

AGENDA

City of Las Vegas

February 25, 1986

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:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements and reading of the Standard Conditions

MINUTES: Approval of the minutes of the January 28, 1986 Planning Commission meeting.

STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

Zoning Applications:

- (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.

Subdivision Applications:

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.

Vacation Applications:

- (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. TENTATIVE MAP:	Applicant:	ROBERT L. HARPER
	Subdivider:	Robert L. Harper
CYPRESS ESTATES	Location:	South side of Vegas Drive, east of Cherokee Lane
(CONDOMINIUMS)	Zone:	R-1 (under Resolution of Intent to R-PD8)
	Size: 2.02 Ac.	No. of Units: 16

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2. FINAL MAP: Applicant: ROBERT L. HARPER
Subdivider: Robert L. Harper
CYPRESS ESTATES Location: South side of Vegas Drive, east
(CONDOMINIUMS) of Cherokee Lane
Zone: R-1 (under Resolution of Intent
to R-PD8)
Size: 2.02 Ac. No. of Units: 16

3. 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

4. TENTATIVE MAP: Applicant: RAFAEL ACOSTA, ATTORNEY IN FACT
FOR MARIO COCANA
ACOSTA ACRES 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

NEW BUSINESS:

1. REINSTATEMENT AND Applicant: VTN ON BEHALF OF STEVEN S. MILLER
EXTENSION OF TIME CONSTRUCTION CO.
Z-97-84 Location: Generally located south of Vegas
Drive and west of Tenaya Way
Zone: N-U (under Resolution of Intent
to R-CL)

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- | | | | |
|----|--|---|--|
| 2. | REINSTATEMENT AND
EXTENSION OF TIME | Applicant:
Location: | CARL VOLKMAR
1231 and 1225 S. Fourth Street
(Southeast corner of the inter
section of Third and Fourth Streets) |
| | Z-93-84 | Zone: | R-4 (under Resolution of Intent
to C-1) |
| 3. | VAC-2-86 | Applicant:
Application:
Location: | CITY OF LAS VEGAS
Vacate Right-of-Way
Portion of the east half of Rancho
Drive between Charleston Boulevard
and Oakey Boulevard |
| 4. | PLOT PLAN REVIEW:
Z-50-76 | Applicant:
Application:
Location: | RONCO, INC.
Off-premise Sign
Northwest corner of St. Louis Avenue
and Weldon Place |
| | | Zone: | C-1 |
| 5. | PLOT PLAN REVIEW:
Z-80-78 | Applicant:
Application:
Location: | RONCO, INC.
Off-premise Signs
Northeast corner of Rainbow Boulevard
and Charleston Boulevard and the
northwest corner of Rainbow Boulevard
and Charleston Boulevard |
| | | Zone: | C-1 |
| 6. | PLOT PLAN REVIEW:
Z-51-84 | Applicant:
Application:
Location: | VALLEY HOSPITAL
Diagnostic Center
South side of Goldring Avenue between
Willow Street and Shadow Lane |
| | | Zone: | R-E (under Resolution of Intent
to P-R) |
| 7. | PLOT PLAN REVIEW:
Z-94-76 | Applicant:
Application:
Location: | CALIFORNIA STATE AAA
Remodel existing offices
3312 W. Charleston Boulevard
(Northwest corner of Cashman Drive
and Charleston Boulevard) |
| | | Zone: | C-D |

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- | | | |
|---|---|--|
| 8. TENTATIVE MAP

FORESTCREST
UNIT NO. 2 | Applicant:
Subdivider:
Location:

Zone:

Size: 7.8 Ac. | COLLINS HOME MANUFACTURING
Collins Home Manufacturing
South side of Alta Drive, west
of Buffalo Drive
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 52 |
| 9. FINAL MAP

FORESTCREST
UNIT NO. 2 | Applicant:
Subdivider:
Location:

Zone:

Size: 7.8 Ac. | COLLINS HOME MANUFACTURING
Collins Home Manufacturing
South side of Alta Drive, west
of Buffalo Drive
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 52 |
| 10. TENTATIVE MAP

REDROCK SPRINGS
UNITS 2-4 | Applicant:
Subdivider:
Location:

Zone:

