

AGENDA

City of Las Vegas

November 14, 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 - Present
Sherri Tracy - Excused
Robert Bugbee - Present
Maggi Coleman - Present
Robert Guthrie - Excused

ANNOUNCEMENT:

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

All zoning items shall conform to the following conditions:

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

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

STAFF PRESENT:

Harold P. Foster, Director
Department of Community Planning and Development
Frank Reynolds, Deputy Director
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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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 October 10, 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.

Bugbee -
APPROVED
Unanimous
(Tracy and Guthrie excused)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. TENTATIVE MAP - GLENVIEW LANDING - WEST SAHARA INVESTMENTS, INC.

Property generally located on the north-west corner of Lake East Drive and Waterside Circle, N-U (under Resolution of Intent to R-PD23).

Applicant: B. G. Dickstein

No. of Acres: 10 No. of Lots: 91

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-54-84.
2. This action constitutes Plot Plan Review under Z-54-84.
3. Property owner to apply for rezoning of the area involved in this tentative map from R-PD23 to R-PD9.
4. CC&R's are to be provided prior to the recordation of a Final Map for any portion of this development.
5. Provide a minimum of two parking spaces adjacent to each tennis court and a minimum of six parking spaces adjacent to the pool area.
6. Amend the final map of The Lakes at West Sahara Phase I to remove that portion of common area Lot W shown on Lot 1, Block 1 of this tentative map.
7. If a wall is constructed along an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall 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.
8. Standard conditions.

Bugbee -

APPROVED, subject to staff's conditions and to take care of the corner of the property and to use the garage for no other use than a garage which should be stated in the CC&R's.

Unanimous

(Tracy and Guthrie excused)

MR. FOSTER stated this is in The Lakes Subdivision. The density is being decreased from 23 to 9 units per acre. This project is laid out similarly to an R-CL development. The front portion of the properties are to be held in common and the rear portion in fee simple. There is one access to the side off Waterside Circle which is broken up by a landscaped median. It has all private drives. There will be two tennis courts, one in the southeast portion of the property and one in the northeast. A swimming pool will be in the northwest corner of the property. The private drives will be approximately 30 feet wide. Staff feels the visitor parking would be acceptable with the tandem parking arrangement, but feel there should be parking at the swimming pool and tennis courts.

B. G. DICKSTEIN, Glenview Development Corporation, 3863 Valley View, appeared and represented the application. They do not see any need to rezone this parcel because they are underneath the maximum zoning. He objected to the parking spaces near the swimming pool and tennis courts. There will be four parking spaces per unit; two in the garage and two in the driveway. The homes will range from \$129,000 to \$180,000 for 1,400 to 2,490 square feet.

COMMISSIONER COLEMAN felt the garage should be used only for a garage and no other purpose.

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1. TENTATIVE MAP - GLENVIEW LANDING -
WEST SAHARA INVESTMENTS, INC. (Continued)

B. G. DICKSTEIN said there will be a groundskeeper and helper to maintain the property that is to be held in common and use a golf cart to transport homeowners to the lake, etc. They would be willing to insert in the CC&R's that the garage is only to be used for a garage and no storage or other use.

To be heard by the City Council
on 12/4/85.

(7:35-7:56)

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ITEM

2. VAC-16-85 - SECOND BAPTIST CHURCH, INC.

Petition of vacation to vacate portions of Monroe Avenue between "D" and "E" Streets, Madison Avenue between "E" and "F" Streets and "E" Street between Monroe Avenue and Jefferson Avenue.

Staff recommends APPROVAL, subject to:

1. The vacation be amended to 5 feet on each street with the retention of all applicable property line radii as required by the Department of Public Works.
2. Standard conditions 1 thru 4.

PROTESTS: 0

Johnston -

APPROVED, subject to staff's conditions and the applicant to make an application for an encroachment agreement with the City on the balance.

Unanimous

(Tracy and Guthrie excused)

MR. FOSTER stated the applicant is requesting a vacation of 11 1/2 feet from the 70 foot right-of-way that exists from the church and adjacent to the satellite parking. It appears the right-of-way could be reduced to 60 feet, which would make a vacation of 5 feet on each side. The City feels they will need the 60 foot width in the future.

ROBERT FORTSON, 2011 Goldhill, appeared and represented the application. They need 11 1/2 feet on each street so they can utilize the area for additional parking spaces. They would be willing to apply to the City Council for an encroachment and/or a variance.

