

AGENDA

City of Las Vegas

October 22, 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 - Present
Michael Mack - Present
Joseph Johnston - Excused
Sherri Tracy - Excused
Robert Bugbee - Present
Maggi Coleman - Excused
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.

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 Williams, Chief, Current
Planning Division
Mike Clark, Planning Assistant
Val Steed, Deputy City Clerk
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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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.

Guthrie -
APPROVED
Unanimous
(Coleman, Tracy and Johnston
excused)

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ITEM

NEW BUSINESS:

1. TENTATIVE MAP - PAINTED DESERT - ANN GRETA JONES ESTATE AND REBECCA SALTON ESTATE

Property generally located on the south-west corner of Ann Road and Rancho Drive, R-E and C-2 (under Resolution of Intent to R-PD5 and C-2).

Subdivider: H & C Investments

No. of Acres: 430 No. of Lots: 24

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of Z-57-85.
2. All golf cart street crossings shall be designed and improved with traffic control devices as required by the Traffic Engineer.
3. The street improvements and right-of-way locations for the intersections of street "A" and Lone Mountain Road and street "B" and Ann Road shall conform to the requirements of the Nevada Department of Transportation.
4. Temporary paved turn-around areas shall be provided at the end of each interior street as required by the Department of Community Planning and Development.
5. Dedicate a full 45.5 foot radius cul-de-sac at the south end of Rancheros Drive as required by the Department of Public Works.
6. All landscaping to be installed in the public right-of-way shall be maintained by the homeowners association.
7. Provide a drainage and flood analysis as required by the Division of Land Development of the Department of Community Planning and Development.

Bugbee -

APPROVED Conditions 1, 2, 3, 4, 5 (with the turnaround on the R-E lots of the south end of Los Rancheros), conditions 6, 7, 8 (to be worked out with staff prior to 11/6/85 City Council meeting), 9, 10, 11a, 11b, 11c; also side-walks on one side of streets throughout the development and street lights to have equivalent intensity and to be worked out with staff and a 60 foot minimum width shall be provided on all public streets on the interior of the development.

Unanimous

(Coleman, Tracy and Johnston excused)

MR. FOSTER stated this item and the next three items all relate to the same property. Staff would like to see the interior streets remain private. There will be golf cart crossings in five locations. If this should be approved with public streets, staff feels they should meet the City's standards. Because of the size of the commercial site and the density of the project all streets should be a minimum of 60 feet in width. The commercial site will generate 15,000 to 20,000 car trips per day. Staff feels there is a need for pedestrians to walk in the area necessitating sidewalks and there should be standard lighting. Rancheros deadends and a cul-de-sac should be provided. Staff feels there should be lights for safety reasons. The owner intends to sell the sites to various developers and they will have to install the lighting. They are requesting the half-street improvements on the north side of Parcel 16 be constructed when Parcel 16 is developed. When the zoning was approved it was indicated that all the off-sites on Rancho should be waived since it will be constructed to freeway standards in the future. There is street access from Parcel 17 just south of Ann Road and there needs to be a minimum distance of 300 feet from Ann Road because of the amount of traffic that will be on the street. This development will be constructed on a phase basis over the next 5 to 8 years.

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ITEM

1. TENTATIVE MAP - PAINTED DESERT - Cont'd

8. Relocate access to Parcel 17 a minimum of 300 feet south of the Ann Road entrance.
9. Emergency access shall be provided to Parcels 4, 6, 10, 11 and 19 from public streets as required by the Department of Fire Services.
10. If a wall is constructed along an exterior boundary street, the CC&Rs shall contain wording to the effect that each property owner of a lot backing up to said wall or the homeowners' association 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.
11. Waivers shall be permitted as follows:
 - a. Roll curb shall be permitted on all interior streets except on commercial sites, the entrance streets to the subdivision and on the streets where needed for drainage purposes as required by the Division of Land Development of the Department of Community Planning and Development.
 - b. All street improvements shall be waived on Rancho Drive.
 - c. The east/west street north of Parcel 16 shall be improved at the time of the development of Parcel 16.

12. Standard conditions 1 - 3.

If the interior public streets are constructed at this time, staff feels there should be temporary paving at the ends for a turnaround. Staff feels the roll-type curb is reasonable, except adjacent to the commercial where there's a need for drainage and at the entry streets "L" type should be installed and then transition to roll type. If the streets are public, some type of traffic control device should be installed at the golf cart crossings with the expense to be borne by the developer.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the developer. This will be a residential community with a public golf course. The zoning map that was approved shows the streets the same as this tentative map. Changing street locations would cause a problem. They would like to waive all sidewalks on the boundary and interior streets with the exception of Ann Road and Lone Mountain Road. The public streets will have landscaping on both sides which will be maintained by the homeowners association. They will provide illumination within the landscaping for streeting lighting. They will install traffic control devices at the golf cart crossings. They can provide an off-center cul-de-sac on the R-E lots on the southeast end of Rancheros Drive. They would like the entrance to Parcel 17 to be 200 feet south of the Ann Road entrance. They agree to "L" type curbs adjacent to commercial only. They would like to install the improvements on the east/west street north of Parcel 16 at the time Parcel 16 develops.

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

(7:37-8:32)

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ITEM

2, FINAL MAP - PAINTED DESERT - ANN GRETA JONES ESTATE AND REBECCA SALTON ESTATE.

Property generally located on the southwest corner of Ann Road and Rancho Drive, R-E and C-2 (under Resolution of Intent to R-PD5 and C-2).

Subdivider: H & C Investments
No. of Acres: 430 No. of Lots: 24

Staff recommends APPROVAL, subject to:

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

Bugbee -
APPROVED, subject to the conditions.

Unanimous
(Coleman, Tracy and Johnston excused)

MR. FOSTER stated staff would recommend approval, subject to the conditions.

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

(8:32 - 8:33)

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ITEM

3. AMENDMENT TO MASTER PLAN OF STREETS AND HIGHWAYS - ANN GRETA JONES ESTATE AND REBECCA SALTON ESTATE.

Application to delete Cimarron Road, Buffalo Drive, Washburn Road and Tenaya Way located between Ann Road on the north, Lone Mountain on the south, Oran K. Gragson Highway on the east and Durango Drive on the west.

Staff recommends APPROVAL.

PROTESTS: 1

Bugbee -
APPROVED.
Unanimous
(Coleman, Tracy and Johnston excused)

MR. FOSTER stated this application would delete Buffalo, Cimarron, Washburn and Tenaya from the Major Street Plan in connection with the Painted Desert development project. Staff would recommend approval.

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

GABRIEL MARTINEZ, 3656 South Blackstone, appeared in favor.

GARNA IVERSON, 7463 Washburn Road, appeared in protest. He was concerned that Tenaya will be deleted from Washburn to Ann Road.

W. R. JONES, Washburn and Lisa, appeared asking what will happen to the right-of-way that was dedicated to the City.

MR. FOSTER replied if there is 40 feet dedicated, the City would vacate 10 feet, which will be returned to him. There will only be the 60 feet of right-of-way retained for street purposes.

The City Council will set a date for a public hearing on this item at their meeting on 11/6/85.

(8:33 - 8:41)

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ITEM

4. VAC-15-85 - JARED SHAFER FOR THE ESTATE OF ANN GRETA JONES

Petition of Vacation to vacate portions of Cimarron Road, Buffalo Drive and an unnamed frontage road generally located west of Rancho Drive between Ann Road and Lone Mountain Road.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 4.

PROTESTS: 0

Guthrie -

APPROVED, subject to the conditions.

Unanimous

(Coleman, Tracy and Johnston excused)

MR. FOSTER stated this is a request to vacate 10 feet along the east side of Cimarron Road for about 600 feet south of Ann Road and 75 feet that has been dedicated on Buffalo and the frontage road parallel to Rancho and the Expressway. Staff would recommend approval, subject to the standard conditions.

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

No one appeared in opposition.

The City Council will set a date for a public hearing on this item at their 11/6/85 meeting.

(8:41 - 8:43)

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COMMISSION ACTION

ITEM

5. TENTATIVE MAP - TONOPAH SPRINGS (CONDO
CONVERSION) - BARTON AND ARLEEN
TENENBAUM, ET AL

Property generally located on the south-
east corner of Washington Avenue and
Tonopah Drive, R-3 Zone.

Subdivider: Goldstar Development Co.
No. of Acres: 0.64 No. of Units: 16

Staff recommends APPROVAL, subject to:

1. Standard conditions.

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

MR. FOSTER stated this involves an
existing apartment project. The
applicant would like to convert
this to a condominium project.
Staff would recommend approval.

BOB MCNUTT, Chilton Engineering,
3233 West Charleston Boulevard,
appeared and represented the
applicant.

To be heard by the City Council on
11/20/85.

(8:43 - 8:44)

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ITEM

6. FINAL MAP - TONOPAH SPRINGS (CONDO
CONVERSION) BARTON AND ARLEEN
TENENBAUM, ET AL

Property generally located on the south-
east corner of Washington Avenue and
Tonopah Drive, R-3 Zone.

Subdivider: Goldstar Development Co.
No. of Acres: 0.64 No. of Units: 16

Staff recommends APPROVAL, subject to:

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

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

MR. FOSTER stated staff would
recommend approval, subject to
the conditions.

BOB McNUTT, Chilton Engineering,
3233 West Charleston Boulevard,
appeared and represented the
applicant.

(8:44 - 8:45)

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ITEM

COMMISSION ACTION

7. TENTATIVE MAP - SUNSHINE VILLAGE (CONDO
 CONVERSION) - GOLDSTAR DEVELOPMENT CO.

Property generally located on the east
 side of Dike Lane, north of Bonanza Road,
 R-1 Zone (under Resolution of Intent to
 R-PD16).

Subdivider: Goldstar Development
 Company, Et Al

No. of Acres: 4.1 No. of Units: 66

Staff recommends APPROVAL, subject to:

1. Standard conditions.

Bugbee -
 APPROVED
 Unanimous
 (Tracy, Coleman and Johnston
 excused)

MR. FOSTER stated this tentative
 map conforms with the subdivision
 regulations. Staff would
 recommend approval.

BOB McNUTT, Chilton Engineering,
 3233 West Charleston Boulevard,
 appeared and represented the
 applicant.

To be heard by the City Council
 on 11/20/85.

(8:45 - 8:46)

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ITEM

8. FINAL MAP - SUNSHINE VILLAGE (CONDO
CONVERSION) - GOLDSTAR DEVELOPMENT CO.,
ET AL

Property generally located on the east
side of Dike Lane, north of Bonanza Road,
R-1 Zone (under Resolution of Intent to
R-PD16).

Subdivider: Goldstar Development Co.,
Et Al

No. of Acres: 4.1 No. of Units: 66

Staff recommends APPROVAL, subject to:

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

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

MR. FOSTER stated staff would
recommend approval, subject to
the conditions.

BOB McNUTT, Chilton Engineering,
3233 West Charleston Boulevard,
appeared and represented the
applicant.

(8:46 - 8:47)

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ITEM

9. VAC-14-85 - HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Petition to Vacate a portion of Marlin Avenue, generally located between 13th Street and 14th Street and a portion of 13th Street generally located between Stewart Avenue and Marlin Avenue.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 3.

PROTESTS: 0

Mack -
APPROVED
Unanimous
(Coleman, Tracy and Johnston
excused)

MR. FOSTER stated the Housing Authority has a site that is being proposed for a senior citizens facility. Staff would recommend approval.

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

No one appeared in opposition.

The City Council will set a date for a public hearing on this item at their 11/6/85 meeting.

(8:47 - 8:48)

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COMMISSION ACTION

ITEM

10. Z-67-85- VISTA MANAGEMENT, INC.

Application for reclassification of property generally located on the north side of Fremont Street between Eastern Avenue and 25th Street, from C-2 to M.

Proposed Use: Automotive Repair and Service Facility

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan.
3. Building elevations be redesigned to reduce the size of the large overhead access doors on the front of the building.
4. Standard conditions 2 - 8.

PROTESTS: 0

Bugbee -

APPROVED with no body and fender repairing, no outside storage, and no semi-permanent parking of cars. Motion carried with Mack voting "no."

(Coleman, Tracy and Johnston excused)

MR. FOSTER stated this application involves a site on the north side of Fremont between Eastern and 25th Street. It is a portion of the overall parcel. This automotive center will handle all types of auto repairing. They propose garage doors that will be the entire width of the property. Staff feels the doors should be modified with half of the openings with doors in the front and full doors in the rear. Staff does not feel this is a proper location for M zoning and would recommend denial. There are no protests on record.

DAVID WEIR, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the developer of the project. This is a new concept in auto care. They are attempting to bring all types of car repairing into one location and create an attractive center. These centers have been built in other areas of the country. There will not be any outside storage of parts or cars, nor any repairing of cars. There will be an area where persons can wait for their cars to be repaired and a shuttle will drive them to their place of employment, etc. and return them to their cars. There will be heavy landscaping on Fremont Street. There will be a separate building for auto parts in an island in the center of the parking lot, which will be a buffer to the garage.

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ITEM

10. Z-67-85- VISTA MANAGEMENT, INC. (Continued)

MORT KRAMER, 9322 North 92nd Way, Scottsdale, Arizona, appeared and represented the application as the owner of the property. There is a need for this type of service center. This will upgrade the service work for autos. The buildings will be of steel, masonry and plaster. They have received offers from car service dealers to lease a stall in the garage. There will be a shuttle service taking customers to and from their destinations while their cars are being repaired. They plan to build three of these service centers in Las Vegas. There will be guidelines for each service dealer to follow, such as not storing cars in front of the garage.

No one appeared in opposition.

To be heard by the City Council on 11/20/85.

(8:48 - 9:13)

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ITEM

11. Z-68-85 - CITY OF LAS VEGAS

Application for reclassification of property generally located on the west side of the Oran K. Gragson Highway between Smoke Ranch Road and Cheyenne Avenue, from N-U to C-PB.

Proposed Use: High Tech Business Park

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a fifteen year time limit.
2. Submission of a development plan to the Planning Commission for review and approval prior to development.
3. Dedication of right-of-way and installation of street improvements shall be required at the time of development review.

PROTESTS: 1

Mack -

APPROVED, subject to the conditions.

Unanimous

(Coleman, Tracy and Johnston excused)

MR. FOSTER stated this application involves 300 acres. The City is now in the process of acquiring this land from the Bureau of Land Management. The park will contain research laboratories, offices, etc., and some commercial to primarily service the employees working in the buildings. There will be substantial open space and landscaping. The elevations will be presented at the time of development.

DAVID RENNECH, 2440 Cherrywood, appeared asking who would be occupying the park and will the City own the property? Will the final plans be brought back before this Commission?

MR. FOSTER stated the City will lease and sell the parcels. The final designs will come back to the Planning Commission. There will be CC&R's in the entire project to ensure that high standards are maintained.

JAMES MCCALL, 3700 Las Vegas Boulevard South, appeared and inquired on the type of commercial that will be in the park.

MR. FOSTER stated there would not be any commercial other than restaurants and service uses primarily for the high-tech businesses.

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ITEM

11. Z-68-85 - CITY OF LAS VEGAS - (Continued)

GABRIEL MARTINEZ, 3656 South Blackstone, appeared questioning the traffic situation at Buffalo.

MR. FOSTER said the majority of the traffic will be going onto the freeway.

LYLE MAJORS, 2844 South Torrey Pines, appeared inquiring what assurance the public has that this will not have vacant buildings like the industrial park in North Las Vegas.

MR. FOSTER said this will not be an industrial park and it will consist of office, commercial, and some product assembly uses. The City already has a company interested in occupying a portion of this facility.

To be heard by the City Council on 11/20/85.

(9:13 - 9:27)

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COMMISSION ACTION

ITEM

12. Z-82-84- EXTENSION OF TIME - FARLEY M. ANDERSON, JR.

Request for an Extension of Time on property generally located on the northwest corner of Lake Mead Boulevard and Torrey Pines Drive, from N-U to R-3 and C-1.

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on December 5, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. FOSTER stated this is the first request for an Extension of Time. The developer states that the original application was based on a joint venture which did not materialize and they are now in the process of negotiating with a new developer. Staff would recommend approval, subject to the conditions.

CHARLEY FINNEGAN, 228 South 4th Street, appeared and represented the applicant.

To be heard by the City Council on 11/20/85.

(9:27 - 9:28)

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ITEM

SUPPLEMENTAL AGENDA:

1. Z-60-82 - PLOT PLAN REVIEW - CESAR GALINDO

Request for a Plot Plan Review for property generally located on the north side of Sahara Avenue between Mariposa and Monterey Avenue, C-1.

Staff recommends APPROVAL of the addition, but DENIAL of the landscaping waiver, subject to:

1. Conformance to the plot plan and elevations.

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

MR. FOSTER stated this application involves a couple of additions to an existing shoe store that is located on Sahara Avenue. They are proposing a small addition to the front and back.

JOSEPH CONNOR, 3430 East Flamingo Road, appeared and represented the applicant.

This is final action.

(9:28 - 9:30)

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ITEM

2. Z-52-85 - REVIEW OF CONDITION - THOMAS J. MCINTYRE

Request for a Review of Condition for property located at 701 North Eastern Avenue, R-1 Zone (under Resolution of Intent to C-D).

Staff recommends DENIAL.

Bugbee -
APPROVED as submitted.
Unanimous
(Coleman, Tracy and Johnston excused)

MR. FOSTER stated this property was approved for C-D zoning. The applicant would like to modify the landscaping along the street frontage and delete one segment along Eastern Avenue and two along Wilson Avenue-one on the center portion and one west of the driveway. If the landscaping were to be installed, the pavement would have to be removed to provide water to the site. Staff feels there should be landscaping because of the residential to the southwest on Wilson Avenue.

THOMAS MCINTYRE, 1834 East Bonanza Road, appeared and represented the application. They would have to cut up the asphalt to install a sprinkler system. This property will be used by a quick-print shop and a secretarial service.

WAYNE PYLES, 2700 Mason Avenue, appeared and is the operator of the quick-print shop.

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

(9:30 - 9:41)

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3. Z-57-78 - PLOT PLAN REVIEW - BILL RICHARDSON

Request for a Plot Plan Review for property located at 2312 Rancho Bel Air Drive, R-PD4 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

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

MR. FOSTER stated this application is a deviation to the front setbacks. At the time this application was approved there were 20 foot setbacks established for the front. This is an irregularly shaped lot. They are proposing a large home and at the northwest corner there will be only 13 1/2 feet from the front property line and 4'8" from the property line where the carport is located. The Architectural Review Board recommended approval. The Homeowners Association indicated they would be in approval if the adjoining property owner was in favor. That property owner objects to these setbacks so consequently the Homeowners Association now objects to it.

BILL RICHARDSON, 2315 Loreda Drive, appeared and represented the application.

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

(9:41 - 9:44)

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COMMISSION ACTION

ITEM

4. AR-6-85 - AESTHETIC REVIEW - COMANCHE CONSTRUCTION

Request for an Aesthetic Review on property located at 2910 South Highland.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

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

MR. FOSTER stated the development consists of a series of commercial buildings for a total of 82,000 square feet. The project is well designed and there will be landscaping in front of the building. Staff would recommend approval, subject to the condition.

STEVE COHEN appeared and represented the owner of the property.

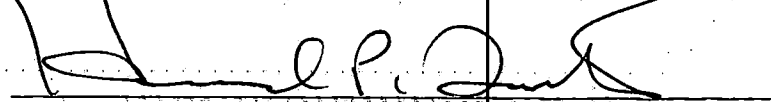
This is final action.

(9:44 - 9:45)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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