Size: 5.37 Ac. | RENALDO TIBERTI ET AL
Diversified Development Co.
Southwest corner of Washington
Avenue and Oran K. Gragson Highway
N-U (under Resolution of Intent
to R-PD14)
No. of Lots: 76 |
| 11. VAC-3-86 | Applicant:
Application:
Location: | RENALDO M. TIBERTI ET AL
Petition to Vacate Right-of-Way
U. S. Government Patent Reservations,
east of Rock Springs Drive and
south of Washington Avenue |
| 12. FINAL MAP

BAYSIDE UNIT
No. 4 | Applicant:
Subdivider:
Location:

Zone:

Size: 6.08 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: 42 |

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13. Z-13-86

Applicant: WEST SAHARA INVESTMENT CO.
Application: Zoning Reclassification
From: N-U (under Resolution of
Intent to R-CL, R-PD4, R-PD7, R-PD23
and C-1) To: R-CL, R-PD12, R-PD18,
and C-1
Location: Generally located in an area bounded
by Desert Inn Road, Durango Drive,
Sahara Avenue and Fort Apache Road
Proposed Use: RESIDENTIAL AND COMMERCIAL

DIRECTOR'S BUSINESS:

1. PLANNING
COMMISSION GOALS

Consideration of 1986 Goals for Adoption

2. ZONING ORDINANCE
AMENDMENT

Time Limits on Variances and Use Permits

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COMMISSION ACTION

ITEM

- | | | |
|-----------------------------------|--------------------------------------|---|
| 1. EXTENSION OF TIME
ZC-244-83 | Applicant:
Location:

Zone: | A. JAMES MAGAR
Southwest corner of Oakey Boulevard
and Hawk Street
R-E (under Resolution of Intent
to R-CL) |
|-----------------------------------|--------------------------------------|---|

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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 - Present
Joseph Johnston,
Vice Chairman - Present
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.

CHAIRMAN TRACY 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
Rick Williams, Chief, Current
Planning Division
Mike Clark, Planning Assistant
John Roethel, Deputy City Attorney
Linda Owens, Deputy City Clerk

MR. FOSTER announced this meeting is in compliance with the Open Meeting Law.

MR. FOSTER stated the standard conditions for rezonings, tentative maps, final maps and vacation items are listed on the agendas.

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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 February 13, 1986 City Planning Commission meeting.

Bugbee -
APPROVED
Unanimous
(Coleman excused)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

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

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

Applicant/Subdivider: Robert L. Harper

Size of Parcel: 2.02 acres

No. of Units: 16

Staff Recommendation: 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. Provision of a minimum three 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 specify 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. Submittal of CC&R's for approval 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.

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

MR. FOSTER stated this item was held in abeyance from the last meeting because there was no representative of the applicant. The subdivision conforms to the zoning plan and Subdivision Regulations. Staff is requesting a 3 foot planter between the parking areas and the east property line both in the center of the lot and the southeast portion. Staff recommended approval, subject to the conditions.

BILLY SLOAT, 2309 North Decatur Boulevard, appeared and represented the applicant. He was in agreement with staff's conditions.

To be heard by the City Council on 3/19/86.

(7:32-7:34)

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COMMISSION ACTION

ITEM

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

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

Applicant/Subdivider: Robert L. Harper

Size of Parcel: 2.02 acres

No. of Units: 16

Staff Recommendation: APPROVAL, subject to:

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

Kennedy -
APPROVED, subject to the conditions.

Unanimous
(Coleman excused)

MR. FOSTER stated staff would recommend approval of this final map, subject to the conditions.

BILLY SLOAT, 2309 North Decatur Boulevard; appeared and represented the applicant.

To be heard by the City Council on 3/19/86.

(7:34-7:35)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas PLANNING COMMISSION

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COMMISSION ACTION

ITEM

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

Application 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 Recommendation: APPROVAL, subject
to:

1. Resolution of Intent with a twelve
month time limit.
2. Application be amended to R-PD2.
3. Construction of a 6-foot high block
wall along Decatur Boulevard and
Gilmore Avenue.
4. No horses shall be permitted.
5. The following minimum setbacks:

Front: 30' from easement line
Rear: 50'
Side: 10'
6. Standard Conditions 5, 7 and 8.

PROTESTS: 5 on record with staff
1 speaker at meeting

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

MR. FOSTER stated this is a 10-acre
site. There was some discussion at
the last meeting in reference to
the revisions recommended by staff
on the subdivision layout as well
as reducing the number of lots.
There were 26 lots proposed at the
last meeting. Staff worked with
the developer so the plot plan is
now 20 lots, which is the same
density as the other developments
in the area. They have submitted
a revised plot plan showing one
cul-de-sac off Decatur Boulevard.
The length of the cul-de-sac exceeds
the 400 foot distance in the Sub-
division Ordinance by approximately
100 feet. Staff would recommend
approval, subject to the conditions.

ATTY. HERB JONES appeared and
represented the applicant. They
would like to amend the application
from R-PD3 to R-PD2. They are in
agreement with staff's recommenda-
tions.

JOANN MENKE, 5008 Leo Drive,
appeared in protest. She objected
to the size of the lots.

ATTY. HERB JONES appeared in
rebuttal. The density is 1.9 units
per acre. There will be private
streets maintained by the
homeowners.

JOHN GANDE, 4870 Ellis Goreale,
appeared in favor. He owns the
property south of Gilmore and was
inquiring whether Gilmore would
be adjacent to his property.

MR. FOSTER stated that Gilmore
would be adjacent to his
property.

To be heard by the City Council
on 3/19/86.

(7:35-7:45)

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COMMISSION ACTION

ITEM

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

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

Applicant/Subdivider: Rafael Acosta,
Attorney in Fact for Mario Cocana
Size of Parcel: 10.2 acres
No. of Lots: 26

Staff Recommendation: 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 lengths.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall specify 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. Prohibition of direct vehicular access to Decatur Boulevard from the abutting lots.
6. Private streets are to be a width of 40' from back of curb to back of curb.
7. Submittal of CC&R's for approval by the Department of Community Planning and Development prior to the recordation of a final map.
8. Provision of a hydrology and drainage study as required by the Land Development Division of the Department of Community Planning and Development.
9. Standard conditions 1 thru 3.

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

MR. FOSTER stated this tentative map has been amended to 20 lots and as pointed out under the zoning action a waiver is needed for the length of the two cul-de-sacs.

ATTY. HERB JONES appeared and represented the applicant. They are in agreement with staff's recommendations.

To be heard by the City Council on 3/19/86.

(7:45-7:47)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. REINSTATEMENT AND EXTENSION OF TIME -
Z-97-84 - VTN ON BEHALF OF STEVEN S.
MILLER CONSTRUCTION COMPANY

Request for a reinstatement and extension of time on property generally located south of Vegas Drive and west of Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).

Staff Recommendation: APPROVAL, subject to:

1. An Extension of Time to March 19, 1987.
2. All ordinance amendments enacted subsequent to the original reclassification approval.

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

MR. FOSTER stated this is their first request for an Extension of Time. This application also involves a reinstatement. They have developed an adjacent subdivision, but there has not been any development on this parcel. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, 5200 Paseo Del Prado, appeared and represented the applicant. He concurred with staff's recommendations.

To be heard by the City Council on 3/19/86.

(7:47-7:48)

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City of Las Vegas
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COMMISSION ACTION

2. REINSTATEMENT AND EXTENSION OF TIME -
 Z-93-84 - CARL VOLKMAR

Request for a Reinstatement and Extension of Time on property located at 1231 and 1225 South Fourth Street, (southeast corner of Third and Fourth Streets), from R-4 Zone (under Resolution of Intent to C-1).

Staff Recommendation: APPROVAL, subject to:

1. An Extension of Time to expire on March 19, 1987.
2. Conformance to all ordinance amendments enacted since the approval of the original reclassification.

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

MR. FOSTER stated this is their first request for an Extension of Time. There is also a reinstatement involved in this application. The applicant indicates he has been involved in a project at another location that has prevented him from starting this project. That project will be completed soon and then he will proceed on this project.

CARL VOLKMAR, 1231 South 4th Street, appeared and represented the application. He is in agreement with staff's conditions.

To be heard by the City Council on 3/19/86.

(7:48-7:49)

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PHONE 386-6301

COMMISSION ACTION

3. VAC-2-86 - CITY OF LAS VEGAS

Petition of Vacation to vacate right-of-way on a portion of the east half of Rancho Drive between Charleston Boulevard and Oakey Boulevard.

Staff Recommendation: APPROVAL, subject to:

1. Standard conditions 1 thru 4.

PROTESTS: 0

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

MR. FOSTER stated this application was initiated by the City as a result of the improvement of Rancho between Charleston and Sahara. Sixty feet was dedicated for street widening purposes, but only fifty feet was used. Staff does not envision the street being widened any more to the east because of the location of the homes in the area.

JOHN RENSCHLER, 1201 South Rancho, appeared stating he was the individual that brought this vacation to the City's attention.

No one appeared in opposition.

The City Council will set a date for a public hearing on this item at their 3/5/86 City Council meeting.

(7:49-7:51)

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COMMISSION ACTION

4. PLOT PLAN REVIEW - Z-50-76 - RONCO, INC.

Request for a Plot Plan Review for an off-premise sign located on the northwest corner of St. Louis Avenue and Weldon Place, C-1 Zone.

Staff Recommendation: DENIAL

If approved, subject to:

1. Conformance to the plot plan as submitted.

Bugbee -

APPROVED, subject to the condition.

Motion carried with Guthrie and Mack voting "No."
(Coleman excused)

MR. FOSTER stated this parcel is adjacent to the C-2 to the west. To the east is a developed R-5 apartment project and to the southeast are offices in the R-4 zone. There was an application similar to this previously which was denied and staff feels the situation has not changed; therefore, staff recommends denial.

RON RIEGER, Ronco, Inc., 508 Campbell Drive, appeared and represented the application. They feel that Paradise has changed and there are four other signs in the area. The sign will be aesthetically pleasing, 14' x 48' in size and 40 feet high.

To be heard by the City Council on 3/19/86.

(7:51-7:56)

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5. PLOT PLAN REVIEW - Z-80-78 - RONCO, INC.

Request for a Plot Plan Review for off-premise signs located on the northeast corner of Rainbow Boulevard and Charleston Boulevard and the northwest corner of Rainbow Street and Charleston Boulevard, C-1 Zone.

Staff Recommendation: DENIAL

Guthrie -
DENIED

Motion carried with Bugbee voting "No."
(Coleman excused)

MR. FOSTER stated there are two properties involved in this application, one is northwest of Rainbow Boulevard and Charleston Boulevard and the other is northeast of Rainbow Boulevard and Charleston Boulevard. They are proposing two signs at the north end of the properties and one to the west which are adjacent to residential. Two signs will be three-sides on the immediate corner of Charleston and Rainbow. There are too many signs proposed on these two parcels with some being located adjacent to residential and for these reasons staff recommends denial.

RON RIEGER, Ronco, Inc., 508 Campbell Drive, appeared and represented the application. There will be 600 feet between the signs. The signs on the corners of Charleston and Rainbow will be high tri-faced signs. If the owners develop the property, the signs will be taken down.

STEVE RIEGER, Ronco, Inc., 508 Campbell Drive, appeared and represented the application.

To be heard by the City Council on 3/19/86.

(7:56-8:04)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

7. PLOT PLAN REVIEW - Z-94-76 - CALIFORNIA
STATE AAA

Request for a Plot Plan Review to remodel existing offices located at 3312 West Charleston Boulevard (northwest corner of Cashman Drive and Charleston Boulevard) C-D Zone.

Staff Recommendation: APPROVAL, subject to:

1. Standard conditions 1 - 8.

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

MR. FOSTER stated this is a 1,846 square foot addition to an existing building. They will provide 45 parking spaces where 34 are required.

TRISH MORRISON, 100 Venice Avenue, San Francisco, California, appeared and represented the application. They are in agreement with staff.

This is final action.

(8:09-8:10)

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ITEM

COMMISSION ACTION

6. PLOT PLAN REVIEW - Z-51-84 - VALLEY HOSPITAL

Request for a Plot Plan Review for a Diagnostic Center located on the south side of Goldring Avenue between Willow Street and Shadow Lane, R-E Zone (under Resolution of Intent to P-R).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan for Phase I.
2. A plot plan review for Phase 2 shall be submitted to the Planning Commission prior to development.
3. Standard conditions 1 - 8.

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

MR. FOSTER stated there will be two phases of this project. One phase will be for a mobile dressing room and mobile facility similar to a CAT scanner. Phase Two would involve a building with parking around it. Staff feels the building in Phase Two is too large and greater setbacks should be provided adjacent to the street sides of the property.

TIM MASSANARI, 3 Sunset Way, Henderson, appeared and represented the application. They are in agreement with staff.

To be heard by the City Council on 3/19/86.

(8:04-8:09)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. TENTATIVE MAP - FORESTCREST UNIT NO. 2
COLLINS HOME MANUFACTURING

Property generally located on the south side of Alta Drive, west of Buffalo Drive, N-U Zone (under Resolution of Intent to R-CL).

Applicant/Subdivider: Collins Home Manufacturing

Size of Parcel: 7.8 Acres

No. of Lots: 58

Staff Recommendation: APPROVAL, subject to:

1. Conformance to conditions of approval for Z-25-82.
2. Prohibition of direct vehicular access to Alta Drive from the abutting lots.
3. The width of the pavement from back of curb to back of curb must match that which is existing to the east and south for all four proposed streets in this subdivision.
4. Submittal of a drainage report to the Land Development Division of the Department of Community Planning and Development prior to development.
5. If a wall is constructed on an exterior boundary street, the CC&R's shall specify that each property owner of a lot backing up to said wall 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.
6. Standard conditions 1 thru 3.

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

MR. FOSTER stated this is where Collins had a home assembly plant. It is formerly the Sproul Homes construction yard. The area to the south and east has been developed. This map would finish the subdivision. Staff would recommend approval, subject to the conditions.

RUSS DORN, 2904 Lake East Drive, appeared and represented the application. He concurred with staff's conditions. He thanked the Planning Commission members and City's staff for giving them additional time to take down the plant and make plans for this project.

To be heard by the City Council on 3/19/86.

(8:10-8:13)

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ITEM

COMMISSION ACTION

9. FINAL MAP - FORESTCREST UNIT NO. 2 -
COLLINS HOME MANUFACTURING

Property generally located on the south side of Alta Drive, west of Buffalo Drive, N-U Zone (under Resolution of Intent to R-CL).

Applicant/Subdivider: Collins Home
Manufacturing

Size of Parcel: 7.8 Acres
No. of Lots: 58

Staff Recommendation: APPROVAL, subject to:

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

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

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

RUSS DORN, 2904 Lake East Drive, appeared and represented the application. He concurred with staff's recommendations.

To be heard by the City Council on 3/19/86.

(8:13-8:14)

AGENDA

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COMMISSION ACTION

ITEM

10. TENTATIVE MAP - REDROCK SPRINGS UNITS 2-4 - RENALDO TIBERTI, ET AL

Property generally located on the southwest corner of Washington Avenue and Oran K. Gragson Highway, N-U Zone (under Resolution of Intent to R-PD14).

Applicant: Renaldo Tiberti, Et Al
Subdivider: Diversified Development Company

Size of Parcel: 5.37 Acres
No. of Lots: 76

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-87-85.
2. Approval of VAC-3-86 (Item No. 11).
3. Recordation of VAC-3-86 prior to the recordation of the final map for this subdivision.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall specify 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. Submittal of CC&R's for approval by the Department of Community Planning and Development prior to the recordation of a final map.
6. The area covered by this tentative map is to be annexed into the existing Redrock Springs Condominium Phase I development.
7. A directional sign shall be required at each entrance depicting the location and address or the building number of each structure within the development.
8. Standard conditions 1 - 3.

Bugbee -
APPROVED, subject to the conditions.
Motion carried with Johnston and Coleman excused.

MR. FOSTER stated this is an expansion to the existing development to the southwest. The map conforms to the zoning plans and Subdivision Regulations.

CHARLEY JOHNSON, 5200 Paseo Del Prado, appeared and represented the application. They concur with staff's recommendations.

To be heard by the City Council on 3/19/86.

(8:14-8:15)

AGENDA

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COMMISSION ACTION

ITEM

11. VAC-3-86 - RENALDO M. TIBERTI, ET AL

Petition of Vacation to vacate right-of-way generally located on U. S. Government Patent Reservations, east of Rock Springs Drive and south of Washington Avenue.

Staff Recommendation: APPROVAL, subject to:

1. Standard conditions 1 thru 4.

PROTESTS: 0

Kennedy -
APPROVED, subject to the conditions.
Motion carried with Johnston and Coleman excused.

MR. FOSTER stated these government patent reservations are 30 feet wide. There is a strip of land that is not needed for Rock Springs Drive.

CHARLEY JOHNSON, 5200 Paseo Del Prado, appeared and represented the applicant.

No one appeared in opposition.

The City Council will set a date for a public hearing on this item at their 3/5/86 meeting.

(8:15-8:17)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

12. FINAL MAP - BAYSIDE UNIT NO. 4 -
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/Subdivider: American West Development
Size of Parcel: 6.08 Acres
No. of Lots: 42

Staff Recommendation: APPROVAL, subject to:

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

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

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

RUSS DORN, 2904 Lake East Drive, and DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the application.

To be heard by the City Council on 3/19/86.

(8:17-8:18)

AGENDA

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COMMISSION ACTION

ITEM

13. Z-13-86 - WEST SAHARA INVESTMENT CO.

Application for reclassification of property generally located in an area bounded by Desert Inn Road, Durango Drive, Sahara Avenue and Fort Apache Road, from N-U (under Resolution of Intent to R-CL, R-PD4, R-PD7, R-PD23 and C-1) to R-CL, R-PD12, R-PD18 and C-1.

Proposed Use: Residential and Commercial

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent.
2. Application amended to delete the request for C-1 and R-PD18 zoning on the west side of Durango Drive north of Starboard Drive.
3. Approval of the plot plans and elevations of each phase of development by the Planning Commission.
4. Dedicate 75 feet of right-of-way for Sahara Avenue and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Public Works as related to each phase of development.
5. Install street improvements on Sahara Avenue and Fort Apache Road as required by the Division of Land Development of the Department of Community Planning and Development as related to each phase of development.
6. Submit a hydrology study to the Division of Land Development of the Department of Community Planning and Development as related to each phase of development.
7. Provide CC&R's for the maintenance of the landscaping in the common area.
8. All existing Resolutions of Intent on these properties are hereby expunged.
9. Provision of CC&R's for the maintenance of the lake as required by the Clark County Health Department.

PROTESTS: 0

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

MR. FOSTER stated this involves seven parcels in The Lakes development. There have been a number of adjustments to the zoning boundaries that were approved on the original zoning on this property. The applicant would like to delete the two easterly parcels along Durango, which are commercial, from this application. They will adjust the boundaries and handle that on a separate application. The request is in accordance with the overall density.

RUSS DORN, 2904 Lake East Drive, appeared and represented the application.

No one appeared in opposition.

To be heard by the City Council on 3/19/86.

(8:18-8:22)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. PLANNING COMMISSION GOALS

Consideration of 1986 Goals for Adoption.

Johnston -
ADOPTED 1986 Goals
Unanimous
(Coleman excused)

MR. FOSTER stated there are three sections to the goals. Section A involves updating the Special Activity Center Plan for Rancho/Charleston/Alta Drive area, amendments to the General Plan, input and assistance to City Council on proposed legislation for the 1987 State Legislature, Downtown Redevelopment, Downtown Transportation Center and High Tech Park, update Master Plan of Streets and Highways as needed. Also, to review and make recommendations on plans and programs prepared by other organizations and agencies involving such matters as transportation, Federal land and regional facilities. Section B will involve updating of Zoning and Subdivision Regulations, amending the Sign Ordinance, establishing Zoning Ordinance controls for propane tanks, updating the Subdivision Ordinance, flexible zoning regulations for planned community developments and updating the off-street parking regulations. Section C involves additional projects and activities such as adopting a new agenda format and meeting procedures to expedite Planning Commission meetings, and to review the 1986-87 budget for the Department of Community Planning and Development.

(8:24-8:43)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

2. ZONING ORDINANCE AMENDMENT

Time limits on variances and use permits.

Johnston -
APPROVED as recommended by staff.
Unanimous
(Coleman excused)

MR. FOSTER stated this amendment is to establish a one year time to activate any approved variances or use permits and this would be followed by a six month reinstatement period. If they are not activated after that time, they will expire.

(8:43-8:50)

AGENDA

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COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. EXTENSION OF TIME - ZC-244-83 - A. JAMES MAGAR

Request for an Extension of Time on property generally located on the south-west corner of Oakey Boulevard and Hawk Street, R-E Zone (under Resolution of Intent to R-CL).

Staff Recommendation: APPROVAL, subject to:

1. This Extension of Time will expire February 15, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original reclassification.

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

MR. FOSTER stated this is the first request for an Extension of Time. The applicant has a request for R-CL on this property which he wishes to keep active.

A. JAMES MAGAR, 1818 Waldman, appeared and represented the application. He would like more than a one-year extension.

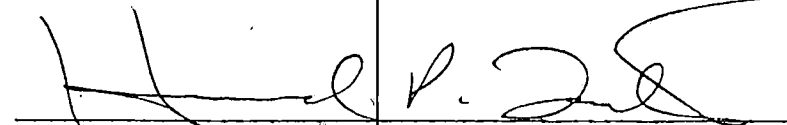
To be heard by the City Council on 3/19/86.

(8:22-8:24)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR