

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

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

ANNOUNCEMENT:

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

All zoning items shall conform to the following conditions:

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

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

STAFF PRESENT:

Harold P. Foster, Director,
Department of Community Planning
and Development
Frank Reynolds, Deputy Director
Rick Williams, Acting Chief,
Current Planning Division
Mike Clark, Planning Assistant
Val Steed, Deputy City Attorney
Mike Clark, Planning Assistant
Linda Owens, Deputy City Clerk

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

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

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

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 meetings of June 13, 1985 and July 11, 1985.

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.

Coleman -
APPROVED Minutes of July 11, 1985
Unanimous
(Tracy excused)

Bugbee -
APPROVED Minutes of June 13, 1985
Unanimous
(Tracy excused)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

August 8, 1985

Page 3

ITEM

PHONE 386-6301

COMMISSION ACTION

ABEYANCE ITEMS:

1. SO-3-85 - LEWIS HOMES OF NEVADA

Request for a Sales Office at 325
 Warmside Drive, R-CL Zone.

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.

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

MR. FOSTER stated this application
 involves three lots, two lots for
 parking and one lot for a sales
 office. Staff would recommend
 approval, subject to the condi-
 tions.

NICK DANE, Lewis Homes of Nevada,
 5240 Polaris Avenue, appeared and
 represented the application. They
 are in concurrence with staff's
 conditions.

This is final action.

(7:32-7:34)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

August 8, 1985

Page 4

PHONE 386-6301

COMMISSION ACTION

ITEM

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

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

Staff recommends ABEYANCE.

PROTESTS: 0

Johnston -
 ABEYANCE
 Unanimous
 (Tracy excused)

MR. FOSTER stated this item was
 held in abeyance to discuss the
 matter with the City Attorney's
 office. The applicant's attorney
 and the City Attorney's office
 would prefer to have this item
 held until the September 12
 meeting.

To be heard by the Planning
 Commission on 9/12/85.

(7:34-7:36)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. 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:

1. Standard conditions.

PROTESTS: 0

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

MR. FOSTER stated this is a
remnant parcel requested to be
vacated by the State of Nevada.
It is located just west of 15th
Street on Poplar. It is not
needed for any purpose. Staff
would recommend approval.

KEITH KINSEY, Department of Trans-
portation, 1200 North Main Street,
appeared and represented the
application.

City Council to set date for public
hearing at its 8/21/85 meeting.

(7:36-7:37)

AGENDA

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

August 8, 1985

Page 6

ITEM

COMMISSION ACTION

NEW BUSINESS:

1. CHARLESTON HEIGHTS TRACT NO. 63
TENTATIVE MAP

Property generally located north of Alexander Road, east of Tenaya Way, N-U Zone (under Resolution of Intent to R-PD9).

Owner/Subdivider: Ernest Becker &
 Richard Plaster
 No. of Acres: 15.4 No. of Lots: 136

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-24-81.
2. Provide full paving and L-type curb and gutter on subdivision entrance streets, Elkridge Lane and Larkvale Lane.
3. Provide a minimum of 24 foot wide pavement on Alexander Road and Tenaya Way as part of the development of Phase 2.
4. A waiver be permitted on the 30 foot lot frontage requirements on a cul-de-sac lot, provided that the frontage is not less than 20 feet.
4. Standard conditions.

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

MR. FOSTER stated this tentative map was approved previously and had expired. It will be necessary to provide temporary paving on Alexander to Tenaya, north on Tenaya over to Larkvale and into the development when the second phase is developed. Staff would recommend approval, subject to the conditions.

ALLEN LAROCHE, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. They concur with staff's recommendations.

To be heard by the City Council on 8/21/85.

(8:34-8:37)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. TENAYA III - UNIT 1 - FINAL MAP

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 Investments

Subdivider: Plaster Development Co.
No. of Acres: 5.2 No. of Lots: 28

Staff recommends APPROVAL, subject to:

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

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

MR. FOSTER stated this is a small unit of this overall development. Staff would recommend approval, subject to the conditions.

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

To be heard by the City Council on 8/21/85.

(8:37-8:38)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. A-6-85(A) - ROBERT V. JONES

Petition of Annexation for property generally located on the southwest corner of Coran Lane and Sycamore Trail, containing approximately .63 acres.

Staff recommends APPROVAL.

Bugbee -
APPROVED
Unanimous
(Tracy and Johnston excused)

MR. FOSTER stated this is a little over a half acre and abuts the city to the north and east. Staff would recommend approval. The County zoning is H-2 and the City equivalent would be C-2.

FRANK WYATT, 637 East Sahara Avenue, appeared and represented the applicant.

(8:38-8:39)

AGENDA

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

August 8, 1985

Page 9

ITEM

COMMISSION ACTION

4. A-7-85(A) - JAMES R. & PATTIE JO ALDRICH

Petition of Annexation for property generally located on the southwest corner of Maverick Street and Whispering Sands Drive, containing approximately 2.52 acres.

Staff recommends APPROVAL.

Bugbee -
 APPROVED
 Unanimous
 (Tracy excused)

MR. FOSTER stated the County zoning is R-E and the City feels it should be annexed on an R-E basis because the surrounding zoning in the City is R-E.

RALPH KRAEMER, 3355 South Highland, appeared and represented the applicant. They have filed a parcel map for four residential lots on the 2 1/2 acres.

(8:39-8:40)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. VAC-8-85 - NEVADA SAVINGS AND LOAN ASSOCIATION

Petition of Vacation to vacate a portion of the east side of Lorenzi Boulevard, north of Alexander Road.

Staff recommends APPROVAL, subject to:

1. Standard conditions.

Johnston -
APPROVED
Unanimous
(Tracy excused)

MR. FOSTER stated the right-of-way on Lorenzi has been reduced from 100 feet to 80 feet and there is a sliver of land that was dedicated on this corner that ranges from approximately 6 feet to nothing. The applicant would like to vacate that small strip of land.

No one appeared to represent the application.

City Council to set date for public hearing on this item at their 8/21/85 meeting.

(8:40-8:41)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. Z-48-85 - LEWIS HOMES OF NEVADA

Application for reclassification of property generally located north of Desert Inn Road and west of Durango Road, from N-U (under Resolution of Intent to R-PD12 and R-PD23) to R-1 and R-CL.

Proposed Use: Single-Family Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent.
2. Provide a street where the sewer trunk line is proposed between the two R-1 lots east of Crystal Water Way.
3. Provide two access streets to the north from the R-CL development.
4. Dedicate 50 feet of right-of-way for Desert Inn Road, 40 feet of right-of-way for Crystal Water Way and a 25 foot property line radius corner at the intersection of Desert Inn Road and Crystal Water Way as required by the Department of Public Works.
5. Install street improvements on Desert Inn Road and Crystal Water Way as required by the Division of Land Development of the Department of Community Planning and Development.
6. Conformance to the conditions of Z-54-84.

PROTESTS: 0

Coleman -
APPROVED as submitted and all other staff conditions.
Unanimous
(Tracy excused)

MR. FOSTER stated this is part of The Lakes development. These are two parcels that abut Desert Inn Road on the south and are 600 feet west of Durango. They are proposing to down zone the Resolutions of Intent on the property. They are applying for R-CL on the easterly portion and R-1 to the west. This application is a substantial reduction in density; 574 units less than the approved zoning. Staff would prefer an additional access to the north on the R-CL parcel. Also, the Public Works Department would prefer to have sewer trunk lines in a public right-of-way and would like to extend the street to Crystal Water Way where the sewer is proposed. Staff recommended approval with the conditions.

NICK DANE, Lewis Homes of Nevada, 5240 Polaris Avenue, appeared and represented the application. They are trying to have a closed community effect with only one access and preferred not to install the additional streets recommended by staff.

RUSS DORN, West Sahara Development Company, appeared in favor. They would like Crystal Water Way to tie into Lake East Drive. There is a jogging path on Lake East Drive.

To be heard by the City Council on 9/4/85.

(8:41-8:54)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. TENTATIVE MAP - LEWIS HOMES - THE LAKES AT WEST SAHARA

Property generally located on the north side of Desert Inn Road, west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD12, R-PD23), proposed R-1 and R-CL.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 44.7 No. of Lots: 196

Staff recommends APPROVAL, subject to:

1. Approval of and conformance to the conditions of approval of Z-48-85.
2. No vehicular access to Crystal Water Way, Lake East Drive, and Desert Inn Road from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Provide a drainage and flood analysis as required by the Department of Community Planning and Development.
5. Provide for the extension of the 24 inch sewer trunk line from Lake East Drive to Desert Inn Road.
6. Standard conditions.

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

MR. FOSTER stated this is the tentative map for Z-48-85 on this agenda.

NICK DANE, Lewis Homes of Nevada, 5240 Polaris Avenue, appeared and represented the application. They are in concurrence with staff's recommendations.

To be heard by the City Council on 9/4/85.

(8:54-8:55)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. Z-43-85 - NEVADA ESCROW SERVICES

Application for reclassification of property generally located on the northwest corner of Bonanza Road and Lillian Street, from R-E to C-1.

Proposed Use: Office/Retail

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Install a 6 foot high block wall along the north property line as required by the Department of Community Planning and Development.
3. Redesign the west portion of the project as required by the Department of Community Planning and Development.
4. Conformance to the elevations amended to enhance the rear elevations as required by the Department of Community Planning and Development.
5. Install 15 gallon minimum evergreen trees in the planter along the north property line.
6. Conformance to the plot plan amended to reflect the above conditions.
7. Install street improvements on Lillian Street as required by the Division of Land Development of the Department of Community Planning and Development.

8. Standard conditions 2 - 8.

PROTESTS: 0

Bugbee -
APPROVED
Unanimous
(Tracy excused)

MR. FOSTER stated that in 1983 there was a request for R-3 on this site that was denied. The property owners in the R-E subdivision to the north felt the apartments would not be compatible and the property should be developed for offices or commercial. There will be a long retail two-story office building on the westerly portion and at Lillian they are proposing a convenience market. There is ample parking. The overall site is 5.3 acres.

DON YAHRAUS, 228 South 4th Street, appeared and represented the applicant. They are in agreement with staff.

MICHAEL JOHNSON, 4902 Irene Avenue, appeared in favor.

To be heard by the City Council on 9/4/85.

(8:55-8:59)

AGENDA

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

August 8, 1985

Page 14

ITEM

COMMISSION ACTION

9. Z-44-85 - WENDY'S OF LAS VEGAS, INC.

Application for reclassification of property generally located on the north side of Sahara Avenue, west of Arville Street, From R-1 to C-1.

Proposed Use: Parking Lot

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan.
3. Install concrete sidewalks on Sahara Avenue frontage as required by the Department of Community Planning and Development.
4. Standard conditions 2 - 8.

PROTESTS: 0

Mack -

APPROVED, subject to the conditions.

Motion carried with Johnston abstaining from voting and Tracy excused.

MR. FOSTER stated this is a small parcel to be added to Wendy's to expand their parking area. There is commercial to the north, east and west.

ATTY. JOAN BARKLEY, 302 East Carson Avenue, appeared and represented Wendy's. They are in agreement with staff's recommendations.

No one appeared in opposition.

To be heard by the City Council on 8/21/85.

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

10. Z-45-85 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY

Application for reclassification of property generally located on the east side of Tenaya Way between Gowan Road and Cheyenne Avenue, from N-U (under Resolution of Intent to R-1) to R-CL.

Proposed Use: Single-Family Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Redesign the subdivision layout on the R-CL portion as required by the Department of Community Planning and Development.
3. Provide a minimum 18 foot front yard setback.
4. Standard conditions 5 - 8.

PROTESTS: 2 on record with staff
10 persons in audience
2 letters submitted at meeting
5 speakers at meeting

(19 TOTAL)

Johnston -
ABEYANCE
Unanimous
(Tracy excused)

MR. FOSTER stated there was an application on this property for R-CL as well as a small portion for R-PD18 to the northeast. At that time there was a protest to the R-CL that was proposed along Tenaya Way and the only portion of that application that was approved was the R-PD18. The R-CL portion was withdrawn so the applicant could meet with the property owners. Staff is concerned about the number of accesses to Tenaya. Staff would like to eliminate one of the street openings which would necessitate a redesign of the layout. Staff would recommend approval, subject to redesigning the layout.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the developer. They met with the property owners who agreed to this proposal as long as the homes would be similar in size to the existing Park Meadows homes, no two-story units would be built next to the existing homes, no more than 25% of the homes constructed would be two-story and no more than 25% of the homes to be built could have less square footage than the smallest existing homes to the east.

DON HUGHES, 7113 West Lodge Circle, appeared in protest. The property should remain R-1. He presented a letter co-signed by Arthur Clark, Thomas Holman and himself.

DAVID ROBINETTE, 7205 Hopland, appeared in protest. The homes being proposed are out of date according to articles in the newspapers.

DAVID MOODY, 7209 West Lodge Circle, appeared in protest. They are concerned the homes will be rented and about the traffic pattern.

AGENDA

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

August 8, 1985

Page 16

ITEM

COMMISSION ACTION

10. Z-45-85 - CHARLESTON HEIGHTS DEVELOPMENT
COMPANY (Continued)

DON IGLINSKI, 7109 Big Oak Circle,
appeared in protest. It is
difficult to sell small houses.

MR. FOSTER stated this parcel is
1900 feet along Tenaya and 134 feet
in depth.

CINDY ROBINETTE, 7205 Hopland,
appeared in protest. The schools
are overcrowded in the area
already.

BARRY BECKER appeared in rebuttal.
He would be agreeable to holding
this item in abeyance for further
study.

ARTHUR CLARK, 7201 West Lodge
Circle, appeared in protest. He
would like to meet with the
applicants prior to the next
Planning Commission meeting.

To be heard again at the City
Planning Commission meeting on
9/12/85.

(9:01-9:48)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

11. Z-46-85 - MINNESOTA TITLE HOLDING COMPANY

Application for reclassification of property generally located on the northwest corner of Sahara Avenue and Monterey Avenue, from R-1 and R-2 to P-R and C-1.

Proposed Use: Medical Offices and Parking

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan and elevations.
3. Application be amended to delete the north 50 feet (Lots 35 and 36).
4. Install a 6 foot high block wall along the north line of Lot 34 concurrently with the first phase of development. This wall shall be stepped down to 4 feet high with the top 2 feet 50% open on the east 20 feet.
5. Installation of a sidewalk on Sahara Avenue and Monterey Avenue as required by the Department of Public Works.
6. Standard conditions 2 - 8.

PROTESTS: 4 on record with staff

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

MR. FOSTER stated this is a Metropolitan subdivision. There was a zoning plan adopted in 1980 setting forth C-1 on the 150 feet north of Sahara and the next 100 feet to be P-R. This application extends 50 feet north of the 250 foot depth. Staff feels the north 50 feet (two lots) should be deleted from the application. They are proposing a medical office. If this application is approved, there should be a 6-foot high block wall stepped down to 4 feet. Staff would recommend approval, subject to the conditions.

HIMANSEI SHROFF, architect, 2770 S. Maryland Parkway, appeared and represented the applicant. They are in agreement with staff's conditions. This will be a 4500 square foot chiropractor's office.

MRS. JAMES COLSON, 2012 Mariposa, appeared in favor. The additional 50 feet should not be included in the future.

SHIRLEY HERSH, 2209 Mariposa, appeared in favor. She was concerned as to how many persons would be employed in this building.

HIMANSEI SHROFF replied there would be approximately 6 employees.

To be heard by the City Council on 9/4/85.

(10:00-10:06)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

12. Z-47-85 - PROPERTY DEVELOPERS OF NEVADA

Application for reclassification of property generally located on the northwest corner of Washington Avenue and Pecos Road, from R-3 to C-1.

Proposed Use: Shopping Center

Staff recommends DENIAL; if approved, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Conformance to the plot plan.
3. Improve the building elevations as required by the Department of Community Planning and Development.
4. Close or relocate the northerly driveway on Pecos Road as required by the Traffic Engineer.
5. Install a 6 foot high block wall on the north and west property lines. This wall shall be stepped down to 4 feet high with the top 2 feet 50% open within 20 feet of Washington Avenue.
6. Conformance to the conditions of Z-66-84.
7. Standard conditions 2 - 8.

PROTESTS: 0

Bugbee -

APPROVED, subject to the conditions.

Motion carried with Guthrie and Johnston voting "No" and Tracy excused.

MR. FOSTER stated this request is to build a commercial site at the corner of Washington and Pecos. To the west and north of this site is an existing apartment project in the final stages of construction. This proposal would remove a large recreation area and reduce the parking in the adjoining apartment project.

RALPH KRAEMER, 3355 South Highland, appeared and represented the applicant. They have a lease with 7-Eleven for the corner. The parking meets the code requirements. The cost of buildings has been substantially increased and with the tennis court they planned, it is not feasible. They had planned to use the southerly portion as a second tennis court, but feel it would be better to give the people a better shopping center than just a 7-Eleven store.

No one appeared in protest.

To be heard by the City Council on 9/4/85.

(10:06-10:13)

AGENDA

City of Las Vegas PLANNING COMMISSION

August 8, 1985

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

13. Z-49-85 - WILLIAM PECCOLE, ET AL

Application for reclassification of property generally located on the northwest corner of Sahara Avenue and Durango Drive, from N-U (under Resolution of Intent to R-1, R-2, R-3, P-R and C-1) to R-PD4.

Proposed Use: Single-Family
Residential and
Golf Course

Staff recommends APPROVAL, subject to:

1. Resolution of Intent.
2. The layout of the residential areas shall be approved by the Planning Commission.
3. Provide for Oakey Boulevard to extend west from Durango Drive to Peccole Strada.
4. Dedicate 75 feet of right-of-way for Sahara Avenue and 80 feet of right-of-way for Oakey Boulevard and 80 feet of right-of-way for Peccole Strada and a 25 foot property line radius corner at the intersections of Sahara Avenue and Durango Drive, Oakey Boulevard and Durango Drive, and Oakey Boulevard and Peccole Strada and Sahara and Peccole Strada as required by the Department of Public Works.
5. Install street improvements on Sahara Avenue, Durango Drive, Oakey Boulevard and Peccole Strada as required by the Division of Land Development of the Department of Community Planning and Development.
6. Participate in the amount of 25% of the cost of a future traffic signal at the intersection of Sahara Avenue and Durango Drive as required by the Department of Public Works.
7. Conformance to the plot plan amended to reflect the above conditions.
8. Standard conditions 2 - 8.

PROTESTS: 1 on record with staff
3 speakers at meeting

Johnston -
APPROVED, subject to staff's conditions, except therefrom the provision of Oakey Boulevard ceasing at Durango Drive.
Unanimous
(Tracy excused)

MR. FOSTER stated this is along the north side of West Sahara Avenue on the west side of Durango. There is some single-family development immediately to the north. To the south is The Lakes, a West Sahara development. Immediately south is the Citicorp property. They are proposing a public golf course on the two parcels bisected by Peccole Strada. The design calls for Oakey to not extend west of Durango Drive. Oakey is needed to handle the east-west major street for this general area in the future. Sahara Avenue will provide the main access to this project. Staff would recommend approval, subject to the conditions.

JACK MITCHELL, G. C. Wallace Engineers, 1555 Rainbow Boulevard, appeared and represented the applicant. He objected to extending Oakey west through this development. They do not want to cut the parcel up with a street. The developer of this property does not own the property to the north.

WILLIAM PECCOLE, 1348 Cashman Drive, appeared and represented the application. They attempted to put Oakey along the north perimeter of this property, but it would entail a complete change of the golf course. They originally had Oakey running to Peccole Strada. They will pattern the golf course after the Mesquite Club in Palm Springs, California.

JACK MITCHELL said the size of the golf course is 150 acres. It will not be lighted. The development will be 70 acres of residential area with 800 units. The homes will be in the \$80,000 to \$90,000 range. The water supply is adequate.

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

13. Z-49-85 - WILLIAM PECCOLE, ET AL (Continued)

JAMES RAY, 8717 Pamona, appeared in protest. He felt this application should be redesigned and resubmitted.

JEAN RAY, 8717 Pamona, appeared in protest. She was concerned about the density of the houses.

GREG NELSON, 8701 Izola, appeared in protest because of the street configuration.

LARRY MILLER appeared and represented the application. In order for Oakey Boulevard to run through this development it would have to go through washes.

RUSS DORN, President, West Sahara Development Company, appeared in favor. There is a need for additional golf courses in Las Vegas.

To be heard by the City Council on 9/4/85.

(7:37-8:29)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. Z-45-84 - EXTENSION OF TIME -
MIKE BOGICH

Request for an Extension of Time on property generally located at 211 South 11th Street (between Carson Avenue and Bridger Avenue), R-4 Zone (under Resolution of Intent to R-5).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on August 5, 1986.

Johnston -
APPROVED
Unanimous
(Tracy excused)

MR. FOSTER stated this is their first request for an Extension of Time. The applicant has indicated it is due to economic conditions.

WALTER LINDENBERG, 2408 Santa Clara, appeared and represented the applicant. They concur with staff's requirements.

To be heard by the City Council
on 8/21/85.

(10:13-10:15)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

15. Z-59-84 - EXTENSION OF TIME -
HENRY SOBEL

Request for an Extension of Time on property generally located on the east side of Jones Boulevard between Charleston Boulevard and Del Rey Avenue, R-E Zone (under Resolution of Intent to P-R).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on August 5, 1986.

Johnston -
APPROVED
Unanimous
(Tracy excused)

MR. FOSTER stated this is the first request for an Extension of Time on this application. The applicant needs additional time to acquire financing. Staff recommends approval.

HENRY SOBEL, 6000 West Alice Circle, appeared and represented the application.

To be heard by the City Council on 8/21/85.

(10:15-10:16)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. AV-4-85 - DAVID L. BOLES

Request for an Administrative Variance to allow a front yard setback of 43 feet where 50 feet is required on property generally located on the southwest corner of Bannies Lane and Pine Street, R-E Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Johnston -
APPROVED
Unanimous
(Tracy excused)

MR. FOSTER stated this request is located in the Scotch 80 sub-division. It is an irregularly-shaped lot. The existing house does not conform to the setbacks, but has existed that way for many years. The applicant would like to construct two additions to his house. They conform to the setbacks.

DAVID L. BOLES appeared and represented the application.

This is final action.

(10:16-10:17)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 24.

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. AR-3-85 - PONDEROSA EQUITIES CORPORATION

Request for an Aesthetic Review on property generally located on the south-east corner of Presidio Avenue and Highland.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

Coleman -
APPROVED
Unanimous
(Tracy excused)

MR. FOSTER stated this is an office and industrial complex. This requires an aesthetic review because it is on a major street. They have ample landscaping.

JERRY HILDRETH appeared and represented the applicant.

This is final action.

(10:17-10:18)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. SO-5-85 - LEWIS HOMES OF NEVADA

Request for a Sales Office at 6416 Vicuna Drive, R-1 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
Unanimous
(Tracy excused)

MR. FOSTER stated this is for a one lot sales office.

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

This is final action.

(10:18-10:19)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 26

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. Z-34-85 - ERNEST A. BECKER ENTERPRISES

Request to waive standard street designs on Marcus Drive generally located north of Oakey Boulevard.

Staff recommends APPROVAL.

Bugbee -
APPROVED
Unanimous
(Tracy excused)

MR. FOSTER stated that at the City Council meeting a condition was imposed on the rezoning of Z-34-85 whereby no accesses would be allowed on Marcus Drive. The applicant is now requesting to reduce the width on a portion of Marcus Drive to 45 feet because it will only service about eight lots on the east side. There will still be a 60 foot entryway. Staff recommends approval due to the few number of units on that site.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application.

To be heard by the City Council on 8/21/85.

(10:19-10:20)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

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

Request for a Plot Plan Review on property generally located on the north side of West Charleston Boulevard, between Bishop Drive and Salem Drive, R-E Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Conformance to the original conditions of Z-49-82.

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

MR. FOSTER stated the rear 71 feet of this property has been sold to the adjacent owner for additional parking. The sale has necessitated the redesign of the ski and swimming pool shop. Staff would recommend approval.

JIM HAMMER, 4085 Nevso, appeared and represented the applicant. They are in agreement with staff's conditions.

This is final action.

(10:20-10:21)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. Z-50-83 - EXTENSION OF TIME - GREENE & SHROFF ARCHITECTS LTD.

Request for an Extension of Time on property generally located on the east side of Edmond Street between O'Bannon Drive and El Parque Street, R-E and N-U Zones (under Resolution of Intent to R-PD18).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on August 17, 1986.

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

MR. FOSTER stated this is the second request for an Extension of Time. The final working drawings are almost complete. They are obtaining financing.

ELWIN LEAVITT appeared and represented the applicant. The reason for the extension of time is that the contractor has requested certain changes and they are trying to accommodate those changes.

To be heard by the City Council on 8/21/85.

(10:21-10:22)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. Z-58-78 - EXTENSION OF TIME - GEORGE F. KALB CONSTRUCTION COMPANY

Request for an Extension of Time on property generally located north of Meadows Lane, on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on August 1, 1986.

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

MR. FOSTER stated this is their third request for an Extension of Time. They need additional time to proceed with the development. Some development has already occurred.

GEORGE KALB, 3250 Spring Mountain Road, appeared and represented the application.

To be heard by the City Council on 8/21/85.

(10:22-10:23)

AGENDA

City of Las Vegas

August 8, 1985

PLANNING COMMISSION

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. Z-32-82 - REINSTATEMENT AND EXTENSION
OF TIME - DON YAHRAUS

Request for a Reinstatement and Extension of Time on property generally located on the northwest corner of Potosi Street and Sahara Avenue, N-U Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on August 1, 1986.

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

MR. FOSTER stated this is their second request for an Extension of Time. Their plans are on file with the City's Building Department.

DON YAHRAUS, 228 South 4th Street, appeared and represented the application.

To be heard by the City Council on 8/21/85.

(10:23-10:24)

AGENDA

City of Las Vegas PLANNING COMMISSION

August 8, 1985

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

9. Z-100-64(138) - PLOT PLAN REVIEW - GREAT
WESTERN HOTELS
CORPORATION

Request for a Plot Plan Review on
property generally located on the north-
east corner of South Casino Center
Boulevard and East Clark Avenue, R-4
Zone (under Resolution of Intent to C-2)

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Standard conditions 2, 3, 5 and 7.

Johnston -
ABEYANCE
Unanimous
(Tracy excused)

MR. FOSTER stated the applicant has
requested this item be held in
abeyance until the September 12th
meeting.

To be heard by the City Planning
Commission on 9/12/85.

(10:24-10:24)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

August 8, 1985

Page 32

ITEM

PHONE 386-6301

COMMISSION ACTION

10. AV-5-85 - LEWIS HOMES OF NEVADA

Request for an Administrative Variance to allow a 16 foot front yard setback on two curved front yard lots where a 20 foot setback is required on property generally located at 6832 and 6833 Midpark Circle, R-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

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

MR. FOSTER stated at the end of the cul-de-sac there is a need for an Administrative Variance due to the unusual shape of the lots. Only one corner of the house will extend to the 16 foot setback requirement.

NICK DANE, Lewis Homes of Nevada, 5240 Polaris Avenue, appeared and represented the application.

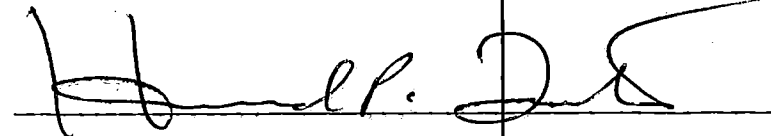
This is final action.

(10:24-10:25)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR