

AGENDA

City of Las Vegas

February 13, 1986

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:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirement

MINUTES: Approval of the minutes of the January 9, 1986 Planning Commission meeting.

STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

All Zoning Items shall conform to the following standard 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 of any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development;
- (8) Provision of fire hydrants and water flow as required by the Department of Fire Services.

All Subdivision Items shall conform to the following standard conditions:

Tentative Maps:

- (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's Street Name Policy.
- (3) Subject to all conditions of City departments and State Subdivision Statutes.

Final Maps:

- (1) Conformance with the tentative map.

All Vacations shall conform to the following standard 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.

ABEYANCE ITEMS:

1. SALES OFFICE:	Applicant:	METROPOLITAN DEVELOPMENT CO.
SO-8-85	Location:	6608 Belcamp Circle
		(west of Amboy Drive and north of Vegas Drive)
	Zone:	R-PD8

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|----------------------|--------------------|---------------|--|
| 2. | PLOT PLAN REVIEW: | Applicant: | A. COOK |
| | Z-5-79 | Application: | Trailer for storage |
| | | Location: | 3020 W. Charleston Boulevard |
| | | Zone: | C-D |
| | | | |
| 3. | EXTENSION OF TIME: | Applicant: | GENE BOTT |
| | Z-70-81 | Location: | Generally located on the east side of 23rd Street, between Searles Avenue and Hinkle Drive |
| | | Zone: | R-1 (under Resolution of Intent to R-3) |
| | | | |
| 4. | EXTENSION OF TIME: | Applicant: | TERRIBLE HERBST OIL COMPANY |
| | Z-6-85 | Location: | Northwest corner of Charleston Boulevard and Nellis Boulevard |
| | | Zone: | R-1 (under Resolution of Intent to C-1) |
| | | | |
| 5. | Z-4-86 | Applicant: | UNIVERSAL HEALTH SERVICES, INC. |
| | | Application: | ZONING RECLASSIFICATION |
| | | From: | R-1 To: P-R |
| | | Location: | Northeast corner of Goldring Avenue and Tonopah Drive |
| | | Proposed Use: | MEDICAL OFFICES AND PARKING |
| | | | |
| <u>NEW BUSINESS:</u> | | | |
| 1. | EXTENSION OF TIME: | Applicant: | COMMERCIAL MANAGEMENT GROUP |
| | Z-90-80 | Location: | Northwest corner of Maryland Parkway and Sahara Avenue |
| | | Zone: | C-1, C-C and C-M (under Resolution of Intent to C-1) |
| | | | |
| 2. | PLOT PLAN REVIEW: | Applicant: | COMMERCIAL MANAGEMENT GROUP |
| | Z-90-80 | Application: | Fast Food Restaurant |
| | | Location: | Northwest corner of Maryland Parkway and Sahara Avenue |
| | | Zone: | C-1, C-C and C-M (under Resolution of Intent to C-1) |

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|------|---|---|---|
| 3. | PLOT PLAN REVIEW:
Z-66-73 | Applicant:
Application:
Location:
Zone: | SARA STONESTREET
Addition to a residence
2121 Plaza de la Candela (within
the Spanish Oaks Subdivision)
R-PD6 |
|
 | | | |
| 4. | PLOT PLAN REVIEW:
Z-5-76 | Applicant:
Application:
Location:
Zone: | HIMANSU SHROFF, ARCHITECT
Motel
South of Ogden Avenue between 14th
Street and 15th Street
C-2 |
|
 | | | |
| 5. | FINAL MAP:
REDROCK HEIGHTS
II - UNIT 2 | Applicant:
Subdivider:
Location:
Zone:
Size: 2.8 Ac. | ROBERT BLACK
Robert Black
East of Roland Wiley Road and south
of Ducharme Avenue
R-CL
No. of Lots: 20 |
|
 | | | |
| 6. | FINAL MAP:
BAYSIDE
UNIT NO. 3 | Applicant:
Subdivider:
Location:
Zone:
Size: 9.42 Ac. | AMERICAN WEST DEVELOPMENT
American West Development
East side of Lake East Drive, north
of Desert Inn Road
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 63 |
|
 | | | |
| 7. | TENTATIVE MAP:
CYPRESS ESTATES
(CONDOMINIUMS) | Applicant:
Subdivider:
Location:
Zone:
Size: 2.02 Ac. | ROBERT L. HARPER
Robert L. Harper
South side of Vegas Drive, east
of Cherokee Lane
R-1 (under Resolution of Intent
to R-PD8)
No. of Units: 16 |
|
 | | | |
| 8. | FINAL MAP:
CYPRESS ESTATES
(CONDOMINIUMS) | Applicant:
Subdivider:
Location:
Zone:
Size: 2.02 Ac. | ROBERT L. HARPER
Robert L. Harper
South side of Vegas Drive, east
of Cherokee Lane
R-1 (under Resolution of Intent
to R-PD8)
No. of Units: 16 |

NOTE: CONSIDERATION OF SUPPLEMENTAL AGENDA ITEMS.

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| 9. Z-12-86 | Applicant: VALLEY GROUP CONSTRUCTORS, INC.
Application: ZONING RECLASSIFICATION
From: R-1 To: P-R
Location: North side of Goldring Avenue,
80 feet west of Shadow Lane
Proposed Use: PARKING |
| 10. Z-8-86 | Applicant: CAROL PAPPAS ET AL
Application: ZONING RECLASSIFICATION
From: R-1 To: R-PD3
Location: Northeast corner of Oakey Boulevard
and Cashman Drive
Proposed Use: SINGLE FAMILY RESIDENTIAL |
| 11. TENTATIVE MAP:
CASHMAN COURT | Applicant: CAROL PAPPAS ET AL
Subdivider: Carol Pappas Et Al
Location: Northeast corner of Oakey Boulevard
and Cashman Drive
Zone: R-1 (proposed R-PD3)
Size: 2.27 Ac. No. of Lots: 7 |
| 12. VAC-1-86 | Applicant: CAROL PAPPAS, ET AL
Application: Petition to Vacate Right-of-Way
Location: Portion of the north side of Oakey
Boulevard, east of Cashman Drive |
| 13. Z-10-86 | Applicant: RAFAEL ACOSTA, ATTORNEY IN FACT
FOR MARIO COCANA
Application: ZONING RECLASSIFICATION
From: R-E To: R-PD3
Location: Northwest corner of Decatur Boulevard
and Gilmore Avenue
Proposed Use: SINGLE FAMILY RESIDENTIAL |
| 14. TENTATIVE MAP:
ACOSTA ACRES | Applicant: RAFAEL ACOSTA, ATTORNEY IN FACT
FOR MARIO COCANA
Subdivider: Rafael Acosta, Attorney in fact
for Mario Cocana
Location: Northwest corner of Decatur Boulevard
and Gilmore Avenue
Zone: R-E (proposed R-PD3)
Size: 10.2 Ac. No. of Lots: 26 |

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15. Z-11-86

Applicant: CLIFFORD MILLER ET AL
Application: ZONING RECLASSIFICATION
From: R-1 To: C-1
Location: Southeast corner of Owens Avenue
and "N" Street
Proposed Use: SHOPPING CENTER

16. Z-9-86

Applicant: DOMINIC P. GENTILE ET AL
Application: ZONING RECLASSIFICATION
From: N-U To: R-1
Location: East side of Michael Way, north
of Madre Mesa Drive
Proposed Use: SINGLE FAMILY RESIDENTIAL

17. TENTATIVE MAP:
SIERRA RANCH

Applicant: DOMINIC P. GENTILE ET AL
Subdivider: Dominic P. Gentile Et Al
Location: East side of Michael Way, north
of Madre Mesa Drive
Zone: N-U (proposed R-1)
Size: 21.3 Ac. No. of Lots: 93

DIRECTOR'S BUSINESS:

1. PLANNING
COMMISSION
GOALS

Consideration of 1986 Goals for Adoption

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

1. PLOT PLAN REVIEW: Applicant: H & L REALTY MANAGEMENT
 Application: Parking Lot
 Location: 730 S. Fourth Street
 Zone: C-2
 Z-100-64(94)

2. PLOT PLAN REVIEW: Applicant: ROBERT A. MASSI
 Application: Offices
 Location: North side of West Charleston Boulevard between Cashman Drive and Campbell Drive
 Zone: C-D
 Z-18-68(17)

3. PLOT PLAN REVIEW: Applicant: DONALD K. BENEDICT FOR ARCO PETROLEUM PRODUCTS COMPANY
 Application: Convenience Store
 Location: Southwest corner of Rainbow Boulevard and Charleston Boulevard
 Zone: N-U (under Resolution of Intent to C-1)
 ZC-203-78

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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:

Sherri Tracy, Chairman	- Excused
Joseph Johnston,	
Vice Chairman	- Excused
Fred Kennedy	- Present
Michael Mack	- Present
Robert Guthrie	- Present
Maggi Coleman	- Excused
Robert Bugbee	- Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements and that the Standard Conditions are listed on the agenda.

All zoning items shall conform to the following standard 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.

ACTING CHAIRMAN BUGBEE 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.

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ITEM

All Tentative Maps shall conform to the following standard 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's Street Name Policy;
3. Subject to all conditions of City departments and State Subdivision Statutes.

All Final Maps shall conform to the following standard 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 January 9, 1986 City Planning Commission meeting.

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

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COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

1. SALES OFFICE - SO-8-85 - METROPOLITAN DEVELOPMENT CO.

Application for Sales Office at 6608 Belcamp Circle (west of Amboy Drive and north of Vegas Drive), R-PD8 Zone.

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.

Kennedy -
APPROVED

Unanimous
(Tracy, Johnston and Coleman
excused)

MR. FOSTER stated this is a proposal for a sales office in a subdivision where new models are being proposed. Staff would recommend approval, subject to the condition.

WAYNE SCHMITGER, 3460 Victory Avenue, appeared and represented the application.

This is final action.

(7:35-7:38)

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COMMISSION ACTION

ITEM

2. PLOT PLAN REVIEW - Z-5-79 - A. COOK

Request for a Plot Plan Review for a trailer for storage at 3020 West Charleston Boulevard, C-D Zone.

Staff recommendation: DENIAL
If approved, subject to:

1. Conformance to the plot plan.
2. The trailer shall be removed from the property within two years.

Mack -
APPROVED, subject to Condition No. 1 and removal of trailer in one year. Motion carried with Guthrie voting "No."

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this involves a request for a plot plan review for a trailer to be located to the rear of their existing building. The business is called Kitchen Remodelers. They would like to use the trailer for storage. Staff finds this is not in keeping with the C-D zone and would recommend denial.

ARTHUR COOK, 3020 West Charleston Boulevard, appeared and represented the application. The use of the trailer has changed to a temporary outside sales office for their personnel. They plan to add onto the building. The trailer will be utilized for approximately a year.

To be heard by the City Council on 3/5/86.

(7:38-7:39)

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COMMISSION ACTION

ITEM

3. EXTENSION OF TIME - Z-70-81 - GENE BOTT

Request for an Extension of Time on property generally located on the east side of 23rd Street, between Searles Avenue and Hinkle Drive, R-1 Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. Extension of Time shall expire on January 19, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. FOSTER stated this is their fourth request for an extension of time. They state they have been having financial problems, but plan to start construction this year.

MIKE TORREZI appeared and represented the application.

To be heard by the City Council on 3/5/86.

(7:39-7:40)

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COMMISSION ACTION

ITEM

4. EXTENSION OF TIME - Z-6-85 - TERRIBLE
HERBST OIL COMPANY

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

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on February 14, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original reclassification approval.

Guthrie -
APPROVED, subject to the conditions.

Unanimous
(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this is their first request for an extension of time for a service station. They indicate they have the financing and are ready to proceed.

DEAN MARTIN, 5195 Las Vegas Boulevard South, appeared and represented the application. They are in agreement with staff.

To be heard by the City Council on 3/5/86.

(7:40-7:41)

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City of Las Vegas

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COMMISSION ACTION

ITEM

5. Z-4-86 - UNIVERSAL HEALTH SERVICES, INC.

Application for reclassification of property generally located on the north-east corner of Goldring Avenue and Tonopah Drive, from R-1 to P-R.

Proposed Use: Medical Offices and Parking

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan and elevations.
3. Dedicate a 15 foot property line radius corner at the intersection of Goldring Avenue and Tonopah Drive as required by the Department of Public Works.
4. Install half-street improvements on Goldring Avenue and Tonopah Drive as required by the Division of Land Development of the Department of Community Planning and Development.

5. Standard conditions 2 - 8.

PROTESTS: 1

Guthrie -

APPROVED, subject to the conditions and restore portion of street that already exists across from this property.

Unanimous

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated the area to the north is an office type use. There is P-R to the east and northwest. The request is in accordance with the transitioning pattern to professional office zoning in the area. This will be a one-story medical office building. There is parking on the west and north sides. The building will contain 10,830 square feet. There will be 86 parking spaces where 30 are required. Staff recommended approval, subject to the conditions.

ATTY. ARNOLD WEINSTOCK, 630 North 8th Street, appeared and represented the applicant and Valley Hospital. This will be an orthopedic clinic with parking. They are in concurrence with staff's conditions.

JOE SCHLAGETER, 625 South Tonopah, appeared in favor, but he was concerned about removing part of the blacktop. He requested the road be finished on his side of the street.

To be heard by the City Council on 3/5/86.

(7:41-7:49)

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City of Las Vegas
PLANNING COMMISSION
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ITEM

COMMISSION ACTION

NEW BUSINESS:

1. REINSTATEMENT AND EXTENSION OF TIME -
Z-90-80 - COMMERCIAL MANAGEMENT GROUP

Request for an Extension of Time on property generally located on the north-west corner of Maryland Parkway and Sahara Avenue, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).

Staff recommendation: APPROVAL of the Reinstatement and Extension of Time and the adoption of an Ordinance rezoning the property to C-1 on a permanent basis.

Mack -

APPROVED Reinstatement and Extension of Time and going directly to ordinance to rezone on a permanent basis.

Unanimous

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this is their fifth request for an extension of time. Staff has no objection to extending the zoning, but would prefer it go directly to ordinance rather than be extended for another year.

RODNEY TUCKER, 2265 Renaissance Drive, appeared and represented the applicant. They are in agreement with staff.

To be heard by the City Council on 3/5/86.

(7:49-7:52)

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COMMISSION ACTION

ITEM

2. PLOT PLAN REVIEW - Z-90-80 - COMMERCIAL MANAGEMENT GROUP

Request for a Plot Plan Review for a fast-food restaurant on property generally located on the northwest corner of Maryland Parkway and Sahara Avenue, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan amended to provide a minimum of 70 parking spaces.
2. Conformance to the original conditions of Z-90-80.

Guthrie -
APPROVED, subject to staff's conditions.

Unanimous
(Tracy, Johnston and Coleman excused)

MR. FOSTER stated they need 70 parking spaces and are about 13 spaces short. Staff feels the layout could be revised to provide for the 70 parking spaces and, therefore, would recommend approval.

RODNEY TUCKER, 2265 Renaissance Drive, appeared and represented the applicant. They will revise their plot plan to accommodate the 70 parking spaces.

(7:52-7:53)

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3. PLOT PLAN REVIEW - Z-66-73 - SARA STONESTREET

Request for a Plot Plan Review for an addition to a residence at 2121 Plaza De La Candela (within the Spanish Oaks Subdivision), R-PD6 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

Mack -

APPROVED, subject to the condition.

Unanimous

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this is a minor change to an existing residence in the Spanish Oaks subdivision. There is a 3 foot setback proposed from the new addition to the side property line. It abuts a zero lot line development. The Homeowners Association recommends approval.

TIMOTHY STONESTREET, 2121 Plaza De La Candela, appeared and represented the application.

To be heard by the City Council on 2/19/86.

(7:53-7:55)

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ITEM

4. PLOT PLAN REVIEW - Z-5-76 - HIMANSU SHROFF, ARCHITECT

Request for a Plot Plan Review for a motel on property generally located south of Ogden Avenue between 14th Street and 15th Street, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the original conditions of Z-5-76.
2. Standard conditions 1 - 8.

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

MR. FOSTER stated this will take up about two-thirds of the block that extends to Fremont Street, but the motel will not front on Fremont Street. The first floor is for parking and the upper three floors are for rooms.

HIMANSU SHROFF, 4795 South Sandhill Road, appeared and represented the applicant.

(7:55-7:56)

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COMMISSION ACTION

5. FINAL MAP - REDROCK HEIGHTS II - UNIT 2
ROBERT BLACK

Property generally located east of Roland Wiley Road and south of Ducharme Avenue, R-CL Zone.

Applicant: Robert Black
 Subdivider: Robert Black
 Size of parcel: 2.8 acres
 No. of Lots: 20

Staff recommends APPROVAL, subject to:

1. Conformance with the conditions of approval of the tentative map.
2. A temporary turn-around is to be provided at the end of Willeta Avenue as required by the Department of Fire Services.
3. Standard condition No. 1.

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

MR. FOSTER stated this final map conforms to the approved tentative map. Staff is requiring a temporary turnaround at the west end of Willeta Avenue.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant. They will provide the turnaround.

To be heard by the City Council on 2/19/86.

(7:56-7:58)

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6. FINAL MAP - BAYSIDE UNIT NO. 3 - AMERICAN WEST DEVELOPMENT

Property generally located on the east side of Lake East Drive, north of Desert Inn Road, N-U Zone (under Resolution of Intent to R-CL).

Applicant: American West Development
 Subdivider: American West Development
 Size of Parcel: 9.42 acres
 No. of Lots: 63

Staff recommends APPROVAL, subject to:

1. Conformance with conditions of approval for the tentative map.
2. Standard Condition No. 1.

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

MR. FOSTER stated this is in conformity with the tentative map. Staff would recommend approval, subject to the conditions.

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant.

To be heard by the City Council on 3/5/86.

(7:58-7:59)

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7. TENTATIVE MAP - CYPRESS ESTATES
(CONDOMINIUMS) - ROBERT L. HARPER

Property generally located on the south side of Vegas Drive, east of Cherokee Lane, R-1 Zone (under Resolution of Intent to R-PD8).

Applicant: Robert L. Harper
Subdivider: Robert L. Harper
Size of Parcel: 2.02 acres
No. of Units: 16

Staff recommends APPROVAL, subject to:

1. Conformance to conditions of approval for Z-43-83.
2. Conformance to the plot plan review for Z-43-83.
3. Provide a minimum 3 foot wide landscaped planter between the parking area and the east property line.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that 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.
5. CC&R's are to be submitted to and approved by the Department of Community Planning and Development prior to the recordation of the final map.
6. Compliance with the Flood Hazard Reduction Ordinance.
7. Standard conditions 1 thru 3.

Mack -
ABEYANCE Items 7 and 8.
Unanimous
(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this map conforms to the subdivision regulations. Staff would recommend approval, subject to the conditions.

The applicant nor representative were present.

To be heard again by the City Planning Commission on 2/25/86.

(7:59-8:05)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. FINAL MAP - CYPRESS ESTATES -
(CONDOMINIUMS) - ROBERT L. HARPER

Property generally located on the south side of Vegas Drive, east of Cherokee Lane, R-1 Zone (under Resolution of Intent to R-PD8).

Applicant: Robert L. Harper
Subdivider: Robert L. Harper
Size of Parcel: 2.02 acres
No. of Units: 16

Staff recommends APPROVAL, subject to:

1. Conformance with the conditions of approval for the tentative map.
2. Standard Condition No. 1.

Mack -
ABEYANCE Items 7 and 8.
Unanimous
(Tracy, Johnston and Coleman excused)

The applicant nor representative were present.

To be heard again by the City Planning Commission on 2/25/86.

(7:59-8:05)

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PHONE 386-6301

COMMISSION ACTION

ITEM

9. Z-12-86 - VALLEY GROUP CONSTRUCTORS, INC.

Application for reclassification of property generally located on the north side of Goldring Avenue, 80 feet west of Shadow Lane, from R-1 to P-R.

Proposed Use: Parking

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan.
3. Dedicate 30 feet of right-of-way for Goldring Avenue as required by the Department of Public Works.
4. Install half-street improvements and landscaping on Goldring Avenue as required by the Division of Land Development of the Department of Community Planning and Development.
5. Standard conditions 2 - 8.

PROTESTS: 0

Kennedy -

APPROVED, subject to the conditions.

Unanimous

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this request is for an additional parking lot facility immediately west of the medical building owned by Valley Hospital. There is P-R zoning approved on the south side of Valley Hospital. This area is transitioning to P-R.

ATTY. ARNOLD WEINSTOCK, 630 South 4th Street, appeared and represented the applicant and Valley Hospital. They are agreeable to all of staff's conditions.

No one appeared in protest.

To be heard by the City Council on 2/19/86.

(8:05-8:07)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

10. Z-8-86 - CAROL PAPPAS, ET AL

Application for reclassification of property generally located on the northeast corner of Oakey Boulevard and Cashman Drive, from R-1 to R-PD3.

Proposed Use: Single-Family Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan.
3. This action constitutes waiver of the 5 acre minimum site area.
4. Construct a 6 foot high block wall around the perimeter of the property as required by the Department of Community Planning and Development.
5. Standard conditions 5, 7 and 8.

PROTESTS: 4 spoke at meeting

FAVOR: 1 spoke at meeting

Mack -

APPROVED, subject to the conditions.

Unanimous

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this is one of the last vacant parcels in this general area. This area is predominantly R-1 and R-E to the north. There will be one private street cul-de-sac. Staff would recommend approval, subject to the conditions. Staff received two telephone calls from persons in the area objecting to apartments. They are in favor of this development.

ED WOJCIK, 3549 South Industrial Road, appeared and represented the applicant.

MELISSA CARONE, 3221 West Oakey Boulevard, appeared in protest. She lives directly across from this parcel and objects to having it fenced in.

LEW SABER, 3100 West Oakey Boulevard, appeared in protest. He was concerned about the trash cans.

VIVIAN WALLACE, 3217 West Oakey Boulevard, appeared in protest. She wanted to know what was going to be on the outside of the wall and what type of homes they were going to build.

PETER PAPARI, 1358 Cashman Drive, appeared in protest. A neighbor came to his home with 16 signatures on a petition in protest.

MAX DENSON, 3201 West Oakey Boulevard, appeared in favor. There is too much dirt and dust coming from this vacant lot.

To be heard by the City Council on 3/5/86.

(8:07-8:27)

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PHONE 386-6301

COMMISSION ACTION

ITEM

11. TENTATIVE MAP - CASHMAN COURT - CAROL PAPPAS, ET AL

Property generally located on the northeast corner of Oakey Boulevard and Cashman Drive, R-1 (proposed R-PD3).

Applicant: Carol Pappas, Et Al
Subdivider: Carol Pappas, Et Al
Size of Parcel: 2.27 Acres
No. of Lots: 7

Staff recommends APPROVAL, subject to:

1. Approval of Z-8-86 (Item No. 10).
2. Conformance to conditions of approval for Z-8-86.
3. Approval of VAC-1-86 (Item No. 12).
4. Recordation of VAC-1-86 prior to the recordation of a final map for this subdivision.
5. Direct vehicular access from the rear of lots 5, 6 and 7 to Oakey Boulevard is prohibited.
6. If a wall is constructed on 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.
7. CC&R's are to be submitted to and approved by the Department of Community Planning and Development prior to the recordation of a final map.
8. Submit a drainage report to the Land Development Division of the Department of Community Planning and Development prior to development.
9. Standard conditions.

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

MR. FOSTER stated this is the tentative map for Z-8-86. Staff would recommend approval, subject to the conditions.

ED WOJCIK, 3549 Industrial Road, appeared and represented the applicant.

To be heard by the City Council on 3/5/86.

(8:27-8:29)

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COMMISSION ACTION

ITEM

12. VAC-1-86 - CAROL PAPPAS, ET AL

Petition of Vacation to vacate right-of-way on property generally located on the portion of the north side of Oakey Boulevard, east of Cashman Drive.

Staff recommends APPROVAL, subject to:

1. Standard conditions.

PROTESTS: 0

Guthrie -

APPROVED

Unanimous

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this is the vacation for the previous two items on this agenda, Z-8-86, and tentative map. This is a driveway that is not needed for street purposes.

ED WOJCIK, 3549 Industrial Road, appeared and represented the applicant. They are in agreement with staff.

No one appeared in protest.

City Council to set date for public hearing on 2/19/86.

(8:29-8:31)

AGENDA

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COMMISSION ACTION

ITEM

13. Z-10-86 - RAFAEL ACOSTA, ATTORNEY IN FACT FOR MARIO COCANA

Request for reclassification of property
generally located on the northwest
corner of Decatur Boulevard and Gilmore
Avenue, from R-E to R-PD3.

Proposed Use: Single-Family
Residential

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve
month time limit.
2. Application be amended to R-PD2.
3. Redesign the site layout to provide
all access from Gilmore Avenue.
4. A maximum of 22 lots will be permitted.
5. Construction of a 6 foot high block
wall along Decatur Boulevard and
Gilmore Avenue.
6. No horses shall be permitted.
7. Minimum setbacks for all dwellings are
as follows:
 - Front: 30' minimum from easement
line
 - Rear: 50' minimum
 - Side: 10' minimum
8. Standard conditions 5, 7 and 8.

PROTESTS: 5 protests on petition
5 spoke at meeting
2 letters
9 protests on petition

Mack -
ABEYANCE

Motion carried with Bugbee voting
"No."
(Tracy, Johnston & Coleman excused)

MR. FOSTER stated staff has dis-
cussed some changes with the
applicant. The applicant would
like more time on this application.
This backs up to a similar type of
development to the west. It is in
an area developed on an R-E basis.
The reason for the R-PD3 is that
the developers want to construct
private drives, rather than public
streets. Staff feels the number of
lots should be decreased by
deleting one lot on each side of
the two cul-de-sacs for a reduction
of four lots. Staff is concerned
about having two private drives on
Decatur. They would like those
drives to go north/south directly
to Gilmore Avenue. The reduction
in the number of lots would bring
it to an R-PD2.

ATTY. HERB JONES appeared and
represented the applicant. They
want to have this application
continued until the next meeting
so they can redesign their plot
plan. If it remains R-E, the
City will have to maintain the
streets.

BILL HOLDEN, 4808 Martinelli
Court, appeared in protest. They
want this R-E and zoned for horses.

JOANNE MENKE, 5008 Leo Drive,
appeared in protest. They want
the lot sizes to remain half acres.

NORM WESNER, 5014 Leo Drive,
appeared in protest. He wants
R-E zoning for horses.

LIANE HERNSTADT, 4824 Martinelli
Court, appeared in protest. The
zoning should allow horses to
maintain the character of the
neighborhood.

CLIFFORD CARR, 4808 Martinelli
Court, appeared in protest. They
moved in that area to have ample
space.

AGENDA

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COMMISSION ACTION

ITEM

13. Z-10-86 - RAFAEL ACOSTA, ATTORNEY IN
FACT FOR MARIO COCANA (Continued)

ATTY. HERB JONES appeared in rebuttal. They are requesting this item be held in abeyance to consider the redesign of the plot plan.

RAFAEL ACOSTA, 3004 Rafael Way, appeared and represented the application. He requested a recess to be able to confer with his attorney.

(THREE MINUTE RECESS)

ATTY. HERB JONES reiterated that they still would like this item held in abeyance.

To be heard again by the City Planning Commission on 2/25/86.

(8:31-9:03)

AGENDA

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ITEM

PHONE 386-6301

COMMISSION ACTION

14. TENTATIVE MAP - ACOSTA ACRES - RAFAEL ACOSTA, ATTORNEY IN FACT FOR MARIO COCANA

Property generally located on the northwest corner of Decatur Boulevard and Gilmore Avenue, R-E Zone (proposed R-PD3).

Applicant: Rafael Acosta, Attorney in Fact for Mario Cocana

Subdivider: Rafael Acosta, Attorney in Fact for Mario Cocana

Size of Parcel: 10.2 acres

No. of Lots: 26

Staff recommends APPROVAL, subject to:

1. Approval of Z-10-86.
2. Conformance to conditions of approval for Z-10-86.
3. Waiver of the cul-de-sac length.
4. If a wall is constructed on 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.
5. Direct vehicular access to Decatur Boulevard from the abutting lots is prohibited.
6. Private streets are to be constructed at a width of 40 feet from back of curb to back of curb.
7. CC&R's are to be provided to and approved by the Department of Community Planning and Development prior to the recordation of a final map.
8. Provide a hydrology and drainage study as required by the Land Development Division of the Department of Community Planning and Development.
9. Standard conditions.

ABEYANCE

This item was automatically held in abeyance because the rezoning item, Z-10-86, was held in abeyance.

To be heard by the City Planning Commission on 2/25/86.

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COMMISSION ACTION

ITEM

15. Z-11-86 - CLIFFORD MILLER, ET AL

Request for reclassification of property generally located on the southeast corner of Owens Avenue and "N" Street, from R-1 to C-1.

Proposed Use: Shopping Center

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan amended to provide one on-site loading space.
3. Conformance to the elevations.
4. Install half-street improvements on Owens Avenue and sidewalks and street lighting on "N" Street as required by the Division of Land Development of the Department of Community Planning and Development.
5. Standard conditions 2 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is an area that is transitioning to commercial. This is an "L" shaped building with parking off Owens Avenue. Staff would recommend approval, subject to the conditions.

DON MCCANN, 4641 Corral Place, appeared and represented the applicant. They are in agreement with staff.

To be heard by the City Council on 3/5/86.

(9:03-9:05)

AGENDA

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COMMISSION ACTION

ITEM

16. Z-9-86 - DOMINIC P. GENTILE, ET AL

Application for reclassification of property generally located on the east side of Michael Way, north of Madre Mesa Drive, from N-U to R-1.

Proposed Use: Single-Family Residential

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The subdivision layout shall be revised as required on the tentative map.
3. Construction of a 6 foot high block wall along Michael Way as required by the Department of Community Planning and Development.
4. Standard conditions 5, 7 and 8.

PROTESTS: 2 on record with staff
1 letter
16 persons in audience
6 spoke at meeting

Mack -

APPROVED, subject to the conditions.

Motion carried with Bugbee abstaining from voting.

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this is a proposed 95 lot subdivision on a 21 acre parcel of land. It abuts R-D to the north, which is vacant at the present time. Immediately to the west is an R-E subdivision. To the south is R-E. Farther south is N-U. Most of the lots will be on cul-de-sacs or on the north/south streets. This is a predominantly R-E neighborhood. Staff feels this should be developed on an R-E basis and would recommend denial.

CHARLEY JOHNSON, 5200 Paseo Del Prado, appeared and represented the applicant. This property is in an unkept condition with dust and trash blowing around. They are requesting four lots per acre. It has access to major streets. This is a good buffer between residential and commercial. They will have to put in all the improvements, so they need R-1 zoning to justify the cost.

BOB HART, 5531 Madre Mesa Drive, appeared in protest. This will create a lot of traffic on Madre Mesa Drive. The schools are overcrowded at the present time. He does not object to half-acre lots.

DICK VAN GORAN, 5510 Madre Mesa Drive, appeared in protest. This is in the traffic pattern for North Las Vegas Air Terminal.

LORNA LAPOINTE, 5446 Sheila Avenue, appeared in protest. This should remain R-E.

BOB BOLDEN, 5593 Alfred Drive, appeared in protest. He presented a letter of protest.

AGENDA

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ITEM

16. Z-9-86 - DOMINIC P. GENTILE, ET AL (Cont'd)

BOB INGRAM, 5416 Avenida Caballo, appeared in protest. This area has been rundown by another builder and the City's new flood plan.

NORMAN IVY, 5486 Alfred Drive, appeared in protest. This should remain R-1 zoning.

CHARLEY JOHNSON appeared in rebuttal. There will be a tremendous cost to put in all the improvements, curbs, gutters, sewers, etc.

To be heard by the City Council on 3/5/86.

(9:05-9:36)

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COMMISSION ACTION

ITEM

17. TENTATIVE MAP - SIERRA RANCHO - DOMINIC P. GENTILE, ET AL

Property generally located on the east side of Michael Way, north of Madre Mesa Drive, N-U Zone (proposed R-1).

Applicant: Dominic P. Gentile, Et Al

Subdivider: Dominic P. Gentile, Et Al

Size of Parcel: 21.3 acres

No. of Lots: 93

Staff recommends APPROVAL, subject to:

1. Conformance to conditions of approval for Z-9-86.
2. Provide a half street along the east property line unless the dedicated right-of-way on the adjacent property is vacated.
3. The triangular parcel on the south side of Madre Mesa Drive is to be incorporated, if possible, into the right-of-way design, or exchanged for additional land east of Michael Way for the widening of Madre Mesa Drive.
4. Provide a hydrology and drainage study as required by the Division of Land Development of the Department of Community Planning and Development.
5. Direct vehicular access to Michael Way from all abutting lots is prohibited.
6. Standard conditions 1 thru 3.

Mack -

APPROVED, subject to the conditions and allowing the lots to front on Madre Mesa Drive.

Motion carried with Bugbee voting "No."

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated staff would like to have some revision to this map. It would be better to back up the lots by extending the cul-de-sac and some can side on it. In that case there would not be R-1 across from R-E. There is a 30 foot half-street dedication that would have to be matched or vacated.

CHARLEY JOHNSON, 5200 Paseo Del Prado, appeared and represented the applicant. They want the tentative map approved with the lots fronting on Madre Mesa Drive.

To be heard by the City Council on 3/5/86.

(9:36-9:42)

AGENDA

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COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. PLANNING COMMISSION GOALS

Consideration of 1986 Goals for Adoption

Mack -
ABEYANCE so all the Planning
Commission members can have a
voice in the goals.
Unanimous
(Tracy, Johnston and Coleman
excused)

MR. FOSTER stated all the Planning
Commission members have a copy
of the 1986 goals.

(9:42-10:00)

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COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. PLOT PLAN REVIEW - Z-100-64(94) -
H & L REALTY MANAGEMENT

Request for a Plot Plan Review on property located at 730 South Fourth Street, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Approval of an Encroachment Agreement for the landscaping as required by the Division of Land Development of the Department of Community Planning and Development.
3. Standard conditions 2 - 8.

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

MR. FOSTER stated this is in accordance with the pattern in the area.

ANDREW LEVY, H&L Realty, 720 South 4th Street, appeared and represented the application. They concur with staff.

This is final action.

(8:00-8:02)

AGENDA

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ITEM

COMMISSION ACTION

2. PLOT PLAN REVIEW - Z-18-68(17) - ROBERT A. MASSI

Request for a Plot Plan Review for offices on property generally located on the north side of West Charleston Boulevard between Cashman Drive and Campbell Drive, C-D Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Installation of a 6 foot high wall along the north property line as required by the Department of Community Planning and Development.
3. Standard conditions 2 - 8.

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

MR. FOSTER stated this is a 1,650 square foot office building. There is parking in the front and rear. Staff would recommend approval, subject to the conditions.

ROBERT A. MASSI appeared and represented the application. He is in agreement with staff's conditions.

This is final action.

(8:02-8:03)

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ITEM

COMMISSION ACTION

3. PLOT PLAN REVIEW - ZC-203-78 - DONALD K. BENEDICT FOR ARCO PETROLEUM PRODUCTS COMPANY

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

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan and elevations.
3. Install sidewalks and street lighting on Charleston Boulevard and Rainbow Boulevard as required by the Division of Land Development of the Department of Community Planning and Development.
4. Approval of Use Permit for self-service gasoline sales.
5. Conformance to the original conditions of ZC-203-78.
6. Standard conditions 2 - 8.

Mack -

APPROVED, subject to the conditions.

Unanimous

(Tracy, Johnston and Coleman excused)

MR. FOSTER stated this is the first phase of construction on this site. It is about a 10 acre parcel. There will be an Arco service station and convenience store. The gasoline sales will require a use permit.

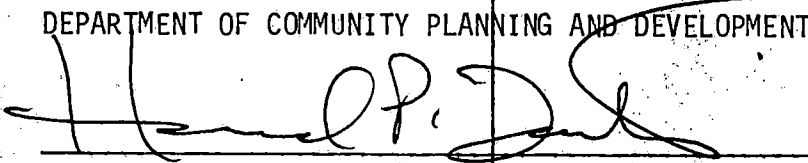
ATTY. CHRIS KAEMPFER appeared and represented Atlantic Richfield, and Sharon Douglas, appeared and represented Arco. They are in agreement with staff.

(8:03-8:05)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER