

AGENDA

City of Las Vegas

October 10, 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:

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

VICE CHAIRMAN TRACY 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, Chief, Current
Planning Division
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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ANNOTATED AGENDA AND FINAL MINUTES

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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 meeting of September 24, 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.

Johnston -
ABEYANCE
Unanimous
(Kennedy excused)

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COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

1. 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.

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

MR. FOSTER stated this item was held in abeyance from the last meeting because the applicant was not present. This is the seventh request for an Extension of Time. It is an area that is transitioning to R-3. The applicant indicates financial and economic conditions are the reasons for the extensions. Staff feels the zoning is still compatible and would recommend approval of a one year extension.

RICHARD ZEITER, 5248 Sawyer Avenue, appeared and represented the application. He is in agreement with staff's conditions.

To be heard by the City Council on 11/6/85.

(7:41-7:43)

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ITEM

2. 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 landscaped area on the east boundary of the property.
2. A common vehicular access easement to be provided on the east/west driveway in the front parking area.
3. The building elevations be revised to conform to those submitted.
4. Conformance to the original conditions of Z-43-85.

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

MR. FOSTER stated this was held in abeyance from the previous meeting because staff requested the applicant to contact the property owners to see if they would approve of his proposed plot plan since it did not conform to the shopping center where it was located. Since the applicant was unable to contact all the property owners, he revised his elevations so the architecture of his proposed veterinary clinic would conform to the shopping center where it was located. There will be a driveway and parking in front of the property.

DAVID L. HARRIS, 5040 Edna, appeared and represented the application. They are in agreement with staff.

To be heard by the City Council on 11/6/85.

(7:43-7:45)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. FINAL MAP - LOS PRADOS, PHASE 1, UNIT I

Property generally located on the north side of Lone Mountain Road, east of Jones Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

Owner/Subdivider: Vista Hills, Inc.

No. of Acres: 106.99

No. of Lots: 406

Staff recommends APPROVAL, subject to:

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

Bugbee -
APPROVED Items 1 and 2, subject to the conditions.

Unanimous
(Kennedy excused)

MR. FOSTER stated Items 1 and 2 are two different units. They both conform to the tentative map.

KYLE CASEY, U. S. Homes, 1050 East Flamingo Road, appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on 11/6/85.

(7:45-7:46)

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ITEM

2. FINAL MAP - LOS PRADOS - PHASE 1, UNIT 1A

Property generally located on the north side of Lone Mountain Road, east of Jones Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

Owner/Subdivider: Vista Hills, Inc.

No. of Acres: 113.16

No. of Lots: 10

Staff recommends APPROVAL, subject to:

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

Bugbee -

APPROVED Items 1 and 2, subject to the conditions.

Unanimous

(Kennedy excused)

MR. FOSTER stated Items 1 and 2 are two different units. They both conform to the tentative map.

KYLE CASEY, U. S. Homes, 1050 East Flamingo Road, appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on 11/6/85.

(7:45-7:46)

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3. FINAL MAP - THE BLUFFS - UNITS 5

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

Owner/Subdivider: American West Development Co.

No. of Acres: 14.72

No. of Lots: 58

Staff recommends APPROVAL, subject to:

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

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

MR. FOSTER stated this is the last unit in The Bluffs development. This final map conforms to the tentative map.

DON MAXWELL, 772 West Charleston Boulevard, appeared and represented the applicant. They are in agreement with staff.

To be heard by the City Council on 11/6/85.

(7:46-7:47)

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4. FINAL MAP - GATES MILL - PHASE 2

Property generally located on the south-west corner of Tenaya Way and Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Gates Mill Development Corp.

No. of Acres: 4.07

No. of Lots: 28

Staff recommends APPROVAL, subject to:

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

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

MR. FOSTER stated this final map conforms to the approved tentative map. Staff would recommend approval, subject to the conditions.

DON MAXWELL, 772 West Charleston Boulevard, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 11/6/85.

(7:47-7:48)

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5. FINAL MAP - LEWIS HOMES - LAKESIDE 1

Property generally located on the south side of Lake South Drive, east of Crystal Water Way, N-U Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Lewis Homes of Nevada.

No. of Acres: 9.09

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.

Johnston -
APPROVED Items 5 and 6, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated the final maps on Items 5 and 6 conform to the approved tentative maps. Staff would recommend approval, subject to the conditions.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 11/6/85.

(7:48-7:49)

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6. FINAL MAP - LEWIS HOMES - LAKESIDE 2

Property generally located on the south-east corner of Lake South Drive and Crystal Water Way, N-U Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 14.17

No. of Lots: 45

Staff recommends APPROVAL, subject to:

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

Johnston -
 APPROVED Items 5 and 6, subject to the conditions.
 Unanimous
 (Kennedy excused)

MR. FOSTER stated the final maps on Items 5 and 6 conform to the approved tentative maps. Staff would recommend approval, subject to the conditions.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 11/6/85.

(7:48-7:49)

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ITEM

7. VAC-13-85 - ANN S. MEYERS, ATTORNEY IN
FACT FOR CASBAH HOTEL, LTD.

Petition of Vacation to vacate the south
five feet of Lewis Avenue, between First
Street and the alley to the west.

Staff recommends DENIAL. If approved,
subject to:

1. Standard conditions.

PROTESTS: 0

Bugbee -
APPROVED Vacation as submitted.
Motion carried with Coleman and
Mack voting "no."

MR. FOSTER stated the applicant is
proposing to place a new facade on
the front of the Casbah Hotel as a
result of the new retrofit ordin-
ance. There will be several stair-
ways on the north side of the
building that will encroach onto
the right-of-way because they will
be permanent structures. There-
fore, they are requesting vacating
5 feet on the north side of Lewis
Avenue. Staff feels the street
should be retained to its 80 foot
width for future traffic growth.
The Department of Building and
Safety indicated this facade could
be redesigned at more expense to
meet the building code and not have
the stairway in the right-of-way.

ANN MEYERS, 19 East Lewis Avenue,
and CHARLES FEDDERSEN, 1501 South
6th Street, appeared and
represented the application. They
want to provide satisfactory egress
in case of a fire. They explained
the layout of the stairwells, etc.

COMMISSIONER BUGBEE objected to
staff only suggesting one solution
to this situation which would be
more costly.

MR. FOSTER replied that staff would
be agreeable to holding this item
in abeyance in order to study the
situation further and devise
other solutions.

COMMISSIONER JOHNSTON proposed to
vacate 5 feet on both sides of
Lewis Avenue.

The City Council will set a date
for a public hearing at their
meeting on 10/16/85.

(7:49-8:02)

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ITEM

8. Z-63-85 - DENYSE KEEFE

Application for reclassification of property generally located at 1204 Eastern Avenue, from R-1 to P-R.

Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedication of a 25 foot property line radius corner at the intersection of Eastern Avenue and Peyton Drive as required by the Department of Public Works.
3. Remove the accessory building in the rear yard area.
4. Standard conditions 1 - 8.

PROTESTS: 4 signatures on letter, but if there is adequate parking, they are in favor.

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

MR. FOSTER stated this application is in accordance with the zoning pattern in the area which is transitioning to P-R.

DENYSE KEEFE, 1204 Eastern Avenue, appeared and represented the application. She is in agreement with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 11/6/85.

(11:36-11:37)

Bugbee -
ABEYANCE because the applicant was not present until later in the meeting as shown above.
Unanimous
(Kennedy excused)

MR. FOSTER stated there will be parking to the rear of the residence that will be converted to offices. There is an accessory building in the middle of the parking area which will have to be removed.

The applicant was not present until later in the meeting.

(8:02-8:03)

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ITEM

9. Z-64-85 - HUGH E. AND PRISCILLA J. TAYLOR

Application for reclassification of property generally located on the north side of Washington Avenue between Oasis Avenue and Artesia Way, from R-1 to P-R.
Proposed Use: Architectural Offices

Staff recommends DENIAL. If approved, subject to:

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

PROTESTS: 1
10 signatures on petition

Johnston -
APPROVED, subject to the conditions.
Unanimous
Motion carried with Coleman voting 'no' and Kennedy "excused."

MR. FOSTER stated this is a lot in the Twin Lakes Subdivision on the north side of Washington Street in the second block west of Rancho Drive. The property on the immediate corner between Oasis and Rancho was approved for C-1. To the west is R-1 and C-1 where the K-Mart store is located. To the southwest is Lorenzi Park. There was a request for P-R zoning in 1978 at the corner of Artesia and Washington Avenue which was denied based primarily that the homes were well maintained. The applicant is proposing to convert the house to an architectural office with parking in the front and driveways on both ends. Staff feels a P-R zoning pattern should not be started in this area and would, therefore, recommend denial.

HUGH TAYLOR, 709 Soyglass Lane, appeared and represented the application and presented a letter from the neighbor next door. He purchased this property in 1954 and has seen tremendous changes in this particular area. Directly across the street is K-Mart's auto repair shop. It is not an attractive quiet area. Traffic has increased tremendously through the years with around 12,000 vehicles per day passing by. He tried to sell and rent the house with no success. He would like to have his architectural office in the house. It would be a quiet business and would keep the property well maintained. This is not a family-oriented area.

HELEN WHARTON, 2918 West Washington Street, appeared in protest. She does not want any commercial in the area and does not want any parking in the front of the house.

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ITEM

9. Z-64-85 - HUGH E. AND PRISCILLA J. TAYLOR
(Continued)

BILL DEVLIN, 1008 Sahara Way, appeared in protest. This is a quiet residential area. He presented a petition to staff with 10 signatures in protest.

JANA FOX, 2912 West Washington Avenue, appeared in favor. There is a lot of traffic in the area. She has tried to sell her house, but has not had any interested buyers.

HUGH TAYLOR appeared in rebuttal. He is not asking for commercial zoning, but professional office. There are only four houses that are in that block which face commercial and have the same problem he is having. His business will not have any impact on the traffic in the area. There are two people that would be working in the building.

PAT DEVLIN, 1008 Sahara Way, appeared in protest. They pride themselves in the neighborhood.

COMMISSIONER COLEMAN asked staff if it would be possible for them to study the area around Rancho and Artesia Way.

MR. FOSTER said there are only four houses in question. It should be determined if the four lots are different than the remaining property to the west. The house on the northeast corner of Artesia and Washington could remain residential so it would be compatible with the homes across the street, but the three houses on the west could transition to P-R if it was determined this area was transitioning.

To be heard by the City Council on 11/6/85.

(8:03-8:23)

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ITEM

10. Z-65-85 - SMOKE RANCH-JONES PARTNER-SHIP "B"

Application for reclassification of property generally located on the northwest corner of Smoke Ranch Road and Jones Boulevard, from N-U to C-1.

Proposed Use: Self-Service Gas Station and Mini-Mart

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedicate a 25 foot property line radius corner at the intersection of Jones Boulevard and Smoke Ranch Road as required by the Department of Public Works.
3. Participate in the amount of 10% in a proposed traffic signal system at the intersection of Jones Boulevard and Smoke Ranch Road as required by the Traffic Engineer.
4. Install full half-street off-site improvements on Jones Boulevard and Smoke Ranch Road as required by the Department of Public Works.
5. Standard conditions 1 - 8.

PROTESTS: 0

Guthrie -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this is approximately a half acre in size. To the west is Brinley Junior High School. To the southeast is commercial and south is apartment zoning. On the northeast there was a resolution for C-1 and an extension was not granted by the City Council. This is a request for gasoline sales and a mini-mart. There will be a block wall on the west and part of the north side. Ten percent of the cost of the installation of a new traffic signal at the intersection of Jones and Smoke Ranch would be approximately \$8,000.

ATTY. CHRIS KEMPER, 300 South 4th Street, appeared and represented Atlantic Richfield.

SHARON DOUGLAS, Atlantic Richfield, 664 Marshall Court, Claremont, California, appeared and represented the application.

To be heard by the City Council on 11/6/85.

(8:23-8:26)

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COMMISSION ACTION

11. Z-66-85 - CART DEVELOPMENT CORPORATION

Application for reclassification of property generally located on the southwest corner of Michael Way and Vegas Drive, from R-E to R-PD14.

Proposed Use: Medium Density Residential

Staff recommends DENIAL. If approved, subject to:

1. Redesign the site plan to provide a minimum building setback of 50 feet from the west property line as required by the Department of Community Planning and Development.
2. Install a 6 foot high block wall along the west property line.
3. Install full half-street off-site improvements on Michael Way and sidewalks and street lighting on Vegas Drive as required by the Department of Public Works.
4. Post an amount equivalent to 25% of the costs for a traffic signal system at the intersection of Michael Way and Vegas Drive as required by the Department of Public Works.
5. Conformance to the plot plan amended to reflect the above conditions.
6. Conformance to the elevations.
7. Standard conditions 2 - 8.

PROTESTS: 75 on record with staff
 34 signatures on petition
 1 letter

Bugbee -
 ABEYANCE for 60 days with the Department of Community Planning and Development to renotify the property owners the date of the public hearing.

Unanimous
 (Kennedy excused)

MR. FOSTER stated this is approximately 8 1/2 gross acres in size. There is Michael Way on the east and Vegas Drive on the north. It is developed on an R-E basis. There are single-family homes on the north side of Vegas Drive and on the northeast corner there is commercial. On the south side of Vegas Drive there is a row of R-3 four-plexes. This request is for a 100 unit condominium development. The density is 14 units per acre. Staff determined it is only a density of 12 units per gross acre. In 1973 there was an application for C-1 on the north portion which was denied. In 1982 there was a request for R-3 zoning that was held in abeyance. Staff feels the density is too high and should be redesigned to around 6 or 7 units per gross acre and, therefore, would recommend denial.

RON TIBERTI, 500 South 3rd Street, appeared and represented the application. He requested this item be held in abeyance for 60 days so it can be redesigned with a lower density.

STANLEY PIERCE, 1224 Shadow Mountain Place, appeared and protested this item being held in abeyance. The schools in the area are overcrowded at the present time.

To be heard by the City Planning Commission in 60 days.

(8:26-8:36)

NOTE: There was a 5 minute recess at this time.

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ITEM

12. Z-108-63(6) - PLOT PLAN REVIEW -
WESTERN DEVCOR, INC.

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

Proposed Use: Office Complex (10 and 14 story buildings with 3 and 4 story parking structures).

Staff recommends APPROVAL, subject to redesigning the parking garage layout to provide for open space and to conform to all recommended traffic requirements of the Traffic Engineer, subject to the following conditions:

1. The screen walls and landscaping on the north side of the parking structure and the buffer landscaping shall be submitted to the Planning Commission for final review and approval.
2. The finished grade of the parking structures and the block wall on the north property line shall be submitted to the Planning Commission for final review and approval.
3. Non-glare tinted glass shall be used on the office building windows.
4. Dedication of right-of-way on Sahara Avenue, Rancho Drive and Paseo Del Prado as required by the Department of Public Works.
5. Installation of street improvements on Rancho Drive, Sahara Avenue, Paseo Del Prado as required by the Division of Land Development of the Department of Community Planning and Development.
6. All street improvements on Sahara Avenue shall be approved by the Nevada Department of Transportation and applicant to pay costs.
7. The applicant to pay for the entire cost for the following traffic improvements except as otherwise noted.
8. Standard conditions 1 through 8.

MACK -

APPROVED, subject to limiting the parking structure to 3 stories, 22 1/2 feet above grade at the center portion of the structure, staff review of traffic conditions on Paseo Del Prado, 36" box trees on berm, no illumination on the north side of the building, deleting staff's conditions 1 and 4, and adding the standard conditions. Motion carried with Guthrie voting "no" and Kennedy "excused."

MR. FOSTER stated this is a 16 acre site. There is R-PD7 and R-1 development existing to the north. To the east is commercial zoning and to the south and west is commercial. The Interstate Freeway intersects Sahara at Rancho Drive. The site is under Resolution of Intent to commercial with the condition that there be a plot plan review which is the reason for this public hearing. This is for two 14 story office buildings, one at Rancho and Sahara, and the other at the corner of Paseo Del Prado and Sahara. There will be two 10 story buildings between the 14 story buildings. To the north of the 10 story buildings will be two parking structures, one four levels and one three levels. There are homes backing up with a maximum of 25 foot setback. There is 556,000 square feet in the office development with 1700 parking spaces in the parking structures. Staff is primarily concerned with how it will impact the traffic in the area and the nearby residents. The City Traffic Engineer feels the streets in the area will be able to handle the additional traffic. The parking structures will provide a buffer for the residential with trees, plants and a berm. Staff feels the parking structures should be redesigned to provide more open space. Staff would recommend approval, subject to the parking structures providing a buffer and trees in 25 foot setback area with landscaped planters on each level of the parking structure and screens on the parking structure as well as a berm.

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ITEM

12. Z-108-63(6) - PLOT PLAN REVIEW-WESTERN
PHASE I DEVCOR, INC. - (Continued)

A. Sahara Avenue and Rancho Drive Inter-
section.

1. Construct dual left turn lanes for eastbound and westbound traffic on Sahara Avenue.
2. Widen Sahara Avenue to accommodate the dual left turn lanes.
3. Move existing street lights from median to outside sidewalks.
4. Relocate signal on northwest corner and lengthen mast arms where necessary.
5. Lengthen left turn pockets for east and westbound traffic on Sahara Avenue.
6. Widen Rancho Drive 14 feet to the west for sufficient distance to provide a left turn lane into the office complex.
7. Construct northbound left turn lane on Rancho Drive at the entrance to the complex.
8. Relocate overhead sign designating lanes on Rancho Drive.

B. Sahara Avenue and I-15 Ramps.

1. Financially contribute to the Environmental Impact Study being conducted by the Nevada Department of Transportation based on the amount of traffic generated by this office development.

SCOTT WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant. This will be known as the Nevada Financial Center. They had some letters in favor from the nearby property owners. Two-thirds of the site is open space. These buildings will attract banks, mortgage companies, insurance companies and other major corporate users.

WILLIAM PECCOLE, 1848 Cashman Drive, appeared and represented the application. This will be the finest office complex that has ever been built in Las Vegas. It will be granite tile with beautiful landscaping.

ROBERT MAYFIELD, Executive Vice President of Western Devcor, appeared and represented the application. He explained the layout of the project.

CHARLES MCLEAN, 3930 East Camelback Drive, Phoenix, Arizona, appeared as the architect for the project. There will be ample open space, landscaping and parking.

ROBERT MAYFIELD stated this project will take 8 to 12 years for completion. It will cost \$225,000,000.

G. C. WALLACE said his firm made a study of the traffic in the area.

JAMES DUDLESTEN, Vice President of G. C. Wallace Engineering, appeared and stated he had conducted the traffic study. With the completion of this project the roads would be adequate to handle the traffic with minor changes in turning, etc.

GARY EVANS, 2301 West El Camino, appeared in favor. He was concerned about the appearance of the buildings in the back.

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PHONE 386-6301

COMMISSION ACTION

ITEM

PHASE II

A. Sahara and median opening between Teddy Drive and Rancho Drive.

1. Reconstruct median opening and the south leg of the intersection and align the entrance driveway to the complex to match the new median opening.
2. Construct dual left turn lanes for east and westbound traffic on Sahara Avenue.
3. Widen Sahara Avenue to provide for dual left turn pockets.
4. Signalize the intersection.

PHASE III

A. Sahara Avenue and Teddy Drive intersection:

1. Construct left turn lanes for east and westbound traffic on Sahara Avenue.
2. Reconstruct the signals at this intersection.
3. Widen Sahara Avenue to provide for dual left turn pockets.

PROTESTS: 13 on record with staff
20 persons in audience

GARY HOLLER, 2501 Lourdes, appeared in protest. He objected to the size of the buildings. He does not want to look at a solid wall for parking as his house backs up to this project. They will lose their privacy. This project will interfere with their television reception. The buildings will cast shadows in his back yard.

BARBARA DELL, 2421 Lourdes, appeared in protest. There is no need for more office space in Las Vegas and this will increase the traffic in the area.

MR. GAUDETTE, 2309 El Camino, appeared in protest. He objected to the loss of his privacy. He put a satellite on top of his house and this will harm the reception.

ROLAND MARCHAND, 2513 Sedonia, appeared in protest. This will generate too much traffic in the area. He would not want construction going on for so many years. He wanted the project completely landscaped from the beginning and all the parking put underground.

KRISTIN HAMES, 2620 Sedonia, appeared in protest. She does not object to commercial, but at such large buildings.

DR. BOB WEISS, 2113 Noco Court, appeared in protest. He objected to the height of the buildings.

LARRY MILLER appeared and represented the application in rebuttal. He went to the property owners homes explaining the project.

GREG also appeared in rebuttal stating he went to the homes explaining the project.

ROBERT MAYFIELD appeared in rebuttal. These buildings will be designed as office buildings and will not be convertible to other uses. If they lower the buildings, the open space will be lost. They could make all the parking three levels. They will install 36 inch box trees.

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

(8:42-11:02)

NOTE: There was a 6 minute recess.

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ITEM

13. AV-6-85 - ADMINISTRATIVE VARIANCE -
TERRELL AND DORIS EVANS

Request for an Administrative Variance to allow the addition of a 15' x 20' carport to a residence located at 1100 Cahlan Drive, C-D Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Johnston -
APPROVED, subject to the condition.
Motion carried with Bugbee and Kennedy "excused."

MR. FOSTER stated this property is zoned commercial and the applicant is using it for residential. The applicant wishes to construct a 15' x 20' carport on the residence. Staff would recommend approval, subject to the conditions.

TERRELL AND DORIS EVANS, 1100 Cahlan, appeared and represented the application. They are in agreement with staff.

This is final action.

(11:08-11:09)

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COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. TENTATIVE MAP - TIV-ON CONDO SUBDIVISION
(CONVERSION) EXTENSION
OF TIME

Property generally located between
Fremont Street on the south and Sunrise
Avenue on the north, east of Bruce
Street, C-2 Zone.

Owner/Subdivider: Chaim Yehros
No. of Acres: .42 No. of Units: 36

Staff recommends APPROVAL, subject to:

1. Extension of Time to expire on
10/3/86.

Johnston -
APPROVED, subject to the
condition.
Unanimous
(Kennedy excused)

MR. FOSTER stated staff would
recommend approval of a one-year
extension.

CHAIM YEHR0S, 1841 East Fremont
Street, appeared and represented
the application. He is in con-
currence with staff.

This is final action.

(11:09-11:10)

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ITEM

2. TENTATIVE MAP - CARMEL CONDO SUBDIVISION (CONVERSION) EXTENSION OF TIME

Property generally located between
Fremont Street on the west side of
Tenth Street, north of Stewart Avenue,
R-4 and C-2 Zones.

Owner/Subdivider: Chaim Yehros
No. of Acres: .32 No. of Units: 34

Staff recommends APPROVAL, subject to:

1. Extension of Time to expire on
10/3/86.

Johnston -
APPROVED, subject to the
condition.
Unanimous
(Kennedy excused)

MR. FOSTER stated staff recommends
a one year extension.

CHAIM YEHR0S, 1841 East Fremont
Street, appeared and represented
the application. He is in con-
currence with staff.

This is final action.

(11:10-11:11)

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COMMISSION ACTION

ITEM

3. Z-38-78 - PLOT PLAN REVIEW - RICKY
HILDRETH AND STEPHEN HUFFMAN

Request for a Plot Plan Review of
property located at 2013 Cameron Street,
R-PD6 Zone.

Staff recommends APPROVAL, subject to:

1. Standard condition 5.

Johnston -
APPROVED, subject to staff's
conditions and the applicant to
obtain a letter from the adjacent
resident stating he is not in any
way objecting to this cover as it
now exists.

Unanimous
(Kennedy excused)

MR. FOSTER stated this involves a
patio cover that was constructed
over a patio and jacuzzi. It was
constructed to the side property
line where there should be a
5' setback. There is a 15 foot
setback from the wall to the
property line on that side. If
there was a 5 foot setback, they
would have to cut the existing
cover back.

BETTY COHEN, 3737 West Sahara
Avenue, appeared and represented
the applicants. The jacuzzi is
out to the edge. He wants the
cover all the way to the wall. The
neighbors do not object to this.
It is an aluminum awning.

To be heard by the City Council on
11/6/85.

(11:11-11:18)

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ITEM

4. Z-8-85 - PLOT PLAN REVIEW - JAMES D. PETERSEN

Request for a Plot Plan Review on property generally located on the north side of Westcliff between Tenaya Way and Buffalo Drive, N-U Zone (under Resolution of Intent to R-2).

Staff recommends APPROVAL, subject to:

1. Relocate the complex to incorporate the north 85 feet of the property and provide a minimum 145 foot building setback from the south property line and 125 foot setback from the east property line.
2. The installation of off-site improvements may be phased. The portions of Westcliff Drive, the unnamed proposed street on the north side of the property and Luna Way shall be installed with Phase I.
3. Conformance to the original conditions of Z-8-85.

Bugbee -
APPROVED, subject to the conditions and an 80 foot setback on Luna Way.
Unanimous
(Kennedy excused)

MR. FOSTER stated this involves a request to amend the approved plot plan for a proposed nursing home facility. There will be a 180 foot setback from Westcliff and 145 foot setback from Luna. They will leave an 85 foot width from the north and then the parking has been eliminated on that end. They are asking for permission to install half street improvements for the portion adjacent to the part of the property that is to be developed. Staff feels the setback should be maintained. The development should be moved to the north to incorporate the 85 feet. The half street improvements should be put in on the north side. It will provide 145 foot setback from the 80 foot property line where it was originally 180 feet and instead of 150 foot setback to the east there would be a 125 foot setback to Luna Way.

RAY LUCCESE, 2770 South Maryland Parkway, appeared and represented the applicant. He will agree to moving the buildings the extra 85 feet and bringing the parking to the edge of the north right-of-way which would give a 145 foot buffer along Westcliff.

MR. FOSTER stated the residents in the area were assured, based on the plot plan submitted, that the building would be set back 180 feet. If there is any measurable deviation, this item should be held and the property owners notified.

(11:18-11:30)

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COMMISSION ACTION

ITEM

5. Z-24-83 - EXTENSION OF TIME - COUNTY OF CLARK

Request for an Extension of Time on property generally located on the north side of Stewart Avenue, between Rue Thirteen North and 14th Street, R-2 Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on November 10, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. FOSTER stated this is the second request for an extension of time. This is a public use site.

DEBBY DEGRAFF, 225 East Bridger Avenue, Clark County, appeared and represented the application.

(11:30-11:31)

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ITEM

6. AR-5-85 - AESTHETIC REVIEW - JESS H. MEYERS

Request for an Aesthetic Review of property generally located at 1410 Western Avenue, M Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Only operable vehicles permitted to be stored on the premises not to exceed thirty days.

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

MR. FOSTER stated this backs up to I-15 expressway and is an industrial area. The applicant is proposing to use the site for a parking lot for Test Site employees. If the vehicles are all operable, staff would recommend approval, subject to the conditions.

JESS H. MEYERS, 1410 Western Ave., appeared and represented the application. The lot will be used for short term storage of running vehicles, not to exceed thirty days.

This is final action.

(11:31-11:35)

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COMMISSION ACTION

7. AV-7-85 - ADMINISTRATIVE VARIANCE -
J. E. CLARK REALTY ON BEHALF
OF MR. AND MRS. RON KRAUSE

Request for an Administrative Variance
to allow the construction of a carport
on property located at 2005 South 11th
Street, R-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

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

MR. FOSTER stated this carport has
been there for 25 years and falls
under an Administrative Variance.
They are in the process of
refinancing the property.

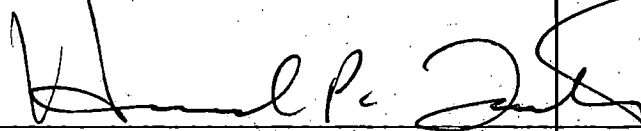
JACK CLARK, Clark Realty, 1229
South Casino Center, appeared and
represented the application.

This is final action.

(11:35-11:37)

ADJOURNMENT: There being no further business to come before the City Planning
Commission, the meeting adjourned at 11:37 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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