COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM	COMMISSION ACTION
CALL TO ORDER: 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.	CHAIRMAN KENNEDY called the meeting to order at 2:00 P.M.
ROLL CALL: Fred Kennedy, Chairman - Present Michael Mack - Present Joseph Johnston - Present Sherri Tracy - Present Robert Bugbee - Excused Maggi Coleman - Present Robert Guthrie - Present	STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development Mike Clark, Planning Assistant Lindsey Mills, Administrative Secretary Linda Owens, Deputy City Clerk
ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements and Reading of Standard Conditions:	MR. FOSTER announced this meeting is in compliance with the Open Meeting Law.
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.	MR. FOSTER read the standard conditions that apply to all approved rezoning items.

ITEM	COMMISSION ACTION
NEW BUSINESS:	
1. Z-70-85 - FLETCHER JONES Property generally located on the west side of Rancho Drive between Sirius Avenue and Desert Inn Road, from R-E and M to M. Proposed Use: Car Dealerships Staff recommends APPROVAL, subject to: 1. Resolution of Intent with a twelve month time limit. 2. Install full half-street off-site improvements conforming to City of Las Vegas standards and specifications on Sirius Avenue and Rancho Road. 3. Conformance to the plot plan and elevations. 4. Standard conditions 2 - 8. PROTESTS: 0	Johnston - APPROVED Unanimous (Bugbee excused) MR. FOSTER stated this is on the west side of Rancho Drive. The general pattern in the area is industrial. The I-15 freeway is directly to the east of this property. The applicant is proposing two new car dealerships. Staff would recommend approval, subject to the conditions. ARCHIE STONE, Business Manager, Fletcher Jones Chevrolet, 444 South Decatur Boulevard, appeared and represented the application. The two new car dealerships will consist of a Mercedes Benz dealership on the northeast corner of Sirius and Rancho and adjacent to that will be a foreign car dealership. They plan to blacktop the property, install curbs, gutters and landscaping. This business will not generate very much traffic on Sahara and Rancho because a lot of the traffic will come in off Spring Mountain, Sirius and Desert Inn. No one appeared in opposition. To be heard by the City Council on 11/6/85. (2:00 - 2:05)

Adjournment: There being no further business to come before the City Planning Commission, the meeting adjourned at 2:05 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

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