

AGENDA

City of Las Vegas

December 12, 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 - Excused
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.

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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 November 14, 1985 City Planning Commission 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
Unanimous
(Mack excused)

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COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

1. Z-66-85 - CART DEVELOPMENT CORP.

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 (previous Planning Commission meeting)

Bugbee -
ABEYANCE at the request of the applicant.
Unanimous
(Mack excused)

To be heard at the Planning Commission meeting on 1/9/86.

(7:33-7:34)

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ITEM

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

Petition of Vacation to vacate public right-of-way 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. Dedication of 30 foot right-of-way for the east half of Rebecca Road from the centerline of Rosada Way southerly 640+. Dedication to include the east half of a cul-de-sac bulb with a radius of 45.5 feet.

2. Standard conditions 1 - 4.

PROTESTS: 0

Johnston -
APPROVED, subject to the conditions.

Unanimous
(Mack excused)

MR. FOSTER stated this item was held in abeyance from the previous meeting because the applicant was not present. Through a previous Vacation action, there was a boundary survey map prepared and it proposed the southern portion of Rosada Way for dedication; subsequently, the City obtained that dedication and the property owners did not intend for that to happen. The applicants have a feed store operation on the property and one structure is in that right-of-way. They are asking to revert the right-of-way back to them. Staff feels that because of the circumstances it would recommend approval, but a dedication is needed in the future. Staff would recommend approval, subject to conditions.

MARSHA STACY, 3728 Colonial Circle, appeared and represented the application.

No one appeared in protest.

The City Council will set a date for a public hearing on this item at their 12/18/85 City Council meeting.

(7:34-7:39)

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ITEM

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

Request for barbed wire on property 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 the east unless extended by the Planning Commission.
3. Fire exit gate on Bromley to be replaced with a decorative wrought iron gate.

PROTESTS: 0

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

MR. FOSTER stated this item was held in abeyance because the applicant was not present at the previous meeting. They would like to have barbed wire placed on top of the gates on the south end for security purposes. They are also requesting barbed wire on the easterly segment. Staff feels the request is compatible, except for the gate that exists on Bromley. That gate is located just behind a sidewalk and this will not be very attractive to the homes that front on Bromley. Staff feels it should be a decorative gate.

KERMIT MEIER, 5700 Ridgeline Avenue, appeared and represented the application as a member of the homeowners association. He may leave the gate as it is and not place any barbed wire on it.

This is final action.

(7:39-7:45)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. MARION ESTATES II - TENTATIVE MAP - DEL B. CRAM

Property generally located on the south-east corner of Diamond Head Drive and Marion Drive, R-E (under Resolution of Intent to R-CL).

Applicant: Del B. Cram

No. of Acres: 5 No. of Lots: 31

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-17-84.
2. Waiver of the 100 foot lot frontage requirement for the seven lots fronting on Marion Drive and waiver of the no access requirement to a secondary street.
3. Standard conditions.

Johnston -
APPROVED, subject to the conditions.

Unanimous
(Mack excused)

MR. FOSTER stated this tentative map conforms with the zoning plan and Subdivision Regulations. A waiver is needed for the lots less than 100 feet on Marion Drive. Those lots are 67 feet wide.

DEL B. CRAM, 1937 Catalpa Trail, appeared and represented the application.

To be heard by the City Council on 1/2/86.

(7:45-7:47)

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COMMISSION ACTION

ITEM

2. MARION ESTATES II - FINAL MAP - DEL B. CRAM

Property generally located on the southeast corner of Diamond Head Drive and Marion Drive, R-E (under Resolution of Intent to R-CL).

Applicant: Del B. Cram

No. of Acres: 5 No. of Lots: 31

Staff recommends APPROVAL, subject to:

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

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

MR. FOSTER stated this final map conforms to the tentative map that was just heard on Item 1.

DEL B. CRAM, 1937 Catalpa Trail, appeared and represented the application.

To be heard by the City Council on 1/2/86.

(7:47-7:48)

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COMMISSION ACTION

ITEM

3. VAC-18-85 - NEVADA DEPARTMENT OF TRANSPORTATION

Petition of Vacation to vacate public right-of-way on a portion of Sixth Street and the north/south alley generally located north of Linden Avenue between Las Vegas Boulevard South and Seventh Street.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 4.

PROTESTS: 0

Bugbee -

APPROVED, subject to the conditions.

Motion carried with Tracy abstaining from voting and Mack excused.

MR. FOSTER stated these are a couple of remnant parcels, one on 6th Street and the other is a portion of an alley. The I-15 freeway is immediately south of this right-of-way. The right-of-way is no longer needed.

STEVE SHROYER, 7201 Raineland, appeared and represented the application.

GEORGETTE JARDIN, 509 North 7th Street, appeared and inquired on what will happen when this vacation takes place.

MR. FOSTER stated the abutting half to her property will be given to her by the City in the form of a quit claim deed.

No one appeared in opposition.

The City Council will set a date for a public hearing on this item at their 12/18/85 meeting.

(7:48-7:50)

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ITEM

4. VAC-19-85 - CITY OF LAS VEGAS

Petition of Vacation to vacate public right-of-way on the west 10 feet of Lorenzi Boulevard between Cheyenne Avenue and Smoke Ranch Road; all of Tenaya Way (80' in width) between Cheyenne Avenue and Smoke Ranch Road; and all of Peak Drive (80' in width) between Buffalo Drive and the Oran K. Gragson Highway.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 4.

PROTESTS: 0

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

MR. FOSTER stated this vacation is in Section 15 which the City is in the process of acquiring. On the east side of the site is Lorenzi Boulevard. The Master Plan of Streets and Highways was amended sometime ago reducing the width of Lorenzi from 100 feet to 80 feet. There is a 50 foot half street dedication on the west side and since has been changed to 40 feet. There is 10 additional feet. Also, to the west of Gragson Highway all of Tenaya and Peak are proposed for vacation. This is where the City's high tech park is being master planned and the City knows the street pattern is going to change in there. The City would like to dedicate them in accordance with the new Master Plan layout.

No one appeared in protest.

The City Council will set a date for a public hearing on this item at their 12/18/85 meeting.

(7:51-7:53)

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COMMISSION ACTION

ITEM

5. TENTATIVE MAP - EXTENSION OF TIME -
ROSEWOOD CONDOMINIUM CONVERSION

Property located at 1720 West Bonanza
Road, R-3 Zone.

Applicant: Argonaut, Inc.

Subdivider: Argonaut, Inc.

Staff recommends APPROVAL, subject to:

1. Expiration of the tentative map on
December 19, 1986.

Guthrie -
APPROVED, subject to the condi-
tion.
Unanimous
(Mack excused)

MR. FOSTER stated the tentative map
has not been recorded and needs an
extension to keep it active. Staff
would recommend approval, subject
to the condition.

BOB McNUTT, Chilton Engineering,
3233 West Charleston Boulevard,
appeared and represented the
applicant. They concur with staff.

This is final action.

(7:53-7:54)

PLANNING COMMISSION

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COMMISSION ACTION

ITEM

6. Z-78-85 - RAINBOW EXPRESSWAY, INC.

Application for reclassification of property generally located on the south-east corner of Rainbow Boulevard and Westcliff Drive, from R-E to C-2.

Proposed Use: Retail shops and offices, a lubrication, gasoline sales, car wash and mini-market facility and restaurants

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan and elevations.
3. Amend the application to C-1 except for the carwash site, which is the north 300 feet of the west 320 feet.
4. Dedicate 30 feet of right-of-way for Lorenzi Boulevard and a 25 foot property line radius corner at Lorenzi Boulevard and Westcliff Drive as required by the Department of Public Works.
5. Dedicate a 45.5 foot radius cul-de-sac for Nunca Street as required by the Department of Public Works.
6. Install street improvements on Lorenzi Boulevard and Westcliff Drive, a sidewalk on Rainbow Boulevard and full street improvements on the cul-de-sac on Nunca Street as required by the Division of Land Development of the Department of Community Planning and Development.
7. The proposed slumpstone wall on the south side of the development shall be 8 feet in height except that portion between Rainbow Boulevard and to a point on the northeast side of Nunca Street, a cul-de-sac, which may be 6 feet high.

Tracy -

APPROVED, subject to staff's conditions and a block wall on the south portion of the property be negotiated between the developer and property owners of either 6 or 8 feet and it must be in writing if they want less than 8 feet.

Unanimous

(Mack excused)

MR. FOSTER stated this property is approximately 7.7 acres. There is R-1 to the south and east. To the southwest of Westcliff and Rainbow is a shopping center. The applicant is proposing a shopping center on this site that will contain office space, retail space, bank, two fast-food type restaurants, grocery store and mini mart complex. They are proposing 247 parking spaces. They are also proposing a full cul-de-sac turnaround on Nunca. They are requesting C-2 on the site because of the lubrication facility and car wash use. Staff recommends denial because the General Plan indicates residential for this area.

JAY THOMAS, Johnny Ribeiro Builders, 610 Rancho, appeared and represented the application. All the buildings in this development will be of the same design. The neighbors are in support of this proposal. They would be willing to have a condition that the signs not exceed a height of 18 feet.

DANIEL GRAY, 148 Nunca, appeared in favor. He feels this is the best proposal for this property. There were four previous applications on this property which were denied. They would like to have a sign height requirement on this property. There were assured the height of the buildings would be no higher than 18 feet.

GORDON PAULSON, 6625 Lowden Lane, appeared to obtain further information. He is in favor of everything except the fast food restaurants.

JAY THOMAS said the back of the buildings will be aesthetically finished.

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6. Z-78-85 - RAINBOW EXPRESSWAY, INC.

8. Construct the proposed slump block wall on the west side of the planter along Lorenzi Street to a height of 6 feet above a 3 foot high retaining wall. Berm the planter to a height of 3 feet as required by the Department of Community Planning and Development.
9. The proposed planter on the south and east side of the development shall contain 24" boxed evergreen trees spaced no more than 20 feet on center.
10. No roof signs or signs on the rear of the retail store buildings are permitted.
11. No pedestrian access or vehicular access be permitted to Nunca Street or Lorenzi Boulevard.
12. Fast food operation shall provide additional fitting for odors that may be omitted.
13. Any outside public address system shall be kept at low level.
14. Standard conditions 2 - 8.

PROTESTS: 2 on record with staff
3 speakers at meeting

FAVOR: 1

BARBARA FRASER, 120 Foxdale Way, appeared in protest. She felt there is enough commercial property in the area.

J. M. CLARK, 137 Lorenzi Boulevard, appeared in protest. There is enough commercial in the area already. If this is approved, she would like the back part to remain C-1. She is concerned about the height of the signs and the odors from the fast-food restaurants.

CAROL CARUSO, 6640 Lowden Lane, appeared in protest.

JAY THOMAS appeared in rebuttal.

To be heard by the City Council on 1/2/86.

(7:54-8:32)

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COMMISSION ACTION

ITEM

7. Z-79-85 - JAMES E. AND ESTHER M. SHARP

Application for reclassification of property located at 1601 South 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. Conformance to the plot plan.
3. Standard conditions 2-8.

PROTESTS: 0

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

MR. FOSTER stated this is another property owner along Eastern Avenue that is requesting P-R. They want to convert a house to offices. Staff would recommend approval, subject to the conditions. There are no protests on record with staff.

JAMES E. SHARP, 3016 Colanthe Avenue, appeared and represented the application.

No one appeared in protest.

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

(8:32-8:34)

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ITEM

COMMISSION ACTION

8. Z-80-85 - A. D. AND BETTY YABLIN

Application for reclassification of property generally located on the north side of Charleston Boulevard, west of Buffalo Drive, from N-U to R-PD5.

Proposed Use: Low Density Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan amended to redesign the northerly and southerly areas of the project as required by the Department of Community Planning and Development.
3. Conformance to the elevations.
4. Installation of street improvements on Alta Drive and Charleston Boulevard as required by the Division of Land Development of the Department of Community Planning and Development.
5. Dedication of 50 feet of right-of-way for Charleston Boulevard and 40 feet of right-of-way for Alta Drive as required by the Department of Public Works.
6. Submit a drainage and flood analysis as required by the Division of Land Development of the Department of Community Planning and Development.
7. Satisfy all requirements of the Flood Hazard Reduction Ordinance.
8. Standard conditions 2 - 8.

PROTESTS: 0

Bugbee -

APPROVED, subject to the conditions.

Unanimous

(Mack excused)

MR. FOSTER stated this site is approximately 62 acres in size. There is R-E to the north and west. To the South the land is in the County. To the southeast is a Water District reservoir and to the east is developed R-1 and approved R-CL zoning. This proposal is to construct 284 townhouse and single family dwellings. The one and two story townhouses will range from 800 to 2200 square feet. The plan also indicates this proposal will include a clubhouse, pool, boat and dock, visitors parking. Staff feels there needs to be some redesign of the site. On the north portion because of the length of the buildings it should be broken up and redesigned so it will be more compatible with what is proposed around the site to the north, east and west. The developer is in agreement to redesigning this project.

MIKE MYER, Alca Engineering, 4500 West Oakey Boulevard, appeared and represented the applicants. They concur with staff's requirements. The lake will be 6 feet deep and constructed at the onset of the project.

GEORGE McLAUGHLIN, 3160 South Valley View, appeared as the developer of this project. There will not be any gasoline boats allowed on the lake. The lake will be 18 to 20 acres and there will be 4.6 units per acre in this project.

HEIN VAN NEUREN, 7725 McCall Lane, appeared in favor. This project has a pleasing appearance. He was concerned about flooding.

RONALD SMITH, 724 Thrush Drive, appeared to obtain further information in regard to the layout of the project.

To be heard by the City Council on 1/2/86.

(8:34-8:53)

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COMMISSION ACTION

ITEM

9. TENTATIVE MAP - LAKESIDE VILLAGE - A. D. AND BETTY YABLIN

Property generally located on the north side of Charleston Boulevard, west of Buffalo Drive, N-U (proposed R-PD5).

Applicant: A. D. & Betty Yablin

Subdivider: George McLaughlin, King Development Corporation

No. of Acres: 61.6 No. of Lots: 284

Staff recommends APPROVAL, subject to:

1. Approval of Z-80-85.
2. Conformance to the conditions for Z-80-85.
3. Developer to be responsible for vacation of Partridge Avenue west of Thrush Drive and for all street improvements associated therewith.
4. Submit all data concerning construction and maintenance, and operation of the lake (including water circulation system, lake lining, ecosystem, and lake surface elevation) and review and approval by the Department of Public Works.
5. All accommodation of vertical differences on slopes must be on a 2:1 maximum slope and then only with broadleaf (not grass) ground cover, as required by the Department of Community Planning and Development. A fully automatic irrigation system must be used.
6. Detailed information on the "concrete encased" sewer lines located under the proposed lake must be submitted to the Office of the City Engineer.
7. Provision of emergency access to Alta Drive.
8. Final design of the cul-de-sac to be approved by the Traffic Engineer.
9. Submit conditions, covenants and restrictions to the Department of Community Planning and Development for review with submission of the final map.
10. Wall statement.
11. Standard conditions.

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

MR. FOSTER stated this is the tentative map for Item 8. Staff stated Partridge west of Thrush Drive needs to be vacated. This map conforms to the Subdivision Regulations but with the condition of redesigning it as recommended under the zoning action.

GEORGE McLAUGHLIN, 3160 South Valley View, appeared to represent the applicants.

To be heard by the City Council on 1/2/86.

(8:53-8:57)

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ANNOTATED AGENDA AND FINAL MINUTES

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COMMISSION ACTION

ITEM

10. Z-81-85 - VERNON INDERMILL, ET AL

Application for reclassification of property generally located on the north side of Bonanza Road, between Sunny Place and Clarkway Drive, from R-E to C-1.

Proposed Use: Retail Store and Offices

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to plot plan and elevations.
3. Dedicate 15 feet of right-of-way on West Bonanza Road as required by the Department of Public Works.
4. Installation of a 6 foot high block wall along the east and west property lines indicated for development under this application.
5. Standard conditions 2 - 8.

PROTESTS: 0

Johnston -

APPROVED, subject to the conditions and limiting the C-1 portion to the south 175 feet with the balance to remain R-E and application amended to a 35 foot setback.

Motion carried with Guthrie voting "No" and Mack excused.

MR. FOSTER stated this property is several hundred feet west of Sunny Place. On the south side the pattern is transitioning to commercial. They are proposing a two-story office building. Staff feels the application is contrary to the zoning and current pattern and current policy to allow the north side of Bonanza Road property to transition to commercial. Staff recommended denial and there were no protests on record.

TIM BURKE, 3065 Wynn Road, appeared and represented the applicants.

JOHN VEGA, consulting engineer, 3301 West Spring Mountain Road, appeared and represented the applicants. This will not create any noise. There are apartments to the rear. This project will contain a printing facility with offices on the second floor. The building will be aesthetically pleasing. They do not want to do anything to the back part of the property.

No one appeared in protest.

To be heard by the City Council on 1/2/86.

(8:57-9:12)

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ANNOTATED AGENDA AND FINAL MINUTES

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COMMISSION ACTION

ITEM

11. Z-82-85 - METROPOLITAN DEVELOPMENT CORPORATION

Application for reclassification of property generally located on property bounded by Peak Drive, Torrey Pines Drive, Smoke Ranch Road and Lorenzi Boulevard, from N-U (under Resolution of Intent to R-CL, R-PD22 and C-1) to: R-CL, R-PD8, R-PD10, R-PD22 and C-1.

Proposed Use: Low, Medium Low and High Density Residential and Commercial

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The application shall be amended to R-PD8 on the north 750 feet of R-PD22 parcel (Village J).
3. The layout of the northerly portion of "Village J" shall be revised to reflect the R-PD8 amended as required by the Department of Community Planning and Development.
4. The development plans for each phase of the R-CL, R-PD8, R-PD10 and R-PD22 shall be reviewed by the Planning Commission and submitted to the City Council for final action.
5. Approval of the site plan and elevations for the C-1 parcel by the Planning Commission.
6. Conformance to the collector street pattern and central recreation area layout.
7. The units in the R-PD22 shall be individually sold and this development is not to be a rental project.

Bugbee -
APPROVED as submitted by applicant, but with no rental units in the R-PD22.

Motion carried with Guthrie voting "No" and Mack excused.

(FIRST MOTION: Bugbee-APPROVAL as submitted with the requested maximum number of units and with rental units in the R-PD22. Motion ended in a tie vote with Guthrie, Coleman and Kennedy voting "No.")

(SECOND MOTION: Coleman-APPROVAL with staff's conditions and recreation area will go in at start of development.)

MR. FOSTER stated this property is approximately 21 acres. Most of the land to the north is located in the County and to the south it was just annexed into the City. About a year ago there was a rezoning on this property. R-CL was approved for the bulk of the property. There is R-PD22 along Lorenzi. This request would be for about 1,288 units, a little over 200 more than the previous proposal. Staff is concerned about the amount of multi-family use and the overall density. This consists of about 10.5 units per acre. The General Plan recommends about 7.5 units per acre. Staff feels 8.5 units per acre is the maximum that should be allowed on this site. The developers will develop two parcels and the rest will be by other developers. Staff feels there should be a maximum of 1,050 units. This development plan is conceptual only. Staff recommends approval with the north 750 feet and the R-PD22 amended to R-PD8 and the entire project have a maximum of 1,050 units.

VICTOR MARANCHOOK, EDI Architects and Planners, appeared and represented the applicant. Due to the price of the land they feel they need high density. The benefit to the City would be provided the buyer in this community with a recreation facility and park. They object to the R-PD22 restriction. The landscaping will be maintained.

ERIC HORNE appeared and represented the application. This is not a condominium area.

AGENDA

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

11. Z-82-85 - METROPOLITAN DEVELOPMENT CORPORATION

8. Dedicate 50 feet of right-of-way for Smoke Ranch Road; 40 feet of right-of-way for Lorenzi Boulevard, Peak Drive and Torrey Pines Drive; and 25 foot property line radius corners at the intersections of Smoke Ranch Road and Lorenzi Boulevard, Peak Drive and Torrey Pines Drive, and Peak Drive and Lorenzi Boulevard as required by the Division of Land Development of the Department of Community Planning and Development.
 9. Install street improvements on Smoke Ranch Road, Lorenzi Boulevard, Peak Drive and Torrey Pines as required by the Division of Land Development of the Department of Community Planning and Development.
 10. A six foot high decorative block wall shall be required at the rear of all lots backing to the exterior boundary streets. The entire wall shall be a consistent color and material as required by the Department of Community Planning and Development.
 11. The Homeowners Association shall be responsible for the maintenance of all landscaping and/or other private improvements installed in the public right-of-way as required by the Dept. of Public Works.
 12. Approval of an encroachment agreement by the City Council for all landscaping and/or other private improvements in the public right-of-way.
 13. A drainage plan be provided by the applicant as required by the Division of Land Development of the Department of Community Planning and Development.
 14. The Resolution of Intent for the zoning action Z-89-84 is hereby expunged.
 15. Standard conditions 2 - 8.
- PROTESTS: 2 on record with staff
2 appeared at meeting

COMMISSIONER COLEMAN stated there is a commitment to the homeowners across the street that there would not be any rental units on this property.

DAVID RENNECK, 2440 Cherrywood, appeared in protest. There was a general consensus that there would not be any apartments in that area.

ALBERT MILLER, Tanglewood Homeowners Association, appeared in protest. He does not object to the R-PD22 extending to Peak Drive. They object to the overall high density.

ERIC HORNE appeared in rebuttal. They cannot agree to a cap on the density.

To be heard by the City Council on 1/2/86.

(9:12-9:55)

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COMMISSION ACTION

ITEM

12. Z-68-85 - PLOT PLAN REVIEW - VISTA MANAGEMENT, INC. ON BEHALF OF FORD AEROSPACE AND COMMUNICATIONS CORP.

Request for a Plot Plan Review on property located on the northeast corner of Tenaya Way and Smoke Ranch Road, N-U Zone (under Resolution of Intent to C-PB).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. The location, size and construction of all on-premise signs shall require review by the Planning Commission.
3. Standard conditions 2 - 8.

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

MR. FOSTER stated there will be an administrative building on the southerly portion, a warehouse type storage facility for the radio communication facility on the north portion. There will be over 100 parking spaces in the front of the building. The building setback from Smoke Ranch is 170 feet and 57 feet from Tenaya. The elevations are compatible. The plan conforms to the C-PB zone which is a new zone designed for the new high tech park. Staff would recommend approval.

MICHAEL SALTMAN, developer of the project, appeared and represented the application.

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

(9:55-10:08)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

13. Z-76-81 - REINSTATEMENT AND EXTENSION
OF TIME - HOUSING AUTHORITY OF THE CITY
OF LAS VEGAS

Request for a reinstatement and extension of time on property generally located on the east side of Tenth Street between Stewart Avenue and I-515, (under Resolution of Intent to R-3 and P-R).

1. Extension of time to expire on 1-6-87.

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

MR. FOSTER stated this is another request for an Extension of Time. Staff would recommend approval with a one-year extension. They plan to start construction the early part of 1986. Staff would recommend approval of a one-year extension.

DALE HAMBLETON, 420 North 10th Street, appeared and represented the application.

To be heard by the City Council on 1/2/86.

(10:08-10:09)

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PHONE 386-6301

COMMISSION ACTION

ITEM

14. DOWNTOWN REDEVELOPMENT AGENCY

Discussion on role of the Planning Commission.

MR. FOSTER stated the Planning Commission roll will be important in the process of the downtown redevelopment plan.

BRITT FERGUSON, Department of Economic and Urban Development, City of Las Vegas, appeared stating the City Council has been designated as the Downtown Redevelopment Agency with the Mayor as the Chairman and the Councilmen as the agency members. The City staff will be the directors. This is part of a three-phase downtown development program. The first phase is the downtown transportation center, the second phase is the Heritage Square development near City Hall and the third is the comprehensive redevelopment project. The redevelopment goals will be to diversify the economy, create an urban marketplace and attract more tourists and visitors to the downtown area. The Planning Commission will be adopting the redevelopment area and plan at its January 9 meeting.

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. SUBDIVISION ORDINANCE AMENDMENT

Incorporates 1985 legislative changes, increases the length of a cul-de-sac and includes provisions removed from City Code during recent recodification.

Guthrie -
ABEYANCE at the request of staff.
Unanimous
(Mack excused)

AGENDA

City of Las Vegas

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COMMISSION ACTION

ITEM

2. SIGN ORDINANCE AMENDMENT

Amends off-premise sign provisions relating to criteria for off-site advertisements, requires screening of structural elements and requires a special use permit for each sign.

Coleman -
ABEYANCE so the Commissioners can study the sign ordinance amendment. Unanimous
(Mack excused)

MR. FOSTER stated the proposal by staff is that new billboards would be by a special use permit with final action by the City Council. The other provisions are requirements for signs when office uses are allowed by use permit or variance; screening requirements for aesthetic purposes; and setting forth how close an off-premise advertisement can be to the advertised use. The Sign Association has no objection to the sign provisions for offices by use permit or variance, but proposes in lieu of a use permit for off-premise signs the distance between that type of sign be increased from 200 feet to 300 feet. Further, the Sign Association does not want to put up blank panels when the advertising panels are removed for repainting and would like 60 days on changing these panels. Also, the Association wants to allow the use of an off-premise sign for on-site advertisement if it will not exceed the on-premise area requirements, whereas the staff's proposal is to not allow any advertising on the same site or on the adjoining property as on off-premise sign.

BOB VAN OSTRAND, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared stating they feel the 300 foot space would give a more uniform look. They do not want to be required to obtain a use permit. They object to screening the rear of the V-shaped signs.

COMMISSIONER COLEMAN objected to having the sign companies apply for a use permit or variance.

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. A-9-85 - CITY OF LAS VEGAS

Petition of Annexation in the area generally bounded on the south side of Charleston Boulevard between Ft. Apache Road and Torrey Pines Drive, consisting of approximately 1470 acres.

Staff recommends APPROVAL.

Johnston -
APPROVED
Unanimous
(Mack excused)

MR. FOSTER stated this annexation is southwest of the city. The City boundary is on the north, east and west sides. The City has sewer line facility through this property. The City has been annexing on a piecemeal basis. This annexation meets statutes because more than 75% of the exterior boundary is contiguous to the city.

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

(10:09-10:37)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. Z-35-85 - PLOT PLAN REVIEW - SOUTHERN NEVADA HOME BUILDERS

Request for a Plot Plan Review on property generally located on the southwest corner of Fulton Place and Valley View Boulevard, R-1 (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to a revised plot plan eliminating access to Hinson Street, provide for a building setback of 10 feet from the west property line and 25 feet from the north property line, and relocating the generator pad as required by the Department of Community Planning and Development due to the noise.
2. Conformance to the elevations.
3. Install street improvements on Hinson Street as required by the Division of Land Development of the Department of Community Planning and Development.
4. Landscaping, including 15 gallon size trees, shall be installed on the north and west sides of the development, as required by the Department of Community Planning and Development.
5. Conformance to the original conditions of Z-35-85.
6. Variance be approved for the TV studio which is a C-2 use.
7. A 20 foot building setback from the north property line.

Bugbee -

APPROVED a 20 foot setback on Fulton and move the generator so it cannot be seen by the residents and no access on Hinson.

Motion carried with Johnston abstaining from voting and Mack excused.

MR. FOSTER stated this property was zoned C-1 recently. They are proposing a TV station which will be Channel 15. They are proposing a two-story office building on the southwest corner of the site. The applicant would like to move the building as far north as possible. Staff feels there should be a reasonable setback from the street. Staff would recommend approval with a 25 foot setback to the north.

IRENE PORTER, Southern Nevada Homebuilders, and KIRK ANDERSON, Alca Engineering, appeared and represented the application. They would like to see a 20 foot setback on the north side of the property. There will not be any high towers. The generator was placed on the side of the building because that is where the master control room and computer room are located so there would be emergency power.

DOROTHY KIDD, owner and developer, appeared.

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

(10:11-10:30)

AGENDA

City of Las Vegas

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. Z-67-72 - PLOT PLAN REVIEW - DALE H. OLSON

Request for a Plot Plan Review at
6309 Vista Verde North, R-PD5 Zone.

Staff recommends DENIAL. If approved,
subject to:

1. Conformance to the plot plan and
elevations.

Tracy -
APPROVED
Unanimous
(Mack excused)

MR. FOSTER stated staff feels there
should be the same setback as in
the R-1. This is in a single-
family development. There is
additional property along the
exterior side of the residence.
They would like to have it
come within 5 feet. There is only
5 feet on the other side. Staff
feels there should be the same type
of setbacks as maintained in the
R-1. Based on that, staff would
recommend denial.

DALE H. OLSON, 6309 Vista Drive
North, appeared and represented
the application. They want to
make the house into four bedrooms.
He wants a 5 foot setback on each
side.

To be heard by the City Council
on 1/2/86.

(10:30-10:33)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

4. Z-98-72 - PLOT PLAN REVIEW - FRED DORIOT, ARCHITECT

Request for a Plot Plan Review at
2333 East Sahara Avenue, C-1 Zone.

Staff recommends APPROVAL, subject to:

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

Bugbee -
APPROVED
Unanimous
(Mack excused)

MR. FOSTER stated this is for an automatic bank teller facility. This is a 4500 square foot site.

FRED DORIOT, architect, 3390 Wynn Road, appeared and represented the application.

This is final action.

(10:33-10:35)

AGENDA

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COMMISSION ACTION

ITEM

5. Z-49-77 - EXTENSION OF TIME - NEW HORIZONS CENTER FOR LEARNING

Request for an Extension of Time at 1401 South Arville, C-1 Zone.

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on June 10, 1986.

Johnston -
APPROVED
Unanimous
(Mack excused)

MR. FOSTER stated there have been many extensions granted on this. The applicant wants the time to coincide with the termination of their lease to June, 1986. They plan to relocate by that date.

MARY ANN LONG, Executive Director, New Horizons Center for Learning, appeared and represented the application. They are in the process of bidding on a building.

To be heard by the City Council on 1/2/86.

(10:35-10:36)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

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COMMISSION ACTION

ITEM

6. AV-8-85 - ADMINISTRATIVE VARIANCE -
DAN L. NEIDER

Request for an Administrative Variance
at 6725 Papyrus Circle, R-1 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and
elevations.

Coleman -
APPROVED
Unanimous
(Mack excused)

MR. FOSTER stated this is a
request for a second story
addition with a 10 foot front
setback where a 20 foot setback
is required. It is on a knuckle
portion of the street. Staff
would recommend approval, subject
to the condition.

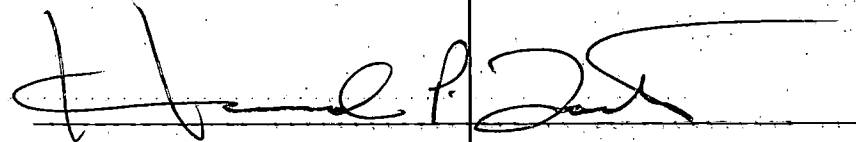
DAN L. NEIDER, 6725 Papyrus Circle,
appeared and represented the
application.

This is final action.

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 11:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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