

AGENDA

City of Las Vegas

September 24, 1985

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

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

ANNOUNCEMENT:

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

All zoning items shall conform to the following conditions:

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

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

STAFF PRESENT:

Harold P. Foster, Director,
Department of Community
Planning and Development
Rick Heitkemper, Senior Planner
Mike Clark, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

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

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

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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 meeting of September 12, 1985.

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

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

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

Bugbee -
APPROVED
Unanimous
(Tracy and Mack excused)

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COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

1. 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.

PROTESTS: 69 on record with staff
30 persons in audience
6 speakers at meeting

Coleman -
DENIED
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated this is a strip of land that is zoned R-1. It backs up to R-1 to the east. The applicant has submitted a plan for these lots which will consist of a series of 6 cul-de-sacs for 36 lots. Dale Grove Street will be finished on an R-1 basis. The small cul-de-sacs do not have a turnaround area. They are 50 foot wide streets that go into the third lot. Staff feels there needs to be a redesign because the layout that is submitted necessitates backing up onto Tenaya Way and there is not going to be any parking except in the driveways. A redesign proposed by staff reduces the number of lots from 36 to 30 and eliminates one cul-de-sac. However, the lot sizes remain the same as proposed. The applicant has indicated he would only build one-story buildings. The smallest home in this proposal would not be any smaller than the smallest home in the adjacent parcels. The homes will range in size from 1200 to 1700 square feet with no more than 25% of each type of model built in the development.

BARRY BECKER, 50 South Jones Boulevard, appeared on behalf of the Charleston Heights Development Company. This proposal is 3.7 units per acre. The adjacent subdivision is 4.7 units per acre. The main reason for requesting this change of layout is because it makes for a better living environment for homes that face each other rather than an 80 foot right-of-way.

DON HUGHES, 7113 Lodge Circle, appeared in protest. He read a letter from the property owners stating that when they purchased their homes they were told this property would be developed R-1.

DAVID MOODY, 7209 Lodge Circle, appeared in protest. He showed his own rendering of how this property should be developed with single-family homes, one cul-de-sac, two entrances on a frontage road and thirty homes. He objected to the traffic pattern that staff and the applicant are proposing.

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ITEM

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

BARRY BECKER said he prefers what staff is proposing. To have the lots facing Tenaya Way with a frontage road and the additional curb and gutter adds too much cost to the house. The same type of houses are being built at Vegas Valley and Mojave.

SANDRA LOVE, 7109 Big Rock Circle, appeared in protest. She was told single-family houses would be built on these lots.

MR. FOSTER stated that at the time this property was zoned lots less than 100 feet wide could front on secondary streets. Since then the Subdivision Ordinance was changed to reduce the number of driveway openings on major streets. The ordinance now requires lots that front on major or secondary streets to have a minimum width of 100 feet.

TOM KALMAN, 7208 Lodge Circle, appeared in protest. Since his taxes have doubled he does not want the value of his home to decline.

DAVID ROBINETTE, 7205 Hopland Circle, appeared in protest. They moved in that area to have space.

DON HUGHES said an employee of the Metropolitan Police Department stated they would prefer to see these lots remain R-1.

JERRY MCCORMICK, 7101 Lodge Circle, appeared in protest. The cars leaving the area would take the southbound exit.

BARRY BECKER appeared in rebuttal. He prefers his cul-de-sac arrangement so the homes will be facing other homes.

To be heard by the City Council on 10/16/85.

(.7:36-8:19)

NOTE: Commissioner Johnston directed staff to send letters to each developer stating he should inform his employees they should not make statements to prospective buyers as to what property in the area will be zoned in the future.

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2. Z-55-85 - MARY HANSEN AND SHARRON B. HANSEN

Application for reclassification of property generally located at the southwest corner of Lone Mountain Road and Jones Boulevard, from R-E to R-MHP and C-1.

Proposed Use: Residential Mobile Home Park and Commercial

Staff recommends DENIAL.

PROTESTS: 62 on record with staff
63 persons in audience
40 signatures on petition
7 speakers at meeting

Coleman -
DENIED
Unanimous
(Tracy and Mack)

MR. FOSTER stated this is a 40 acre parcel. The area to the west is partially developed with R-E. To the south, southwest and east is vacant. To the north is scattered R-E development as well as to the northeast. The applicant is proposing approximately 2.0 acres of commercial on the immediate corner and a 220 space mobile home park on the remainder of the site. All access points will be to Jones Boulevard. There will be a central recreation area. The lots are a minimum of 50 feet wide. The density is approximately 6.1 units per acre. This would set a pattern for the properties in the area. Staff feels there should be low density along the northerly portion. Staff would recommend denial.

DAN KEISERMAN, National Heritage Corporation, 720 South 4th Street, appeared and represented the application. He met with a member of the Sheep Mountain Homeowners Association and stated the Association has requested an 8 foot block wall which the applicant will install. The Association objected to commercial on the property. The mobile home park will be for adults only. This will not burden any of the services in the area. The rents will start at \$250 a month in the park. There will be electronic gates and plenty of parking for guests. Single-wide mobile homes will not be allowed. There will be a requirement to plant and skirt the mobile home within ninety days.

JOHN DAVISON, 801 Rancho, appeared and represented the sellers of the property. They feel they have obtained the best developer for this project.

TERRY LEAVITT, 4840 West Maverick, appeared in protest. He wants the area to remain ranch estates.

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ITEM

2. Z-55-85 - MARY HANSEN AND SHARRON B. HANSEN (Continued)

KEN SCHERADO, Vice President Sheep Mountain Homeowners Association, 6301 Lone Mountain Road, appeared in protest. He presented a petition with over 40 signatures in protest. He stated there is another petition with another 40 signatures in protest that he did not have available. He met with Don Keiserman to discuss the plans for this project and informed the homeowners association. This project is not compatible with the community in the area. Police protection is minimal, as well as fire protection and these services cannot be increased because of lack of funds.

ATTY. STEVEN SCOW, 326 Medio Court, Henderson, appeared and represented the co-owners of the land to the east. This project is not compatible with the area.

KYLE KASEY, U. S. Homes, 1050 East Flamingo Road, appeared and represented the owners of the property to the east that are in opposition to this project.

GABE BARNIM, 6300 Lone Mountain Road, appeared in protest. He has an expensive home and does not want mobile homes 25 feet away. This will devalue his home.

ASSEMBLYMAN JERRY FAIRCHILD, 6085 North Serene Drive, appeared in protest. The property owners are fearful this will be rundown like nearby Jade Park.

DON KEISERMAN appeared in rebuttal. They will bring in utilities and develop the streets.

CANDY STONE, 4313 Leon Avenue, appeared in protest.

To be heard by the City Council on 10/16/85.

(9:02-9:45)

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ITEM

3. Z-58-85 - MAYFLOWER CONSTRUCTION COMPANY

Application for reclassification of property generally located northeast of Decatur Boulevard and Oakey Boulevard, from R-1 and R-3 to R-3 and C-1.

Proposed Use: Restaurants, Offices, Commercial and Access to an Apartment Development

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Submission of a detailed plot plan (including parking layout and landscaped areas) and elevations to the Planning Commission for review and final approval prior to development.
3. Standard conditions 2 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is approximately 18 acres in size. The proposal is for two-story commercial service and office type buildings on the easterly portion and three restaurant sites on the Decatur frontage. The R-3 is for the entry street from Oakey Boulevard that was required on the apartment zoning to the east. The square footage is approximately 169,000 square feet in the office and commercial buildings and 16,000 square feet in the three restaurant buildings. They have agreed that when the development is finalized they will come in with a development plan. A commercial zoning pattern is appropriate in this area.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the applicant. This is a completion of the entire parcel. The restaurants will be developed first and the office buildings will be condominiums.

No one appeared in protest.

To be heard by the City Council on 10/16/85.

(8:19-8:24)

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ITEM

4. Z-49-78 - EXTENSION OF TIME - RICHARD ZEITER

Request for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Place, R-2 Zone (under Resolution of Intent to R-3)

Staff recommends APPROVAL, subject to:

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

Bugbee -
ABEYANCE
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated this item had been held in abeyance from the previous meeting because the applicant was not present.

The applicant was not present again at this meeting.

To be heard by the City Planning Commission on 10/10/85:

(8:24-8:25)

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ITEM

5. TENTATIVE MAP - RED ROCK GOLF COURSE
AND COUNTRY CLUB CONDOS

Property generally located on the
northwest corner of Sahara Avenue and
Durango Drive, N-U Zone (under
Resolution of Intent to R-1, R-2, R-3,
P-R and C-1) proposed R-PD4.

Owner/Subdivider: Peccole-Temple

No. of Acres: 172.6+

No. of Units: 206

Staff recommends ABEYANCE.

Johnston -
ABEYANCE
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated the applicant
has requested this item be held
in abeyance.

To be held in abeyance until the
developer requests it be placed
back on the agenda.

(8:25-8:26)

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ITEM

6. VAC-9-85 - MA-BO-HA, INC.

Petition of Vacation to vacate a portion of Mesquite Avenue, sixty feet (60') in width, generally located east of Main Street and north of Stewart Avenue, and a portion of the north/south alley (20' in width), east of Main Street between Bonanza Road and Mesquite Avenue.

Staff recommends APPROVAL, subject to:

1. Dedication and construction of an east/west alley connecting with the remaining portion of the existing north/south alley.
2. Closure of the Mesquite Avenue intersection with Main Street by installing curb and gutter and sidewalk.
3. Reservation of a storm drain sewer easement as required by the Department of Public Works.
4. Standard conditions 1 - 4.

PROTESTS: 0

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

MR. FOSTER stated this is a request to realign an existing alley and vacate a portion of Mesquite Avenue that exists east of Main Street. There is an approved recreational vehicle park in the area. There is an alley which some of the businesses do need access to so it is proposed to realign it to Main Street.

CHUCK RUTHE, 7 Crescent Drive, appeared and represented the California Hotel. He explained the layout of the recreational vehicle park.

No one appeared in protest.

The City Council will set a date for a public hearing on this item at their 10/2/85 meeting.

(8:26-8:30)

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ITEM

7. VAC-10-85 - MCKINLEY MAYES

Petition of Vacation to vacate portions of "G" Street and Morgan Avenue, generally located south of Washington Avenue and east of "H" Street.

Staff recommends APPROVAL, subject to:

1. The Vacation be amended to 5.0 feet on each street with retaining a 20 foot property line radius corner at the intersection of Washington Avenue and "G" Street and a 15 foot property line radius corner at the intersection of "G" Street and Morgan Avenue.

2. Standard conditions 1 - 4.

PROTESTS: 0

Johnston -

APPROVED, subject to the conditions and applicant to work out an encroachment agreement with staff.

Unanimous

(Tracy and Mack were excused and Bugbee abstained from voting.)

MR. FOSTER stated the applicant is requesting a 12 1/2 foot vacation. There is a 70 foot right-of-way and 50 feet will be remaining. Staff requested this item be held in abeyance from the previous meeting to enable them to further study the situation. In the higher density areas a 60 foot right-of-way is the minimum. Staff feels only 5 feet should be vacated on each side, reducing the right-of-way from 70 feet to 60 feet.

TIM BLISH, architect, 1751 East Reno, appeared and represented the applicant. The lots in the area are only 25 feet wide. There is a church in this area which they would use their parking lot for satellite parking. It is difficult to back out of a parking space into a right-of-way. They are requesting a 12 1/2 foot vacation.

No one appeared in protest.

The City Council will set a date for a public hearing on this item at their 10/2/85 City Council meeting.

(8:30-8:40)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. TENTATIVE MAP - ROSEWOOD ESTATES, UNIT 4

Property generally located on the south-east corner of Oran K. Gragson Highway and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).

Owner/Subdivider: Chism Homes, Inc.

No. of Acres: 13.35 No. of Lots: 56

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-35-81.
2. No vehicular access to Alexander Road or the Oran K. Gragson Highway from the abutting lots.
3. A waiver is permitted for roll-type curb and gutter (24") and for sidewalk on one side (the low side) of the interior streets.
4. Wall statement.
5. Standard conditions.

Bugbee -

APPROVED, subject to the conditions.

Unanimous

(Tracy, Mack and Johnston were excused.)

MR. FOSTER stated this is a tentative map that was approved but the time period has expired because it has been more than a year since the final map was approved. There was a waiver allowed for a rolled-curb throughout the development, except on the major street, and a sidewalk on one side of the street only.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented Chism Homes. They are in agreement with staff's recommendations.

To be heard by the City Council on 10/16/85.

(8:40-8:41)

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ITEM

2. FINAL MAP - ROSEWOOD ESTATES, UNIT 4

Property generally located on the south-east corner of Oran K. Gragson Highway and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).

Owner/Subdivider: Chism Homes, Inc.

No. of Acres: 13.35 No. of Lots: 56

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

(Tracy, Mack and Johnston were excused.)

MR. FOSTER stated this is the final map for the previous item on this agenda. It is in conformance with the tentative map.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented Chism Homes.

(8:41-8:44)

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COMMISSION ACTION

ITEM

3. REVERSIONARY MAP - TANKEL'S NORTH
ADDITION NO. 2, BLOCKS 5, 6, 9 AND 10

Property generally located on the north-
west corner of Bonanza Road and Wardelle
Street, R-E Zone.

Owner: David M. Gubler, Et Al

No. of Acres: 14+ No. of Lots: 1

Staff recommends APPROVAL.

Bugbee -
APPROVED
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated this is a
reversionary map of a portion of
an older subdivision. It involves
four blocks. There are lots
existing with vacated right-of-ways.
They need to be placed in one
overall parcel for development.
The map is in conformance to the
subdivision regulations.

JAMES CHASE, 3430 East Flamingo
Road, appeared and represented
Mr. Gubler. They are in concur-
rence with staff.

To be heard by the City Council
on 10/16/85.

(8:44-8:45)

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ITEM

4. REVERSIONARY MAP - TANKEL'S NORTH
ADDITION NO. 2, BLOCK 11

Property generally located on the north
side of Bonanza Road and east side of
McKnight Street, R-E Zone.

Owner/Subdivider: David M. Gubler,
Et Al

No. of Acres: 3+ No. of Lots: 1

Staff recommends APPROVAL.

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

MR. FOSTER stated this is another
reversionary map in the same sub-
division as the previous appli-
cation. Staff would recommend
approval.

JAMES CHASE, 3430 East Flamingo
Road, appeared and represented
Mr. Gubler.

To be heard by the City Council
on 10/16/85.

(8:45-8:46)

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COMMISSION ACTION

ITEM

B/. Z-59-85 - FULVIA DELLA VERDOVA

Application for reclassification of property located at 1713 South Eastern Avenue, from R-1 to P-R.

Proposed Use: Photo Studio

Staff recommends APPROVAL, subject to:

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

PROTESTS: 0

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

MR. FOSTER stated this is worked out under a Variance application. There is a driveway with six parking spaces in the rear.

KIM O'MALIA, 1717 South Eastern Avenue, appeared and represented the applicant.

KATHRINE DAY HALLENBECK, 1709 South Eastern Avenue, appeared in protest. This property has several problems.

To be heard by the City Council on 10/16/85.

(8:46-8:50)

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6. Z-60-85 - LILLIE PAYTON WATKINS

Application for reclassification of property generally located on the north-east corner of Washington Avenue and "E" Street, from R-4 to C-2.

Proposed Use: Retail and Service Commercial

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan amended to provide the required 19 parking spaces as required by the Department of Community Planning and Development.
3. Dedicate five feet (5') of right-of-way for Washington Avenue and a twenty-five foot (25') property line radius corner at Washington and "E" Streets as required by the Department of Public Works.
4. Design and pave the alley as required by the Division of Land Development of the Department of Community Planning and Development.
5. Conformance to the elevations.
6. Standard conditions 2 - 8.

PROTESTS: 0

APPROVALS: 2

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

MR. FOSTER stated this property is to the northeast of where the vacation was just heard on this agenda. The area is primarily developed with apartments. The applicant is requesting C-2 for a convenience market, fast food restaurant and laundromat. There is an existing apartment building on the property. They are proposing an addition to that. There is a five-plex on the westerly portion of the property that is to be removed and used for parking with access off Washington and the alley. Staff feels the request is out of character with the zoning pattern in the area and would recommend denial. There is ample commercial on Jackson to the north and Bonanza to the south.

LILLIE PAYTON WATKINS appeared and represented the application. There is nothing convenient for the people living in the area.

MORSE ARBERRY appeared and represented Assembly District 7 in favor. The convenience store would be a benefit to the community.

WILLIE GILMORE, 718 Wilson, appeared in favor. This will help the senior citizens in the neighborhood.

To be heard by the City Council on 10/16/85.

(8:50-8:58)

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ITEM

7. Z-61-85 - ROBERT COHEN

Application for reclassification of property generally located on the north side of Gilmore Avenue between Maverick Street and Torrey Pines Drive, from R-E to R-D.

Proposed Use: Single-Family
Residences

MR. FOSTER announced the applicant withdrew this item from the agenda.

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8. Z-62-85 - BONANZA HOLDINGS, LTD.

Application for reclassification of property generally located on the south side of Del Rey Avenue between Rainbow Boulevard and Redwood Street, from N-U to R-PD18.

Proposed Use: Medium Density Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the elevations.
3. Dedicate thirty (30') foot right-of-way for Santa Margarita Street and Del Rey Avenue and fifteen (15) foot property line radius corner at the intersection of Santa Margarita Street and Del Rey Avenue as required by the Department of Public Works.
4. Install full half-street off-site improvements on Santa Margarita Street and Del Rey Avenue as required by the Division of Land Development of the Department of Community Planning and Development.
5. Standard conditions 2 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is a five acre parcel. There is R-PD18 zoning to the west, R-PD15 to the west and R-3 to the northwest. This area is transitioning to high-density residential. There are 23 four-plexes proposed for a total of 92 units. The buildings will be two-stories in height. There will be 117 parking spaces where 124 are required. Staff would recommend approval, subject to the conditions.

KEN TEMPLETON, 2601 West Charleston Boulevard, appeared and represented the application. These will be condominiums. They are in agreement with staff.

No one appeared in protest.

To be heard by the City Council on 10/16/85.

(8:58-9:01)

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COMMISSION ACTION

ITEM

9. VAC-12-85 - BONANZA HOLDINGS, LTD.

Petition of Vacation to vacate U. S. Government Patent Reservations, generally located east of Santa Margarita Street and south of Del Rey Avenue.

Staff recommends APPROVAL, subject to:

1. Standard conditions.

PROTESTS: 0

Bugbee -
APPROVED
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated there are government patent reservations all the way around this property. Staff would recommend approval.

KEN TEMPLETON, 2601 West Charleston Boulevard, appeared and represented the application.

No one appeared in protest.

The City Council to set a date for a public hearing on 10/2/85.

(8:42-8:44)

AGENDA

City of Las Vegas

September 24, 1985

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

10. Z-43-85 - PLOT PLAN REVIEW - DAVID L. HARRIS, ARCHITECT

Request for a Plot Plan Review of property generally located on the north side of Bonanza Road between Lillian and Marion Road, R-E Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan amended to eliminate the landscaping area on the east boundary of the property.
2. A common vehicular access easement be provided on the west driveway in the front parking area.
3. The building elevations be revised to conform to the approved elevations for the entire shopping center development.
4. Conformance to the original conditions of Z-43-85.

Johnston -
ABEYANCE
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated this involves a parcel of land on the small strip approved for C-1 recently. There is an existing commercial shopping center to the east at Nellis Boulevard and to the north is an R-E subdivision. This involves a 60 foot wide strip of land for a proposed veterinary facility. Staff has some concerns in terms of how the overall shopping center will work out. Staff is concerned that if this is developed on a piecemeal basis there could be driveway and circulation problems. The architecture should be compatible with one theme. Staff would like to see a common driveway. Staff would recommend approval, subject to the conditions.

DAVID L. HARRIS, architect, appeared and represented the application. This property is owned by Real Corporation. They have sold this property to a client contingent upon the zoning. He was not in agreement with staff's conditions.

To be heard again by the City Planning Commission on 10/10/85.

(9:45-9:58)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

11. Z-62-75 - PLOT PLAN REVIEW - RANDEL CORPORATION

Request for a Plot Plan Review of property generally located on the north side of Washington Avenue between Rancho Drive and Robin Street, R-1 Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of a Special Use Permit for the residential use.
3. Standard conditions 2 - 8.

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

MR. FOSTER stated this involves a major change to the approved plot plan on this 40 acre parcel that was approved for an office and retail facility. They are now proposing an elderly-care facility. He explained the plot plan. This is the first phase of this development. A use permit is required for the residential use, which will be heard by the Board of Zoning Adjustment on 9/26/85.

WILLIAM F. CURRAN, 2109 Plaza Del Cerro, appeared and represented the applicant.

To be heard by the City Council on 10/16/85.

(9:58-10:02)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

12. Z-69-84 - EXTENSION OF TIME - VTN OF NEVADA

Application for an Extension of Time on property generally located on the north-west corner of Cheyenne Avenue and Michael Way, R-1, R-2, R-3 and C-2 Zones (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on November 7, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -

APPROVED, subject to a two-year Extension of Time.

Unanimous

(Tracy and Mack excused)

MR. FOSTER stated this is the first request for an Extension of Time. Market conditions have not been suitable for them to proceed on this project. Staff is recommending a one-year Extension of Time.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented Nevada Savings. They would like to have more than a one-year extension.

To be heard by the City Council on 10/16/85.

(10:02-10:04)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

13. Z-70-84 - EXTENSION OF TIME - JACK P. SCHWARTZ

Request for an Extension of Time on property generally located on the southwest corner of Nellis Boulevard and Harris Avenue, R-E Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. The Extension of Time will expire on October 17, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. FOSTER stated this is their first request for an Extension of Time. This is for a shopping center at Harris and Nellis. They plan to start construction next year.

JACK P. SCHWARTZ, 1041 Griffith, appeared and represented the application. He is in concurrence with staff's conditions.

To be heard by the City Council on 10/16/85.

(10:04-10:05)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. PK-2-85 - PARKING REVIEW - ISABEL FLEISHER, ESQ.

Request for a Parking Review on property located at 529 South Tenth Street, R-4 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

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

MR. FOSTER stated this is a request involving property to be used for a professional office by means of a use permit. The request is compatible with the area.

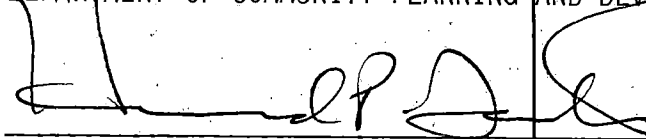
ISABEL FLEISHER, 529 South 10th Street, appeared and represented the application. She is in agreement with staff.

This is final action.

(10:05-10:07)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 10:07 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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