No one appeared in protest.

The City Council will set a date for a public hearing on this item at their 11/20/85 meeting.

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ITEM

3. Z-69-85 - CLIMI DEANE WAITS AND FAYE WAITS

Application for reclassification of property generally located on the east side of Burnham Avenue, between Sahara Avenue and Exley Avenue, from R-1 to P-R.
Proposed Use: Office

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Install concrete sidewalk and commercial driveway on the Burnham Avenue frontage as required by the Department of Community Planning and Development.
3. Redesign the parking to 90 degree spaces and submit the plan to the Traffic Engineer.
4. Standard conditions 2 - 4.

PROTESTS: 7 on record with staff
1 spoke at meeting

Mack -
DENIED
Motion carried with Bugbee and Johnston voting "no."

(There was a first motion which did not carry. Bugbee made a motion for APPROVAL with Coleman, Kennedy and Mack voting "no" and Tracy and Guthrie excused.)

MR. FOSTER stated this application has been before the Planning Commission previously. This application only involves the portion of property that fronts on Burnham, which is across from the C-1. The area around the property is zoned R-1. There is a zoning plan for this area which sets forth that the commercial should extend 150 feet north of Sahara, then an additional 150 feet of P-R on the next 100 feet and north of the P-R it is to remain R-1. This particular site is in the area to remain R-1. They are proposing 14 parking spaces. The second floor would be used for office area with parking underneath. Since this is not in accordance with the zoning pattern in the area, staff would recommend denial.

RUSS AVERY, Avery Engineering, and FAYE WAITS appeared and represented the application. They state the existing property is not being used for anything and the surrounding property has not been maintained either. The proposed building is designed to look like a residence with all the parking within the building. This property is not desirable for residential because of the traffic. They spoke to some of the property owners in the area who are in favor of improving the property the same as across the street. There will not be any traffic at night. They will have a 3,500 lb. trash compactor. There will be ample parking. There is an interior stairwell on the property. There will not be any windows on the back of the building.

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3. Z-69-85 - CLIMI DEANE WAITS AND FAYE WAITS
(Continued)

CONRAD LOCKNER, 2312 Mariposa, appeared in protest. This property is approximately 6 to 8 feet higher than the residential in back. He felt the windows on the side will allow persons to look into the residences.

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

(8:05-8:22)

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ITEM

4. Z-71-85 - SCOTT BINDRUP, ET AL

Application for reclassification of property located at 1613 East Sahara Avenue, from R-2 to C-1.

Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan and elevations.
3. Installation of a 6 foot high wall along the north property line.
4. Standard conditions 2 - 8.

PROTESTS: 0

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

MR. FOSTER stated the parcels along this segment of Sahara Avenue are transitioning to commercial. Staff would recommend approval, subject to staff's conditions.

ATTY. KENNETH CORY, 3822 Don Carlos Drive, one of the owners of the property, appeared and represented the application. They also own the property immediately to the west. They plan on rehabilitating this building for law offices.

No one appeared in protest.

To be heard by the City Council on 12/4/85.

(8:22-8:26)

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ITEM

5. Z-72-85 - M. CHARLENE GAUGER

Application for reclassification of property located at 507 South Decatur Boulevard, from R-1 to P-R.

Proposed Use: Office

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan.
3. Standard conditions 2 - 8.

PROTESTS: 0

Mack -

APPROVED, subject to the conditions.

Unanimous

(Tracy and Guthrie excused)

MR. FOSTER stated this is in the Hyde Park Subdivision. These lots are transitioning to P-R that front on Decatur. There is C-2 across the street. There is parking in front and landscaping in the rear.

M. CHARLENE GAUGER, 507 South Decatur Boulevard, appeared and represented the application. She plans to rezone this property and then sell it.

No one appeared in protest.

To be heard by the City Council on 12/4/85.

(8:26-8:28)

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6. Z-73-85 - LEON H. ROCKWELL

Application for reclassification of property generally located at the north-west corner of Bonanza Road and Highland Drive, from R-E and C-2 to C-1.

Proposed Use: Gas Station and Mini-Mart

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Install half-street off-site improvements on Sunny Place and sidewalk on Bonanza Road.
3. Approval and execution of an encroachment permit for Bonanza Road right-of-way.
4. Conformance to the plot plan and elevations.
5. Standard conditions 2 - 8.

PROTESTS: 0

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

MR. FOSTER stated this site is zoned R-E and C-2. Farther west on Bonanza there is C-2. This request is for an Arco Mini-Mart.

ATTY. CHRIS KEMPER appeared and represented Atlantic Richfield, and SHARON DOUGLAS, Atlantic Richfield, 17315 Studebaker Cerritos, appeared and represented the application.

No one appeared in protest.

To be heard by the City Council on 12/4/85.

(8:28-8:31)

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ITEM

7. Z-74-85 - SIERRA HEALTH SERVICES AND
VER-LEN, INC.

Application for reclassification of
property located at 2450 West Charleston
Boulevard, from R-E to C-D and P-R.

Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve
month time limit.
2. Conformance to a plot plan revised
to show a 10 foot wide landscaped
buffer along the north (rear) side
of this property. Trees shall be
installed on top of an elevated
berm and shall be a minimum 24" box
size.
3. Conformance to the elevations.
4. Furnish the Traffic Engineer with a
copy of the joint use agreement for
the proposed driveway.
5. Standard conditions 2 - 8.

PROTESTS: 0

Mack -

APPROVED, subject to the
conditions.

Unanimous

(Tracy and Guthrie excused)

MR. FOSTER stated this is on the
north side of Charleston Boulevard,
west of Rancho Drive. The parcel
to the west is zoned C-D. To the
north is a planned development.
The applicant is requesting C-D on
the southerly portion of the site
and P-R from the building north.
This will be an administrative
office for a group medical
facility. They are proposing 205
parking spaces and the code
requires 218 spaces. Parking is
based on the number of employees.
The building will be approximately
53,900 square feet, 2 1/2 stories
high. There will be a 67 foot
front setback with landscaping.
Staff would recommend approval,
subject to the conditions.

BILL GODFREY, Sierra Health
Services, 3888 Oakhill, and GLENN
OSBORNE, Ver-Len, Inc., 10660
Rancho Destino, appeared and
represented the application. They
are in agreement with staff's
conditions.

No one appeared in protest.

To be heard by the City Council
on 12/4/85.

(8:31-8:39)

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ITEM

8. Z-75-85 - CHARLESTON COMMERCIAL PROPERTIES

Application for reclassification of property generally located at the southwest corner of Charleston Boulevard and Placid Avenue, from N-U to R-PD23.

Proposed Use: Apartment

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Revise plot plan to provide improved relationship between parking areas and apartment units as required by the Department of Community Planning and Development.
3. Conformance to the submitted elevations.
4. Installation of a 6 foot high block wall along the south and west property lines.
5. Enhance building elevations as required by the Department of Community Planning and Development.
6. Standard conditions 2 - 8.
7. Amend the application to R-PD20.

PROTESTS: 0

Bugbee -
APPROVED R-PD23 as requested by the applicant, subject to staff's other conditions.
Unanimous
(Tracy and Guthrie excused)

MR. FOSTER stated this involves a parcel that was annexed into the city recently. The area to the north of Charleston is in the city and to the south is in the county. The applicant is requesting R-PD23 for a 28-unit apartment development. Staff feels the parking should be redesigned because there will be a long walk from the parking area to some of the units. Staff would recommend approval of the application being amended to R-PD20.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. They prefer R-PD23. They plan to add a tennis court and due to the required reduction of the streets they feel the R-PD23 is justified. They are agreeable to moving the parking spaces around.

ED HUTCHIN, 212 Desert View, appeared and represented the application. The stairway will be on the interior of the buildings.

No one appeared in protest.

To be heard by the City Council on 12/4/85.

(8:39-8:47)

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ITEM

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9. Z-76-85 - STEPHEN A. KOLLINS, M.D.

Application for reclassification of property generally located on the north side of Palomino Lane between Truluck Lane and Tonopah Drive, from R-1 and P-R to P-R.

Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan and elevations.
3. Standard conditions 2 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is for a new two-story medical building. They will utilize the property to the west. The center parcel has been used for a child-care nursery. There is P-R immediately to the north on Tonopah which will be incorporated into the site plan.

COMMISSIONER JOHNSTON felt this building looks more like an office building than a residence.

STEPHEN A. KOLLINS, M. D., 1721 Ramble Court, appeared and represented the application. They had another parcel approved recently that had a similar appearance to this building.

No one appeared in protest.

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

(8:47-8:52)

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ITEM

10. Z-106-78, Z-28-77 and Z-27-76 - REVIEW OF CONDITIONS - VALLEY HOSPITAL

Request for a review of conditions to allow a pedestrian access from Kingsbury Lane to the Valley Hospital property at 620 Shadow Lane.

Staff recommends DENIAL of request to delete conditions of cases Z-27-76, Z-28-77 and Z-106-78.

PROTESTS: 18 on record with staff.
2 spoke at meeting

FAVOR: 1 spoke at meeting

Bugbee -
APPROVED with a gate for pedestrians and applicant to maintain Kingsbury Lane free of any accumulated litter.
Motion carried with Coleman voting "no."

MR. FOSTER stated this portion of the block wall was to prevent any access to the residential streets to the west and north. There are two residences on the west side of Kingsbury Lane. On the east side of Kingsbury Lane there are three medical office buildings owned by Valley Hospital. The purpose of the access is so employees can park in the hospital lot to the south of Kingsbury Lane. At the time the zoning was approved, all access was to be from Shadow Lane and they were to enter these offices from the rear. Due to the expansion of the hospital there isn't any physical access to the parking lot without having to go through the building. Staff feels the approved conditions should be adhered to to protect the adjoining residential to the west.

ATTY. JOHN MORAN, JR., JACQUELINE GLASS, and Valley Hospital Administrator, ERNIE LIBMAN, appeared and represented the application. This is a transitioning area. There are only two homes on Kingsbury; one homeowner is in favor and one is in objection.

DR. W. STONE, 1915 Pinto Lane, appeared in favor. Valley Hospital patrols the area with a security guard and keeps up the landscaping.

SUSAN HOLLAND, 640 Kingsbury Lane, appeared in protest. This will encourage persons to walk back and forth on the street and to litter the area. This will reduce the property values. Valley Hospital could use a shuttle or valet to transport their employees.

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ITEM

10. Z-106-78, Z-28-77 and Z-27-76-- REVIEW--
OF CONDITIONS - VALLEY HOSPITAL (Continued)

KEN HOLLAND, 640 Kingsbury Lane, appeared in protest. This will increase the traffic and bring undesirable persons into the area.

ATTY. JOHN MORAN, JR. appeared in rebuttal. This area does not have any litter caused by Valley Hospital. The persons using the parking lot will be professionals employed at the hospital. This will not create a big traffic problem on Kingsbury. "No parking" signs could be posted on the west side of Kingsbury.

COMMISSIONER COLEMAN felt if there wasn't any parking on the west side of Kingsbury that persons would just park on the east side of Kingsbury.

SUSAN HOLLAND said Dr. Stone has tried to have his property rezoned for a medical building. They just want protection for the residences.

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

(8:52-9:15)

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ITEM

11. Z-20-76 - PLOT PLAN REVIEW - LLOYD MANNING

Request for a Plot Plan Review on property located on the northeast corner of Silver Stream and Lorenzi Boulevard, C-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations amended to relocate the south building site to the westerly side of the property as required by the Department of Community Planning and Development.
2. Dedicate 40 feet of right-of-way for Lorenzi Boulevard and a 20 foot property line radius corner at the intersection of Lorenzi Boulevard and Silverstream Drive.
3. Install half-street off-site improvements on Lorenzi Boulevard and sidewalk and a commercial driveway on Silverstream Drive.
4. Eliminate the proposed southeasterly driveway on Silverstream Drive.
5. Standard conditions 2 - 8.

Johnston -
APPROVED, subject to staff's conditions.
Unanimous
(Tracy, Guthrie and Bugbee excused)

MR. FOSTER stated this is an application for a shopping center. Staff feels the easterly driveway at Silverstream should be eliminated and the pad on the southerly portion should be relocated to the Lorenzi side.

LLOYD MANNING, 220 East Arby, appeared and represented the application. The access on the southeast corner is for employee parking. They are not planning on utilizing the pad at this time, but perhaps in the future a bank, etc. would locate there and use it for a drive-in facility.

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

(9:15-9:20)

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ITEM

12. Z-30-74 - EXTENSION OF TIME -
MEADOWS SCHOOL

Request for an Extension of Time at
5001 Meadows Lane, R-1 Zone (under
Resolution of Intent to C-2)

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire
on June 1, 1988.
2. Conformance to all ordinance amend-
ments enacted subsequent to the
original approval.

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

MR. FOSTER stated the Meadows
School was approved for a two-year
time limit. They would like an
additional two-year extension.

RICK TRUEDELL, 3100 Ramrod Street,
appeared and represented the
application. They would prefer to
have the extension end at the close
of the 1988 school year in June.

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

(9:20-9:22)

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COMMISSION ACTION

13. AR-8-80 - AESTHETIC REVIEW - MARNELL CORRAO ASSOCIATES

Request for an Aesthetic Review at the northeast corner of Third Street and Ogden Avenue, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the overall site development plan (i.e. Master Plan).
2. Conformance to the plot plan and elevations for Phase I.
3. Provide landscaping along the sidewalk on Third Street and Stewart Avenue as required by the Department of Community Planning and Development.
4. Approval and execution of an encroachment permit for landscaping in the right-of-way along Third Street and Stewart Avenue.
5. Building elevations for all future phases of construction shall be reviewed by the Planning Commission and City Council.

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

MR. FOSTER stated this involves an expansion to Lady Luck Casino. They are proposing a 21 story, 360 room hotel with a casino on the ground floor.

JOHN SVARON, Marnell Corrao Associates, 4495 South Polaris Avenue, appeared and represented the application. He proceeded to explain the aesthetics with the drawings he presented. They will start construction in January with completion by January of 1987.

To be heard by the City Council on 12/4/85.

(9:22-9:30)

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ITEM

14. C1-1-85 - USE REVIEW - ART GLASS CENTER

Request for a Use Review at 1601 South Main Street, C-1 Zone.

Staff recommends APPROVAL.

Mack -

APPROVED

Unanimous

(Tracy, Guthrie and Bugbee
excused)

MR. FOSTER stated this is a change to the Resolution which authorizes certain motors in the C-1 zone. In the Resolution it states no motor should be greater than a half horsepower and they are proposing five horsepower. Some of the printing machinery being used is five horsepower now. Staff is recommending the horsepower be increased to five.

STEVE DAHL, 1601 South Main Street, appeared and represented the application. Five horsepower motors have been used on this property for twenty years. None of the neighbors have objected. This does not create a noise problem.

This is final action.

(9:30-9:33)

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ITEM

SUPPLEMENTAL AGENDA:

1. FINAL MAP - BAYSIDE UNIT NO. 2 - AMERICAN WEST DEVELOPMENT

Property generally located north of Desert Inn Road and west of Durango Drive, N-U Zone (under Resolution of Intent to R-CL).

No. of Acres: 7.07 No. of Lots: 52

Staff recommends APPROVAL, subject to:

1. Conformance with the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Conformance to Condition 2 of the approved final map of Bayside Unit 1.

Mack -
APPROVED
Unanimous
(Tracy, Guthrie and Bugbee excused)

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

PAUL VALENTINE, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on 12/4/85.

(9:33-9:34)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. Z-66-64(25) - PLOT PLAN REVIEW AND SATELLITE PARKING REQUEST - DATA SET CABLE COMPANY, INC.

Request for a Plot Plan Review and Satellite Parking Request at 58 North 30th Street, C-1 Zone (under Resolution of Intent to M).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Satellite parking will require approval by the City Council.

PROTESTS: 0

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

MR. FOSTER stated this involves a plot plan review for an existing building. The number of employees will exceed what parking is available. They have a parcel which is used for storage and has 8 spaces. They are proposing those spaces be used for satellite parking at 30th Street and Contract Avenue. A 1600 square foot addition is proposed to the existing building. Presently they have 12 spaces and with the satellite parking there will be a total of 20 spaces.

JACK MOORE, 57204 Apache, appeared and represented the applicant. The satellite parking is 250 feet away.

Satellite Parking Request to be heard by the City Council on 12/4/85. This is final action on the Plot Plan Review.

(9:34-9:36)

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COMMISSION ACTION

ITEM

3. Z-55-72(11) - PLOT PLAN REVIEW - AWARD REALTY

Request for a Plot Plan Review on property generally located on the south side of Sahara Avenue between Rye Street and Richfield, R-1 Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is for a proposed 6,000 square foot office complex, two stories in height. There is commercial to the east and west. This is the only remaining vacant parcel in the area.

JIM WOLFRAM, 801 South Rancho, appeared and represented the application.

This is final action.

(9:36-9:37)

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COMMISSION ACTION

ITEM

4. Z-36-73 - PLOT PLAN REVIEW -
RIDGEMOUNT TOWNHOMES ASSN.

Request for a Plot Plan Review on property generally located on the south side of Washington Avenue between Westview Drive and Ridgemount Drive, R-PD7 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Planning Commission review of this condition at such time as the adjacent property to the west is developed.

Johnston -
ABEYANCE because "barbed wire" was not indicated on the agenda.
Unanimous
(Tracy, Guthrie and Bugbee excused)

MR. FOSTER stated this needs to be held because the agenda item does not indicate barbed wire is being requested.

To be heard by the Planning Commission on 11/26/85.

(9:37-9:38)

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COMMISSION ACTION

ITEM

5. ZC-203-78 - PLOT PLAN REVIEW - MARINITA DEVELOPMENT COMPANY

Request for a Plot Plan Review on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, N-U Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Installation of sidewalks and street lighting on Rainbow Boulevard as required by the Division of Land Development of the Department of Community Planning and Development.
3. An easement be granted on Parcel 1 for circulation on the south side of the building on Parcel 2.
4. Standard conditions 2 - 8.

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

MR. FOSTER stated this involves one side that is on Rainbow. There will be commercial buildings. Staff feels there needs to be an access on Parcel 2 because there is no means of circulation around the building. Staff would like to limit the number of accesses on Rainbow.

J. R. MAURO, Marinita Development Company, 3835 Birch Street, Newport Beach, California, appeared and represented the application. They would be willing to work out the driveway arrangement with staff. There will be 1500 square feet of shops, including a dry cleaners, flower shop, etc.

This is final action.

(9:38-9:44)

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PHONE 386-6301

COMMISSION ACTION

ITEM

6. Z-72-84 - REVIEW OF CONDITION - RICHARD AND FRANCES MINNOZZI

Request for a Review of Condition on property located at 6168 West Charleston Boulevard, R-1 Zone (under Resolution of Intent to P-R).

Staff recommends APPROVAL, subject to:

1. Conformance to the original conditions of approval of Z-72-84.
2. No on-site storage of any product is permitted.
3. No additional uses be allowed without City Council approval.

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

MR. FOSTER stated that at the time P-R zoning was approved on the property it was for only one business which was for the sale of educational material. They are proposing another business which will be A. G. Industries who sell rolling shutters. The additional business will employ one or two salesmen but there will not be any customers coming on the premises.

FRANCES MINNOZZI, 2000 South Monte Cristo, appeared and represented the application.

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

(9:44-9:46)

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COMMISSION ACTION

ITEM

7. Z-73-84 - REVIEW OF CONDITION -
CHARLESTON HEIGHTS
DEVELOPMENT

Request for a Review of Condition on property generally located on the east side of Dalecrest Drive, north of Gowan Road, N-U Zone (under Resolution of Intent to R-PD18).

Staff recommends APPROVAL.

Mack -
APPROVED
Unanimous
(Tracy, Guthrie and Bugbee excused)

MR. FOSTER stated this is a request by the applicant for no time limit on the Resolution of Intent since the adjoining larger parcel that is owned by the applicant does not have a time limit. Staff would recommend approval.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. The R-PD18 to the east is a non-expiring Resolution of Intent. When the legal description was drawn up on this property it was not accurate so he had to come back to rezone this small piece R-PD18.

To be heard by the City Council on 12/4/85.

(9:46-9:50)

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COMMISSION ACTION

ITEM

8. SO-6-85 - SUBDIVISION SALES OFFICE -
LEWIS HOMES OF NEVADA

Request for a Subdivision Sales Office
at 3409 Waterside Circle, N-U Zone
(under Resolution of Intent to R-PD7).

Staff recommends APPROVAL, subject to:

1. This use shall cease in two years or
whenever the last unit in the tract
is sold, whichever occurs first.

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

MR. FOSTER stated this request is
for a typical sales office. Staff
would recommend approval, subject
to the condition.

NICK DANE, 5240 Polaris Avenue,
appeared and represented the
application.

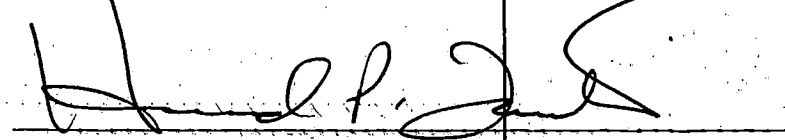
This is final action.

(9:50-9:51)

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 9:51 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR