

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 1

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 - Present
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 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.

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

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 of the October 22, 1985 regular meeting and the October 30, 1985 special meeting.

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 October 22, 1985 minutes
Unanimous
(Coleman excused)

Tracy -
APPROVED October 30, 1985 minutes
Unanimous
(Coleman excused)

AGENDA

City of Las Vegas PLANNING COMMISSION

November 26, 1985

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

ABEYANCE ITEM

1. Z-36-73 - PLOT PLAN REVIEW - RIDGEMOUNT TOWNHOMES ASSOCIATION

Request for Barbed Wire generally located on the south side of Washington Avenue between Saylor Way and Michael Way, R-PD7 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Barbed wire on the southeast portion of this property to be removed at the time of development of the property to the east unless extended by the Planning Commission.
3. Fire exit gate on Bromley Avenue to be replaced with a decorative wrought iron gate.

Johnston -
ABEYANCE
Unanimous
(Coleman excused)

MR. FOSTER stated this item was held in abeyance from the previous meeting because the agenda had not indicated this application was for the installation of barbed wire. Staff notified the property owners along the south side of Bromley Avenue regarding this request because the barbed wire will be at several locations directly across the street from their homes. The Ridgemount Townhomes Association feel they need barbed wire on the entrance gates and emergency access gates around the southeast parts for security purposes. They have razor wire approved around the facility in the central recreation area. There is an emergency access gate at the southeast corner with a chain-link fence right up to the sidewalk. Staff feels this will not be attractive and the gate should be of a decorative type. Staff would recommend approval, subject to the conditions. There are no protests on record.

The applicant nor representative were present.

To be heard at the City Planning Commission meeting on 12/12/85.

(7:34-7:38)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

NEW BUSINESS:

1. TENTATIVE MAP - METROPOLITAN'S PARK
VISTA NO. 7 - SUNKIST SERVICE COMPANY

Property generally located east of
Lorenzi Boulevard and north of Vegas
Drive, N-U (under Resolution of Intent
to R-PD8).

Applicant: Sunkist Service Company
No. of Acres: 1.452 No. of Lots: 10

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of
approval for Z-12-81.
2. Standard conditions.

Tracy -
APPROVED, subject to staff's
conditions.
Unanimous
(Coleman excused)

MR. FOSTER stated this is a
relatively small tentative map
around the knuckle of a street
intersection. 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 12/18/85.

(7:38-7:39)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. FINAL MAP - METROPOLITAN'S PARK VISTA
NO. 7 - SUNKIST SERVICE COMPANY

Property generally located east of
Lorenzi Boulevard and north of Vegas
Drive, N-U (under Resolution of Intent
to R-PD8).

Applicant: Sunkist Service Company
No. of Acres: 1.452 No. of Lots: 10

Staff recommends APPROVAL, subject to:

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

Johnston -
APPROVED, subject to staff's
conditions.
Unanimous
(Coleman excused)

MR. FOSTER stated this is for the
same 10 lots as heard on the
tentative map on Item 1.

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

To be heard by the City Council
on 12/18/85.

(7:39-7:40)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. VAC-17-85 - SIEGFRIED FISHBACHER AND ROY UWE HORN

Petition of vacation to vacate public right-of-way located on the south half of Rosada Way between Lorenzi Boulevard and Rebecca Road and a portion of the east half of Rebecca Road at Rosada Way.

Staff recommends APPROVAL, subject to:

1. Rededication of Rosada Way shall be considered at the time any other extensions are granted on Variance V-85-80 or if new developments are proposed on the applicants' property.
2. Standard conditions 1 through 4.

PROTESTS: 0

Johnston -
ABEYANCE
Unanimous
(Coleman and Bugbee excused)

MR. FOSTER stated this involves the 30 foot half street on the south side of Rosada Way east of Lorenzi Boulevard. To the east and southeast on Rebecca Road south of Rosada Way there was a request for a Vacation by the applicant. One of the conditions was that the four lots to the east be assembled into one parcel because they had frontage at the northwest portion. During the satisfaction of those conditions the map was prepared by the applicant's engineer to combine the four parcels and the map also included the larger parcel to the west which excluded the south half of the Rosada Way right-of-way. It was subsequently dedicated to the City and the applicant did not intend to do that, nor was it required. There is a commercial operation that was approved by means of a Variance on the larger parcel for feed sales and one tack building is located in the Rosada right-of-way. However, now there has been some division of land to the north so there is going to be a need for Rosada Way to be retained as a street. Staff would recommend approval with the idea that in the future if an additional request for an extension on the Variance for the feed operation is requested, the City will probably require a dedication at that time. Staff would recommend approval, subject to the conditions.

The applicant nor a representative were present at the meeting.

To be heard again by the City Planning Commission on 12/12/85.

(7:40-7:46)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. Z-77-85 - CALVARY LUTHERAN CHURCH

Application for reclassification of property generally located on the east side of Bruce Street, between Harris Avenue and Washington Avenue, from R-1 to R-3.

Proposed Use: Apartments

Staff recommends DENIAL.

PROTESTS: 38 on record with staff
15 persons in audience
6 names presented at meeting

APPROVALS: 3 names presented at meeting

Johnston -
DENIED as it is not compatible with the area.
Unanimous
(Coleman excused)

MR. FOSTER stated this abuts single-family residences on the north and east. To the west it is developed with four-plexes and zoned R-3. Farther west is the Cashman Field Complex. Southwest is R-3 for a City public housing project. The applicant is proposing five buildings for 40 apartments. There will be 62 parking spaces. They may wish to convert these apartments to condominiums. Staff feels Bruce Street is the dividing line between low density and multi-family so this would be improper and not compatible with the zoning pattern in the area. Also, this application is contrary to the General Plan. Staff would recommend denial and has 38 protests on record.

DOUG MAXIM, Circle Realty, 3716 Broadway Avenue, North Las Vegas, appeared and represented the applicant. He presented a petition with 3 signatures in approval. This is not going to be a low-income subsidized housing project.

JOE GADIS, President, Nevada Construction Development, appeared and represented the applicant. This project will upgrade the area. They will put a block wall around the project. Nothing else can be built on this property.

CLIFF TAYLOR, 1700 Leslie Avenue, appeared in protest. This is a single-family residential neighborhood. Cars driving east on Maryland Parkway don't seem to be able to negotiate the turn on Bruce Street.

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. Z-77-85 - CALVARY LUTHERAN CHURCH (Cont'd)

AL BOSSI, 805 North 18th Street, appeared in protest. There is a traffic problem in the area at the present time.

RUBY HAYES, 1712 Leslie Avenue, appeared in protest. The schools are overcrowded already. She presented a petition with 6 names in protest.

PAT O'CONNELL, 851 North 17th Street, appeared in protest. A car ran through his block wall last Saturday and this has occurred many times in the past. He suggested a cul-de-sac with private drives and single-family homes would be a better use of the property.

JOE GADIS appeared in rebuttal. There will be nice landscaping and attractive buildings. Right across the street there are apartments at the present time. There is nothing but trash on the property at the present time.

DOUG MAXIM appeared in rebuttal. The people they talked to thought an apartment complex would be better than a vacant lot.

To be heard by the City Council on 12/18/85.

(7:46-8:03)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. Z-66-84 - REINSTATEMENT AND EXTENSION OF TIME - PROPERTY DEVELOPERS OF NEVADA

Request for a Reinstatement and Extension of Time generally located on the northwest corner of Pecos and Washington Avenue, R-3 (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Extension of Time extended to November 26, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous
(Coleman excused)

MR. FOSTER stated this is their first request for an Extension of Time. They are ready to develop the shopping center. Staff would recommend approval, subject to the conditions.

MARK LAFRANCE, 4350 South Arville, appeared and represented the applicant.

To be heard by the City Council on 12/18/85.

(8:03-8:04)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. TENTATIVE MAP - RAINBOW MEADOWS UNIT
NO. 2 - EXTENSION OF TIME - METROPOLITAN
DEVELOPMENT COMPANY

Property generally located on the south-east corner of Vegas Drive and Pioneer Way, N-U (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

1. Extension of Time to expire on February 6, 1987.

Tracy -
APPROVED, subject to staff's conditions.
Unanimous
(Coleman excused)

MR. FOSTER stated the applicant wishes to have a one year extension on the tentative map. Staff would recommend approval.

CHARLEY JOHNSON, VTN-Nevada, 5300 Paseo Del Prado, appeared and represented Steve Miller Construction Company. They concur with staff.

This is final action.

(8:04-8:05)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. Z-57-78 - PLOT PLAN REVIEW -
SAM IACOVETTO

Request for a Plot Plan Review on property located at 2508 Rancho Bel Air, R-PD4 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plans and elevations.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous
(Coleman excused)

MR. FOSTER stated this is a request for a deviation from the front setback for a carport. There was a similar situation at the east end of the street a couple meetings ago. The enclosed carport will be 10 feet from the front property line. The entire house is set back 30 feet. Due to the size of the lot, staff would recommend approval. The Homeowners Association submitted a letter in favor.

SAM IACOVETTO, 2508 Rancho Bel Air, appeared and represented the application.

To be heard by the City Council on 12/18/85.

(8:05-8:07)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. LEWIS HOMES LAKESIDE - REQUEST FOR
WAIVER OF SIDEWALK REQUIREMENT -
G. C. WALLACE ON BEHALF OF LEWIS HOMES

Request for waiver of sidewalk require-
ment generally located north of Desert
Inn Road and west of Durango Drive,
N-U Zone (under Resolution of Intent
to R-1 and R-CL).

Staff recommends APPROVAL.

TRACY -
APPROVED
Unanimous
(Coleman excused)

MR. FOSTER stated this is in The
Lakes at West Sahara development.
They are asking to waive the
sidewalk along the easterly side
of Crystal Water Way. They
inadvertently did not request this
at the time the subdivision was
approved.

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

To be heard by the City Council
on 12/18/85.

(8:07-8:08)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. ZC-203-78 - EXTENSION OF TIME -
MARINITA DEVELOPMENT COMPANY

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

Staff recommends APPROVAL, subject to:

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

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous
(Coleman excused)

MR. FOSTER stated this is the Resolution on the 10 acres on the southwest corner. The developer was at the last meeting for a plot plan review. This is their sixth request for an Extension of Time.

DON BENEDICT, Marinita Development Company, 3835 Birch Street, Newport Beach, California, appeared and represented the application.

To be heard by the City Council on 12/18/85.

(8:08-8:10)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. Z-98-83 - EXTENSION OF TIME - DIANE HERR

Request for an Extension of Time on property located at 1529 West Bonanza Road, R-E (under Resolution of Intent to C-2).

Staff recommends APPROVAL, subject to:

1. Extension of Time extended to December 21, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Guthrie -
APPROVED, subject to staff's conditions.
Unanimous
(Coleman excused)

MR. FOSTER stated the applicant is starting work on the conversion, but ran short on funds and needs additional time.

LLOYD HAMPTON, owner of the property, appeared and represented the application. All that is left to do is the sidewalk.

To be heard by the City Council on 12/18/85.

(8:10-8:11)

AGENDA

City of Las Vegas

November 26, 1985

PLANNING COMMISSION

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. SP-3-85 - SATELLITE PARKING - SECOND
BAPTIST CHURCH

Request for Satellite Parking generally located on the southwest corner of "E" Street and Madison and the southeast corner of "E" and Monroe Avenue, R-4 Zone.

Staff recommends APPROVAL, subject to:

1. Approval of an Enroachment Agreement as required by the Division of Land Development of the Department of Community Planning and Development.

Bugbee -
APPROVED
Unanimous
(Coleman excused)

MR. FOSTER stated that at the last meeting there was a Vacation request by this church, subject to it being amended to 5 feet. This involves two satellite lots with the church between them. They need the lots for church parking. They are proposing landscaping that will extend into the unimproved portion of the right-of-way as well as incorporate the 5 foot Vacation that is underway. Staff would recommend approval.

ROBERT FORTSON, 2011 Goldhill, appeared and represented the church. They are asking for the additional parking because they are expanding their facility.

To be heard by the City Council on 12/18/85.

(8:11-8:14)

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

November 26, 1985

Page 16

ITEM

PHONE 386-6301

COMMISSION ACTION

7. SO-7-85- SALES OFFICE - R.A. HOMES

Request for a Sales Office at 3809 Dream Street, R-E Zone (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

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

Tracy -
 APPROVED
 Unanimous
 (Coleman excused)

MR. FOSTER stated this is located on the northwest portion of the City in a subdivision. They will use one lot for an office and a couple of lots for parking.

GARY SEELEY, 3430 East Flamingo Road, appeared and represented the applicant.

This is final action.

(8:14-8:15)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 8:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR