Proposed Use: Offices and Retail Commercial

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Install street improvements on Hinson Street as required by the Division of Land Development of the Department of Community Planning and Development.
3. Standard conditions 1 through 8.

PROTESTS: 0

Mack -

APPROVED, subject to staff's conditions.

Motion carried with Bugbee and Johnston Abstaining from voting.

MR. FOSTER stated there is a commercial pattern evolving to the south. There is an existing shopping center and this request is an extension of the existing shopping center.

DOROTHY KIDD, 1550 East Tropicana, appeared and represented the application.

IRENE PORTER, Southern Nevada Home Builders Association, appeared and represented the application. They are in concurrence with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 8-7-85.

(21:55-21:58)

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COMMISSION ACTION

17. Z-37-85 - JAMES AND LINDA K. CHAPMAN

Application for reclassification of property located at 2100 West Washington Avenue, from R-1 to P-R.
 Proposed Use: Offices

Staff recommends DENIAL. If approved, subject to:

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

PROTESTS: 0

Johnston -
 APPROVED, subject to staff's conditions.
 Motion carried with Guthrie voting "No."

MR. FOSTER stated there is a multi-family pattern to the south. This is part of the Twin Lakes Subdivision. Staff feels a P-R pattern should not be started here and recommends denial.

JAMES CHAPMAN, 3366 Fandora Place, appeared and represented the application. This is a busy street and not suitable for a residence. He is unable to sell the house in its present zoning.

To be heard by the City Council on 8-7-85.

(21:58-22:05)

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PHONE 386-6301

COMMISSION ACTION

ITEM

18. Z-38-85 - M. L. JOSEPHS AND LIBERTY JOSEPHS, TRUSTEES

Application for reclassification of property located at 1112 Shadow Lane, from R-E to C-1.

Proposed Use: Professional Offices

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan and elevations.
3. Construction of a 6-foot high block wall along the south property line and the east half of the north property line; and a 4 foot high decorative wall along the east property line.
4. Installation of a sidewalk and street lighting on Shadow Lane as required by the Division of Land Development of the Department of Community Planning and Development.
5. Property to have a Charleston Boulevard address.
6. Standard conditions 1 through 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to staff's conditions and signs be according to the P-R sign ordinance.
Unanimous

MR. FOSTER stated this request involves access to Shadow Lane. On the immediate corner there is a small restaurant facility. To the west is an old mobile home park. To the south there is developed R-E and on the east side there is P-R zoning. They would like to convert the existing residence to a medical office and a retail pharmacy. They propose a driveway at the north end to Shadow Lane and another access going north. P-R zoning was denied on this property in the past. Staff recommends denial because of the access to Shadow Lane and C-1 is not appropriate for this parcel.

JAY DOWNEY, 2001 Cimarron, appeared and represented the property owners. They will provide a block wall on the west and south sides.

LIBERTY JOSEPHS, 1488 Santa Anita Drive, appeared and represented the application. There will be ample parking.

ADELE JOSEPHS, 534 Shadow Lane, appeared and represented the application.

No one appeared in opposition.

To be heard by the City Council on 8-7-85.

(22:05-22:17)

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ITEM

19. Z-39-85 - RILEY CANNON, ET AL

Application for reclassification of property located at 1801, 1804, 1809, 1900, 1904, 1908 and 1912 South Valley View Boulevard, from R-1 to P-R.
Proposed Use: Offices

Staff recommends DENIAL.

PROTESTS: 7

Mack -
DENIED
Unanimous
(Tracy excused)

MR. FOSTER stated this is a request for seven properties that are presently single-family residences to be rezoned for offices. In 1979 there was a similar request in this area. A study was conducted at that time and it was felt these properties should remain R-1. The traffic volume has increased on Valley View. Staff would recommend denial.

CLIFF JEFFERS, 6770 Surrey Street, appeared and represented the application. This is not a safe area to raise children. The lots are large enough to accommodate offices.

RILEY CANNON, 1908 South Valley View, appeared and represented the application. She is unable to sell her home unless the zoning is changed.

HORATIO LOPEZ, 5282 Holbrook, appeared and represented the application. They used to have a view of the Strip before Spanish Oaks was built. He rents his house and has a difficult time obtaining tenants.

VALERIE SANDERS, 1809 Valley View, appeared and represented the application. She would like to sell her house because the traffic is so heavy.

JIM ROSALIE, 1804 Valley View, appeared and represented the application. Valley View has become a main artery.

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ITEM

19. Z-39-85 - RILEY CANNON, ET AL
(Continued)

SANDY FOREMASTER, 1805 Poco Way,
appeared in protest. There is
not enough parking for businesses.

WANDA SCHICK, 3617 Casa Grande,
appeared in protest.

JANE YOUNG, 1804 Poco Way,
appeared in protest. Businesses
in these homes will create addi-
tional traffic for the children
in the area.

WILLIAM DUDLEY, 3812 El Cidro,
appeared in protest.

To be heard by the City Council
on 8-7-85.

(22:17-22:48)

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ITEM

20. Z-40-85 - N. D. & S. INVESTMENTS,
A GENERAL PARTNERSHIP

Application for reclassification of
property generally located at 1000
East Garces Avenue, from R-4 to P-R.
Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. The four spaces shown as future parking be paved at this time.
3. Dedicate a 15-foot property line radius corner at the intersection of Garces Avenue and Tenth Street as required by the Department of Design and Development.
4. Standard conditions 1 through 8.

PROTESTS: 0

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

MR. FOSTER stated this backs up to commercial on the east and south. To the west is R-4. There are two office uses on the property, one by a variance and one by a use permit. They are requesting P-R to give more flexibility in the uses of the property.

CHARLES SORELLIS, General Partner for N. D. & S. Investments, appeared and represented the application. They are in concurrence with staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 8-7-85.

(22:48-22:51)

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ITEM

21. Z-41-85 - SAHARWEST ASSOCIATES,
A LIMITED PARTNERSHIP

Application for reclassification of property generally located 300 feet south of Sahara Avenue, 400 feet west of Arville Street, from R-3 to C-1.
Proposed Use: Parking

Staff recommends APPROVAL to Ordinance rather than by Resolution of Intent.

PROTESTS: 0

Bugbee -
APPROVED
Motion carried with Johnston
Abstaining from voting and Tracy excused.

MR. FOSTER stated this is a small parcel of land that they are requesting for C-1 to be used for parking in connection with a proposed commercial project. Staff would recommend approval with this going directly to Ordinance rather than by Resolution of Intent.

ROBERT TAMIG, 2105 San Jose Avenue, appeared and represented the application.

CHRISTOPHER BELLMEYER, 4517 Guantana, appeared and stated there is a drainage problem in the area. He questioned whether this would help or hurt the drainage situation.

MR. FOSTER stated this parking area will alleviate the drainage problem.

To be heard by the City Council on 8-7-85.

(22:51-22:59)

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COMMISSION ACTION

22. Z-42-85 - WEST SAHARA INVESTMENTS, INC.

Application for reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Fort Apache Road on the west and Desert Inn Road on the south, from C-V, R-1, R-PD7 and C-1 to R-PD12, R-PD23 and C-V.

Proposed Use: Residential and Elementary School

Staff recommends APPROVAL, subject to:

1. Resolution of Intent.
2. Approval of the plot plan for each site by the Planning Commission.
3. Conformance to the conditions of the approval of Z-54-84.

PROTESTS: 0

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

MR. FOSTER stated this development has been before the Planning Commission for various adjustments. They are proposing to relocate the school site from the north portion of this site to the west central and then where the school site was an R-PD23 is proposed. On the south portion an approved C-1 site is being changed to R-PD12. There will be an increase in the number of units, but in the entire development they are within the appropriate density. Staff would recommend approval, subject to the conditions.

DENE KRAMETBAUER, Engineers and Surveyors, and RUSS DORN, Collins Brothers, appeared and represented the application. They are in concurrence with staff.

No one appeared in opposition.

To be heard by the City Council on 8-7-85.

(22:59-23:01)

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COMMISSION ACTION

23. Z-45-79 - REVIEW OF CONDITION - BOREGA MOBILE HOME COMMUNITY

Request for a review of condition to allow 4,700 and 4,888 square foot mobile home spaces on the east row of spaces where a minimum of 6,500 square feet is required, at 1111 North Lamb Boulevard, R-MHP Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

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

MR. FOSTER stated that at the time the mobile home park was approved for development the residences to the west in the R-1 objected to the mobile home park coming right up to their property. As a result there was a condition requiring larger lots abutting the R-1 which resulted in the creation of 14 lots 70' x 94'. The applicant feels there has been a problem with that size lot because they are difficult to rent. He would like to reduce the size of the lots and increase the number of lots by 5 with the lots as follows: 5 lots 50' x 94' and 14 lots 52' x 94'. Staff feels this should not create any problems and recommends approval.

BILL IVERSON, 1111 North Lamb Boulevard, owner of the mobile home park, appeared and represented the application. They are in concurrence with staff's condition.

No one appeared in opposition.

To be heard by the City Council on 8-7-85.

(23:01-23:03)

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COMMISSION ACTION

ITEM

24. Z-36-74 - PLOT PLAN REVIEW - GARY GUY WILSON, ARCHITECT

Request 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 recommends APPROVAL, subject to:

1. Conformance to the plot plan amended to provide a 20-foot building setback on the east 46 feet of the property and construct a 3-foot wide planter with trees along the north property on the east 46 feet.
2. Construct a 6-foot high chain-link fence between the building and the north property line.
3. Conformance to the elevations amended to enhance the rear elevations as required by the Department of Community Planning and Development.
4. Conformance to the original conditions of Z-36-74.

PROTESTS: 0

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

MR. FOSTER stated this application was referred back to the Planning Commission for clarification because only the property owner on K Street was required to provide a letter that he had no objection to moving the building from a 20 foot setback to a 5 foot setback. After the City Council meeting the property owner to the east felt the 5 feet was objectionable. In the meantime, the applicant reached an agreement with the property owners. The property owner on K Street is in agreement with the 5 foot setback and the property owner on J Street is in agreement of the 5 feet up to his residence and then for the easterly 46 feet he would like the building set back 20 feet and a landscaped planter 3 feet wide adjacent to the block wall. Staff recommends approval.

GLEN WALKER, 5300 West Lake Mead Boulevard, appeared and represented the application.

No one appeared in opposition.

To be heard by the City Council on 7-17-85.

(23:03-23:08)

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ITEM

25. Z-66-64(42) - PLOT PLAN REVIEW -
KEN HUFF REALTY

Request for a Plot Plan Review of property generally located at 3001 and 3005 East Charleston Boulevard, C-1 Zone (under Resolution of Intent to M).

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 through 8.

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

MR. FOSTER stated they want to get more latitude on the use of this property than that which C-1 would provide. Staff would recommend approval.

KEN HUFF, 615 Park Paseo, appeared and represented the application. They are in concurrence with staff.

This is final action.

(23:08-23:09)

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26. Z-66-64(43) - PLOT PLAN REVIEW -
STEPHEN NOGAIM

Request for a Plot Plan Review of
 property generally located at 3047 and
 3049 East Charleston Boulevard, C-1
 Zone (under Resolution of Intent to M).

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 through 8.

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

MR. FOSTER stated the applicant
 would like to have M zoning to
 afford more uses for the property.

PHILLIP WINSEY, 512A Wandell,
 appeared and represented the
 applicant. They are in concurrence
 with staff.

This is final action.

(23:09-23:10)

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ITEM

27. Z-86-83 - PLOT PLAN REVIEW - G. C. WALLACE, ENGINEER

Request for a Plot Plan Review of property generally located on the southwest corner of O'Bannon Drive and Torrey Pines Drive, R-D Zone.

Staff recommends DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.

Bugbee -
APPROVED
Unanimous
(Tracy excused)

MR. FOSTER stated this parcel abuts R-PD16 to the south and R-1 to the east. There is a developed R-E subdivision to the north in the County. The applicant does not want to provide a 50 foot setback on the lots on O'Bannon. He is requesting a 30 foot setback. Staff feels the property owners in the area should be notified of this change.

NICK DANE, Lewis Homes, appeared and represented the applicant. They do not object to notifying the property owners, but they are ready to proceed with this project. There were four persons that appeared previously on this application because they wanted to get clarification.

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

This is Planning Commission final action.

(23:10-23:18)

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COMMISSION ACTION

ITEM

28. SO-4-85 - SALES OFFICE - AMERICAN WEST DEVELOPMENT

Request for a Sales Office on property located at 8805 Bayside Circle, R-CL Zone.

Staff recommends APPROVAL, subject to:

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

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

MR. FOSTER stated this is a standard sales office request.

DENE KRAMETBAUER, Engineers and Surveyors, appeared and represented the application.

This is final action.

(21:18-23:25)

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ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. SIGN ORDINANCE AMENDMENT

Consideration of Aesthetics provisions
and distance requirements for advertised
uses on Off-Premise Signs.

ABEYANCE

MR. FOSTER stated this sign
ordinance amendment should be held
in abeyance so staff can work
out the amendment with the sign
association.

AGENDA

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ITEM

COMMISSION ACTION

SUPPLEMENTAL AGENDA:

1. Z-30-76 - PLOT PLAN REVIEW -
CENTURY 23, INC.

Request for a Plot Plan Review of property located at 4530 Meadows Lane, C-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. No rental of items over five years old.
3. All items shall be new when first offered for rent.
4. Standard conditions 2 through 8.

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

MR. FOSTER stated this is a plot plan review just northeast of the YMCA. The Meadows Mall is across the street. This is a request for a computer sales and rental operation. Staff feels the use is compatible for the area.

NICK REESE, 129 Cimarron, appeared and represented the application. He is in concurrence with staff's conditions.

(23:19-23:21)

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ITEM

2. Z-167-63 - REVIEW OF CONDITION -
PONDEROSA EQUITIES CORPORATION

Request for a Review of Condition regarding a required wall and landscaped berm on property located at the northeast corner of Jones Boulevard and Carl Avenue, R-1 Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. Installation of 24-inch boxed Aleppo Pines along the length of the wall spaced 20 feet on center.

Bugbee -
APPROVED, subject to staff's condition.
Motion carried with Mack voting "No" and Tracy excused.

MR. FOSTER stated that at the time this apartment development was approved they showed on the plot plan a 3-foot high berm with a 6-foot high wall on top, which was to screen the project from the single-family residence immediately to the south. The wall has been constructed to a height which ranges from about 5'6" to 6' and is on a 6" or 7" berm. Staff feels that in the setback between the sidewalk and wall they should install Aleppo Pine trees.

MIKE NELSON, 3651 South Lindell, appeared and represented the application. They are in concurrence with staff.

(23:21-23:25)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 11:26 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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