

AGENDA

MARCH 13, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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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

MINUTES: Approval of the minutes of the February 13, 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.

NEW BUSINESS:

- | | | |
|--|------------|--|
| 1. EXTENSION OF TIME | Applicant: | METROPOLITAN DEVELOPMENT CO. |
| | Location: | Generally located 660 feet northwest of Tenaya Way and Cheyenne Avenue |
| Z-93-83 | Zone: | N-U Zone (under Resolution of Intent to R-E and R-CL) |
| | | |
| 2. REINSTATEMENT AND EXTENSION OF TIME | Applicant: | BECKER ENTERPRISES |
| | Location: | Southwest corner of Decatur Boulevard and Doe Avenue |
| Z-76-79 | Zone: | R-1 and R-3 (under Resolution of Intent to C-1 and R-PD10) |

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- | | | |
|--|--|---|
| 3. AESTHETIC
REVIEW
AR-3-80 | Applicant:
Application:
Location:
Zone: | COCA COLA BOTTLING CO. OF LOS ANGELES
Expand existing facility
Southwest corner of Main Street
and West Bonanza Road
M Zone |
| 4. PLOT PLAN REVIEW
Z-159-63 | Applicant:
Application:
Location:
Zone: | KEY CENTERS
Shopping Center
Northeast corner of Eastern Avenue
and Sahara Avenue
C-1 |
| 5. PLOT PLAN REVIEW
Z-51-64 | Applicant:
Application:
Location:
Zone: | CHEVRON USA, INC.
Convenience store with gasoline
sales
Southeast corner of Charleston
Boulevard and Rancho Drive
C-1 |
| 6. PLOT PLAN REVIEW
Z-49-77 | Applicant:
Application:
Location:
Zone: | JOHN H. BROWER
Addition to existing building
1401 S. Arville Street
(Generally located between Charleston
Boulevard and Del Rey Avenue)
C-1 |
| 7. PLOT PLAN REVIEW
Z-62-85 | Applicant:
Application:
Location:
Zone: | DELTECH, INC.
Review of redesigned site plan
Generally located on the south
side of Del Rey Avenue between
Rainbow Boulevard and Redwood Street
N-U Zone (under Resolution of Intent
to R-PD18) |
| 8. TENTATIVE MAP
EXTENSION OF TIME
O'BANNON VILLAS | Applicant:
Subdivider:
Location:
Zone:
Size: 5.0 Ac. | KARSTEN T. BRONKEN
VINCENT LOBUE
Northeast corner of O'Bannon Drive
and Edmond Street
N-U and R-E (under Resolution of
Intent to R-PD18)
No. of Units: 86 |

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- | | | |
|--|---|---|
| 9. TENTATIVE MAP
METROPOLITAN'S
MEADOWS WEST
BUCKSKIN | Applicant:
Subdivider:
Location:

Zone:

Size: 18.8 Ac. | FIRST CITY PROPERTIES, INC.
Metropolitan Development Co.
Southwest corner of Tenaya Way
and Buckskin Avenue
N-U (under Resolution of Intent
to R-E and R-CL)
No. of Lots: 111 |
| 10. FINAL MAP
METROPOLITAN'S
MEADOWS WEST
BUCKSKIN | Applicant:
Subdivider:
Location:

Zone:

Size: 18.8 Ac. | FIRST CITY PROPERTIES, INC.
Metropolitan Development Co.
Southwest corner of Tenaya Way
and Buckskin Avenue
N-U (under Resolution of Intent
to R-E and R-CL)
No. of Lots: 111 |
| 11. TENTATIVE MAP
THE BLUFFS
UNIT NO. 7 | Applicant:
Subdivider:
Location:

Zone:

Size: 17.5 Ac. | WEST SAHARA INVESTMENTS CO.
American West Development Co.
North side of Lake South Drive,
west of Crystal Water Way
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 108 |
| 12. FINAL MAP
TENAYA III
UNIT 2 | Applicant:
Subdivider:
Location:

Zone:

Size: 4.41 Ac. | THOMAS BEAM
Plaster Development Co.
North side of Westcliff Drive,
west of Tenaya Way
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 28 |
| 13. FINAL MAP
REDROCK HEIGHTS
II - UNIT 3 | Applicant:
Subdivider:
Location:

Zone:

Size: 5.5 Ac. | ROBERT BLACK
Robert Black
Southeast corner of Ducharme Avenue
and Roland Wiley Road
R-1 and R-CL
No. of Lots: 37 |
| 14. A-1-86(A) | Applicant:
Application:
Location: | DR. ARMAND GUILBEAULT
Petition of Annexation
Southeast corner of Mohawk Street
and Via Olivero Avenue |

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15. VAC-4-86

Applicant: DENNIS JASKINSKI
Application: Petition of Vacation
Location: 15 foot wide east-west alley west of Minnesota Street, south of Washington Avenue

NOTE: CONSIDERATION OF SUPPLEMENTAL AGENDA ITEMS AT THIS TIME

16. Z-14-86

Applicant: LAS VEGAS BOARD OF REALTORS
Application: Zoning Reclassification
From: R-1 and R-2
To: P-R and C-1
Location: Generally located on the north side of East Sahara Avenue, between Burnham Avenue and Spencer Street
Proposed Use: OFFICES

17. Z-15-86

Applicant: MILDRED AND STANFORD SMITH
Application: Zoning Reclassification
From: R-1 To: P-R
Location: 2400 Santa Clara Avenue
(Generally located north of Sahara Avenue and east of Paradise Road)
Proposed Use: OFFICES

18. Z-16-86

Applicant: WEST SAHARA PARTNERS
Application: Zoning Reclassification
From: N-U To: C-1
Location: Northeast corner of Torrey Pines Drive and West Sahara Avenue
Proposed Use: SHOPPING CENTER AND COMMERCIAL STORAGE UNIT COMPLEX

19. Z-17-86

Applicant: RICHARD B. TAYLOR
Application: Zoning Reclassification
From: R-1 To: P-R
Location: 1904 Maryland Parkway
(Generally located between St. Louis Avenue and Canosa Avenue)
Proposed Use: OFFICE

DIRECTOR'S BUSINESS:

1. Staff Report:

Special Activity Center Plan - Update for area bounded by Alta Drive, Highland Drive, Charleston Boulevard and Rancho Drive

2. Zoning Ordinance
Amendment

Allow private streets and servants' quarters in the N-U, R-E and R-A Zones

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1. PLOT PLAN REVIEW
Z-54-84
Applicant: ESI, INC.
Application: Approval of site plans for new single family homes
Location: East of Crystal Water Way south of Lake East Drive
Zone: N-U (under Resolution of Intent to R-PD3)

2. PLOT PLAN REVIEW
Z-108-63(6)
Applicant: WESTERN DEVCOR, INC.
Application: Review of redesigned Plot Plan
Location: Northwest corner of Sahara Avenue and Rancho Drive
Zone: R-1 (under Resolution of Intent to C-1)

3. PLOT PLAN REVIEW
Z-11-66
Applicant: DONREY OUTDOOR, INC.
Application: Off-premise sign
Location: Generally located on the north side of Charleston Boulevard, east of Shadow Lane
Zone: C-1

4. AESTHETIC REVIEW
AR-2-86
Applicant: BOYD GROUP
Application: Review of elevations for Fremont Hotel
Location: Located on the north side of Fremont Street between Casino Center Boulevard and Third Street
Zone: C-2

5. AESTHETIC REVIEW
AR-3-86
Applicant: PET FOOD SUPERMARKET
Application: Review of site plan and elevations
Location: Northeast corner of Valley View Boulevard and Desert Inn Road
Zone: C-1 and M

6. ADMINISTRATIVE
VARIANCE
AV-1-86
Applicant: EDWARD GALINDO
Application: Addition to existing residence
Location: 5252 Ricky Road
Zone: C-2

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Applicant: WESTERN DEVCOR, INC.
Application: Review of redesigned Plot Plan
Location: Northwest corner of Sahara Avenue and Rancho Drive
Zone: R-1 (under Resolution of Intent to C-1)

3. PLOT PLAN REVIEW
Z-11-66
Applicant: DONREY OUTDOOR, INC.
Application: Off-premise sign
Location: Generally located on the north side of Charleston Boulevard, east of Shadow Lane
Zone: C-1

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AR-2-86
Applicant: BOYD GROUP
Application: Review of elevations for Fremont Hotel
Location: Located on the north side of Fremont Street between Casino Center Boulevard and Third Street
Zone: C-2

5. AESTHETIC REVIEW
AR-3-86
Applicant: PET FOOD SUPERMARKET
Application: Review of site plan and elevations
Location: Northeast corner of Valley View Boulevard and Desert Inn Road
Zone: C-1 and M

6. ADMINISTRATIVE
VARIANCE
AV-1-86
Applicant: EDWARD GALINDO
Application: Addition to existing residence
Location: 5252 Ricky Road
Zone: C-2

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Z-108-63(6)
Applicant: WESTERN DEVCOR, INC.
Application: Review of redesigned Plot Plan
Location: Northwest corner of Sahara Avenue and Rancho Drive
Zone: R-1 (under Resolution of Intent to C-1)

3. PLOT PLAN REVIEW
Z-11-66
Applicant: DONREY OUTDOOR, INC.
Application: Off-premise sign
Location: Generally located on the north side of Charleston Boulevard, east of Shadow Lane
Zone: C-1

4. AESTHETIC REVIEW
AR-2-86
Applicant: BOYD GROUP
Application: Review of elevations for Fremont Hotel
Location: Located on the north side of Fremont Street between Casino Center Boulevard and Third Street
Zone: C-2

5. AESTHETIC REVIEW
AR-3-86
Applicant: PET FOOD SUPERMARKET
Application: Review of site plan and elevations
Location: Northeast corner of Valley View Boulevard and Desert Inn Road
Zone: C-1 and M

6. ADMINISTRATIVE
VARIANCE
AV-1-86
Applicant: EDWARD GALINDO
Application: Addition to existing residence
Location: 5252 Ricky Road
Zone: C-2

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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 - Excused
Fred Kennedy - Present
Michael Mack - Excused
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
Les Comeau, 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 stated the standard conditions for rezonings, tentative maps, final maps and vacations are listed on the agendas.

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COMMISSION ACTION

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
(Mack, Johnston and Coleman
excused)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. EXTENSION OF TIME - Z-93-83 -
METROPOLITAN DEVELOPMENT COMPANY

Request for an Extension of Time on property generally located 660 feet northwest of Tenaya Way and Cheyenne Avenue, N-U Zone (under Resolution of Intent to R-E and R-CL).

Staff Recommendation: APPROVAL, subject to:

1. This Extension of Time to expire March 21, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Kennedy -
APPROVED
Unanimous
(Mack, Johnston, Coleman excused)

MR. FOSTER stated this is their second request for an Extension of Time. Items 9 and 10 on this agenda are the tentative and final maps for this development. Staff would recommend approval, subject to the conditions.

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

To be heard by the City Council on 4/2/86.

(7:33-7:34)

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COMMISSION ACTION

ITEM

2. REINSTATEMENT AND EXTENSION OF TIME - Z-76-79 - BECKER ENTERPRISES

Request for a Reinstatement and Extension of Time on property located on the southwest corner of Decatur Boulevard and Doe Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-1 and R-PD10).

Staff Recommendation: APPROVAL, subject to:

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

Bugbee -
APPROVED
Unanimous
(Mack, Johnston and Coleman
excused)

MR. FOSTER stated the applicant has indicated they will proceed on another phase in the near future. Staff would recommend approval, subject to the conditions.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. They plan to start construction in the next 60 days. It was an oversight that they let this zoning expire.

To be heard by the City Council
on 4/2/86.

(7:34-7:35)

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COMMISSION ACTION

ITEM

3. AESTHETIC REVIEW - AR-3-80 - COCA COLA BOTTLING COMPANY OF LOS ANGELES

Request for an Aesthetic Review to expand existing facility on the south-west corner of Main Street and West Bonanza Road, M Zone.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. Landscaping to be installed along the Bonanza Road frontage as required by the Department of Community Planning and Development.
3. Standard conditions 2 - 8.

Kennedy -
APPROVED
Unanimous
(Mack, Johnston and Coleman excused)

MR. FOSTER stated this is a 17,000 square foot warehouse addition to an existing building. Staff would recommend approval, subject to the conditions.

RAUL RAMIREZ, engineer, 1334 South Central Avenue, Los Angeles, California, appeared and represented the application. They are in agreement with staff's conditions.

This is final action.

(7:35-7:36)

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COMMISSION ACTION

ITEM

4. PLOT PLAN REVIEW - Z-159-63 - KEY CENTERS

Request for a Plot Plan Review for a shopping center on the northeast corner of Eastern Avenue and Sahara Avenue, C-1 Zone.

Staff Recommendation: APPROVAL, subject to:

1. Eliminate the westerly 100 feet of the north portion of the building.
2. Enhance the aesthetic design of the north elevation as required by the Department of Community Planning and Development.
3. Relocate the loading space and the trash enclosure area adjacent to the building on the northwest portion of the property.
4. Conformance to the plot plan amended to reflect the above conditions.
5. Conformance to the elevations.
6. Standard conditions 2 - 8.

Guthrie -
APPROVED, subject to staff's conditions.
Motion carried with Bugbee voting "No."
(Mack, Johnston and Coleman excused)

MR. FOSTER stated there is a service station on the site at the present time which will be removed. They are proposing to develop a small "L" shaped shopping center building that will extend almost to Sahara and to Eastern. The building covers about half of the site. They have just the minimum parking required, which is 26 spaces. However, staff feels there is too much building coverage on the site and this necessitates the trash enclosure and required loading space to be at the corner of Eastern and Sahara. Staff feels the westerly 100 feet of the building should be deleted from the building area to expand the parking and provide more flexibility of uses on the site. Staff would recommend approval, subject to the conditions.

GEORGE WINCUMINGS, 6700 Fallbrook, Canoga Park, California, appeared and represented the application. To eliminate 100 feet would eliminate approximately one-third of the net leasable space and the project may not be feasible. There will be nine shops. The building is approximately 10,300 square feet in size.

To be heard by the City Council on 4/2/86.

(7:36-7:46)

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COMMISSION ACTION

ITEM

5. PLOT PLAN REVIEW - Z-51-64 - CHEVRON USA, INC.

Request for a Plot Plan Review for a convenience store with gasoline sales on the southeast corner of Charleston Boulevard and Rancho Drive, C-1 Zone.

Staff Recommendation: APPROVAL, subject to:

1. Relocation of the proposed air and water unit and the trash enclosure to the rear south central portion of the site as required by the Department of Community Planning and Development.
2. Installation of a low wall or car bumpers along the south line of the C-1 zone as required by the Department of Community Planning and Development.
3. The undeveloped area to the south shall be maintained in a clean manner at all times.
4. Outside lighting conforming with the following:
 - a. No light shall extend into any residential zone.
 - b. No outside light shall increase the illumination more than 2 foot candles into any residential area.
5. Conformance to the plot plan amended to reflect the above conditions.
6. Conformance to the elevations.
7. Conformance to all conditions of U-55-64 not in conflict with the above conditions.
8. Standard conditions 2 - 8.

Bugbee -
APPROVED, subject to another course of blocks being installed on the east wall commencing 57 feet south of the front property line with 18 inch wrought iron on top and landscaping the R-E site to the south that is to be worked out with staff, and staff's conditions. Unanimous
(Mack, Johnston and Coleman excused)

MR. FOSTER stated an application to expand the C-1 to the south of this site for this same use was before the Planning Commission and City Council recently and was denied. There is an existing Chevron station on the site and now they are proposing to remove that facility and install a self-service gasoline facility with a convenience store on the existing C-1 site so the R-E area to the south could remain as it is. Staff would recommend approval, subject to the conditions.

WILLIAM NEELEY, P. O. Box 2833, LaHabra, California, appeared and represented the application. They are in accord with staff. He was agreeable to planting any type of landscaping that would be requested on the R-E portion of the property to the south.

COMMISSIONER BUGBEE said he has received telephone calls stating that property to the south has been completely cleared. There should be landscaping and irrigation on the property.

STEPHANIE HURLEY, 2231 West Charleston Boulevard, appeared in protest. The area is now all dirt. She requested the block wall on the east be increased in height uniformly. There should be ornamental iron work on top of the wall to prevent scaling of the wall and a pyracantha hedge planted along the wall.

To be heard by the City Council on 4/2/86.

(7:46-8:10)

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6. PLOT PLAN REVIEW - Z-49-77 - JOHN H. BROWER

Request for a Plot Plan Review for an addition to an existing building at 1401 South Arville Street (generally located between Charleston Boulevard and Del Rey Avenue) C-1 Zone.

Staff Recommendation: APPROVAL, subject to:

1. Standard conditions 1 - 8.

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

MR. FOSTER stated this is on the east side of Arville. Brower Printing and New Horizons School is there at the present time, but the school will be moved by June of this year. The applicant is preparing a relatively large addition for several new commercial businesses and some expansion for the printing operation. Staff feels the Plan is compatible and would recommend approval, subject to the conditions.

JOHN H. BROWER, 1401 South Arville Street, appeared and represented the application.

This is final action.

(8:10-8:14)

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COMMISSION ACTION

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7. PLOT PLAN REVIEW - Z-62-85 - DELTECH, INC.

Request for a Plot Plan Review to review designed site plan on property generally located on the south side of Del Rey Avenue between Rainbow Boulevard and Redwood Street, N-U Zone (under Resolution of Intent to R-PD18).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of Z-62-85.
2. Submittal of a drainage report to the Division of Land Development of the Department of Community Planning and Development prior to development.
3. Standard conditions 1 - 8.

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

MR. FOSTER stated this is a five acre site. Originally the plan was approved for 92 units. This proposal is for 90 units. There will be landscaping with covered parking around the periphery. Staff would recommend approval, subject to the conditions.

BILL FARNSWORTH, 2637 Redrock, appeared and represented the application. They are in agreement with staff's conditions.

To be heard by the City Council on 4/2/86.

(8:14-8:15)

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COMMISSION ACTION

ITEM

8. TENTATIVE MAP - EXTENSION OF TIME -
O'BANNON VILLAS

Property generally located on the north-east corner of O'Bannon Drive and Edmond Street, N-U and R-E Zones (under Resolution of Intent to R-PD18).

Applicant: Karsten T. Bronken

Subdivider: Vincent Lobue

Size of Parcel: 5.0 acres

No. of Units: 86

Staff Recommendation: APPROVAL, subject to:

1. Tentative map to expire 3/6/87.

Guthrie -

ABEYANCE

Unanimous

(Mack, Johnston and Coleman excused)

MR. FOSTER stated the applicant indicated they are approximately a month away from having a final map recorded. Staff would recommend approval, subject to the condition.

No one appeared and represented the application.

To be heard by the City Planning Commission on 3/25/86.

(8:15-8:17)

AGENDA

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

9. TENTATIVE MAP - METROPOLITAN'S MEADOWS
WEST BUCKSKIN - FIRST CITY PROPERTIES,
INC.

Property generally located on the south-
west corner of Tenaya Way and Buckskin
Avenue, N-U Zone (under Resolution of
Intent to R-E and R-CL).

Applicant: First City Properties,
Inc.

Subdivider: Metropolitan Development
Company

Size of Parcel: 18.8 Acres

No. of Lots: 111

Staff Recommendation: APPROVAL, subject
to:

1. Approval of an Extension of Time for
Z-93-83.
2. Conformance to the conditions of
approval for Z-93-83.
3. No direct vehicular access to Tenaya
Way from the abutting lots.
4. A waiver is hereby approved for the
length of the cul-de-sac streets.
5. Standard conditions 1 thru 3.

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

MR. FOSTER stated this is the map
related to the Extension of Time
on Item 1 of this agenda. The map
conforms with the subdivision
regulations, except the cul-de-sac
is approximately 60 feet longer
than the 400 foot maximum allowed,
so they are requesting a waiver.
Staff would recommend approval,
subject to the conditions.

G. C. WALLACE, Wallace Engineering,
1555 South Rainbow Boulevard,
appeared and represented First City
Properties, Inc. They are in
accord with all of staff's condi-
tions.

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

(8:17-8:18)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

10. FINAL MAP - METROPOLITAN'S MEADOWS
WEST BUCKSKIN - FIRST CITY PROPERTIES,
INC.

Property generally located on the south-
west corner of Tenaya Way and Buckskin
Avenue, N-U Zone (under Resolution of
Intent to R-E and R-CL).

Applicant: First City Properties,
Inc.

Subdivider: Metropolitan Development
Company

Size of Parcel: 18.8 Acres

No. of Lots: 111

Staff Recommendation: APPROVAL, subject
to:

1. Approval of the tentative map.
2. Conformance with conditions of
approval for the tentative map.
3. A waiver is hereby approved to allow
roll-type curb on the east side of
Pioneer Way between Buckskin Avenue
and Atwood Avenue adjacent to the
R-E lots.
4. Standard Condition No. 1.

Bugbee -
APPROVED
Unanimous
(Mack, Johnston and Coleman
excused)

MR. FOSTER stated this is the
final map for the previous item
on this agenda. Staff would
recommend approval, subject to
the conditions.

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

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

(8:18-8:19)

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

11. TENTATIVE MAP - THE BLUFFS UNIT NO. 7 WEST SAHARA INVESTMENTS COMPANY

Property generally located on the north side of Lake South Drive, west of Crystal Water Way, N-U Zone (under Resolution of Intent to R-CL).

Applicant: West Sahara Investments Company

Subdivider: American West Development Company

Size of Parcel: 17.5 acres

No. of Lots: 108

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-3-86.
2. Direct vehicular access to Lake South Drive from the abutting lots will be prohibited.
3. A waiver is hereby approved for the length of Blocks 1 and 3.
4. Standard conditions 1 thru 3.

Bugbee -
APPROVED
Unanimous
(Mack, Johnston and Coleman
excused)

MR. FOSTER stated this tentative map conforms to the subdivision regulations, except for two blocks which are more than 1,200 feet in length. They are asking for a waiver.

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

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

(8:19-8:20)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

12. FINAL MAP - TENAYA III - UNIT 2 - THOMAS BEAM

Property generally located on the north side of Westcliff Drive, west of Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).

Applicant: Thomas Beam
Subdivider: Plaster Development Co.
Size of Parcel: 4.41 Acres
No. of Lots: 28

Staff Recommendation: APPROVAL, subject to:

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

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

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

ALLEN LaROCHE, 2300 Paseo Del Prado, appeared and represented the application.

To be heard by the City Council on 4/2/86.

(8:20-8:21)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

13. FINAL MAP - REDROCK HEIGHTS II - UNIT 3 ROBERT BLACK

Property generally located on the south-east corner of Ducharme Avenue and Roland Wiley Road, R-1 and R-CL Zones.

Applicant: Robert Black

Subdivider: Robert Black

Size of Parcel: 5.5 acres

No. of Lots: 37

Staff Recommendation: APPROVAL, subject to:

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

Kennedy -
APPROVED, subject to the conditions.

Unanimous
(Mack, Johnston and Coleman excused)

MR. FOSTER stated staff would recommend approval, subject to the conditions.

ALLEN LaROCHE, 2300 Paseo Del Prado, appeared and represented the application. They are in agreement with staff's conditions.

To be heard by the City Council on 4/2/86.

(8:21-8:22)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. A-1-86(A) - DR. ARMAND GUILBEAULT

Petition of Annexation for property generally located on the southeast corner of Mohawk Street and Via Olivero Avenue.

Staff Recommendation: APPROVAL

Bugbee -
APPROVED
Unanimous
(Mack, Johnston and Coleman
excused)

MR. FOSTER stated this is a five acre parcel. It has County R-E zoning and the City equivalent would be N-U. Staff would recommend approval.

FRANK CIGLIANO, 5300 West Sahara Avenue, appeared and represented the application.

(8:22-8:23)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

15. VAC-4-86 - DENNIS JASKINSKI

Petition of Vacation for property 15 feet wide on the east-west alley west of Minnesota Street, south of Washington Avenue.

Staff Recommendation: APPROVAL, subject to:

1. Standard conditions 1 thru 4.

PROTESTS: 1 speaker at meeting

Bugbee -
APPROVED
Unanimous
(Mack, Johnston and Coleman
excused)

MR. FOSTER stated this is approximately a 100 foot long alley that does not serve any purpose. Staff would recommend approval, subject to the conditions.

DENNIS JASKINSKI, 713 North Minnesota, appeared and represented the application.

FLORINE WIDEYE, 5105 West Washington Avenue, appeared in protest. Her water line runs in the middle of the alley. She does not want any heavy vehicles in the alley because she has had a problem with breakage of her pipes.

MR. FOSTER stated there should be an easement. If this is vacated, half would go to the property owners on each side.

The City Council will set a date for a public hearing on this item at their 3/19/86 meeting.

(8:23-8:29)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

16. Z-14-86 - LAS VEGAS BOARD OF REALTORS

Request for reclassification of property generally located on the north side of East Sahara Avenue, between Burnham Avenue and Spencer Street, from R-1 and R-2 to P-R and C-1.

Proposed Use: Offices

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit with P-R on the north 146 feet.
2. Installation of a 6 foot high block wall along the north property line.
3. No ingress from or egress to Spencer Street is permitted.
4. Installation of a sidewalk on Sahara Avenue as required by the Division of Land Development of the Department of Community Planning and Development.
5. Install 15 gallon Arizona Cypress trees 12 feet on center along the north property line as required by the Department of Community Planning and Development.
6. Conformance to the plot plan amended to reflect the above conditions.
7. Conformance to the elevations and all elevations on future building pad sites to be approved by the Department of Community Planning and Development.

8. Standard conditions 2 - 8.

PROTESTS: 2 speakers at meeting

Guthrie -
ABEYANCE
Unanimous
(Mack, Johnston and Coleman
excused)

MR. FOSTER stated this site had C-1 and P-R zoning approved in 1980. There was a plot plan review in 1981 for a five-story office building and in 1984 for a two-story office building which expired. This application only involves a portion of what was approved previously. The previous application included the piece to the north up to Spencer. This property is 3.2 acres. They propose to construct a 14,000 square foot two-story office building and six building pads. Staff would like additional landscaping on the north line of the property. They indicate on the plot plan there is access provided to Spencer Street. Staff feels there should not be any access to Spencer Street. The rear building is 145 feet from the north property line and a portion of it is in the C-1 and P-R.

G. C. WALLACE, Wallace Engineering, 1555 South Highland Avenue, appeared and represented the applicant. They do not want to make any adjustments in the zone boundary. This building will be for the Board of Realtors office. They might want to relocate the building farther north.

BRUCE CULLINGS, 1728 Kassabian, appeared in protest. He would like to see the property developed, but does not want the building too far back.

RON HALL, 5040 West Edna, appeared in protest. They would like to have the easement created out to Spencer with a landscaped buffer between the easement and building.

G. C. WALLACE appeared in rebuttal. They would agree to holding this item in abeyance to determine the location of the rear building.

To be heard again by the City Planning Commission on 3/25/86.

(8:42-9:04)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

17. Z-15-85 - MILDRED AND STANFORD SMITH

Request for reclassification of property at 2400 Santa Clara Avenue (generally located north of Sahara Avenue and east of Paradise Road) from R-1 to P-R.

Proposed Use: Offices

Staff Recommendation: DENIAL

If approved, the following conditions were recommended:

1. Resolution of Intent with a 12 month time limit.
2. No more than one office use at any one time will be permitted.
3. Approval is hereby granted to allow four parking spaces.
4. Standard conditions 1 - 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to the conditions.
Motion carried with Kennedy voting "No."
(Mack, Johnston and Coleman excused)

MR. FOSTER stated this backs up to C-1 on Paradise. There is R-1 directly to the east and to the south is P-R. The basic pattern is commercial along the north side of Sahara. There are a few lots which are P-R, but the balance of the block is R-1. The applicants would like to convert a house on the property to an office. This is in the area which is to remain residential in character. This would set a precedent for further penetration of the P-R pattern. Staff would recommend denial.

STANFORD SMITH, 1208 Warwick Court, appeared and represented the application. They have a publishing office in the building next door. This building has been vacant for the last couple of years and is deteriorating. It cannot be rented as a residence. They would like to increase their office space for their printing business. The adjacent property owner is agreeable to making an office out of this residence because at the present time it is devaluing his property.

No one appeared in favor or opposition.

To be heard by the City Council on 4/2/86.

(9:04-9:14)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

18. Z-16-86 - WEST SAHARA PARTNERS

Request for reclassification of property generally located on the northeast corner of Torrey Pines Drive and West Sahara Avenue, from N-U to C-1.

Proposed Use: Shopping Center and Commercial Storage Unit Complex

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Provide aesthetic treatment to the north sides of the proposed commercial storage buildings comparable to the aesthetic treatment of the exterior elevations.
3. Installation of a 15 foot wide landscaped buffer along the north property line of the commercial storage units property with a 3 foot high landscaped berm and minimum sized 24" boxed evergreen trees 20 feet on center.
4. No access to Torrey Pines Drive from the commercial storage unit facility except for the proposed Fire Department crash gate which will be locked at all times.
5. Install full half-street improvements on Torrey Pines Drive and concrete sidewalks on Sahara Avenue as required by the Division of Land Development of the Department of Community Planning and Development.
6. Conformance to the plot plan amended to reflect the above conditions.
7. Conformance to the elevations.
8. Standard conditions 2 - 8.

PROTESTS: 2 speakers at meeting
1 petition presented at meeting

FAVOR: 2 speakers at meeting

Bugbee -

APPROVED, subject to staff's conditions and the lighting be below eave level and away from the properties to the north, mansard tile roof on the north ends of the storage units and the hours of operation to be 7 A.M. to 7 P.M. on the storage facility.

Unanimous

(Mack, Johnston and Coleman excused)

MR. FOSTER stated this is on a 10 acre site that was annexed into the City recently. It backs up to a single-family home area. To the west across Torrey Pines is R-PD16, N-U on Sahara and north is R-1. This application is for a shopping center on the south 5.3 acres with commercial storage units on the north 4 acres. There is a fire access gate to Torrey Pines. The buildings are perpendicular along the north property line. Staff is concerned with the aesthetics from the commercial for the R-1 residents to the north. Staff recommended approval, subject to the conditions.

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

DOUGLAS BARNARD, 6333 Peppermill Drive, appeared in favor. He would like to have two courses of blocks added to the existing wall. The wall is 8 feet high at the present time.

GERALD BARTON, 6353 Peppermill appeared in favor. He was concerned as to the type of specialty stores in the commercial.

AL SCHMIDT, 6348 Vicuna Drive, appeared and submitted a petition of protest. They would like the facility lighted so it does not shine in the back yards of the residents on Peppermill.

EUGENE MANNEY, 6340 Vicuna, appeared in protest. He was concerned about the uses on free-standing pads along Sahara.

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COMMISSION ACTION

ITEM

18. Z-16-86 - WEST SAHARA PARTNERS

LEONARD MCKESNEY, 6308 Peppermill, appeared to obtain additional information. He would like to see mature landscaping on the north and east sides.

DALE AUSTIN, 6329 Peppermill, appeared in protest. He was concerned about the roof line.

BILL BEMIS appeared in rebuttal stating the mini-storage facility will be constructed in two phases and will be open from 7 A.M. to 7 P.M. It will have a resident manager. There will be security lighting mounted on the eaves of the building. They are concerned about raising the wall from a structural standpoint. The roof will be mansard concrete tile.

DAVID KNAPP, 250 Newport Center, Newport Beach, California said the 6,000 square foot pad would be a nice restaurant. The other pad will be for retail.

KEVIN BALDRICH, 215 Newport Center, Newport Beach, California said the small pad may be a fast food restaurant.

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

(9:14-9:39)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

19. Z-17-86 - RICHARD B. TAYLOR

Request for reclassification of property located at 1904 Maryland Parkway (generally located between St. Louis Avenue and Canosa Avenue) from R-1 to P-R.

Proposed Use: Office

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. No more than two office uses at any one time will be permitted.
3. Standard conditions 1 - 8.

PROTESTS: - 0

Bugbee -
APPROVED, subject to two office uses.

Unanimous
(Mack, Johnston and Coleman excused)

MR. FOSTER stated this is a property on the west side of Maryland Parkway across the street from Bishop Gorman High School. Several properties to the south are zoned P-R. They can only provide 5 parking spaces where 6 spaces are required. There will only be one office use on the property.

RICHARD B. TAYLOR, 820 Trotter Circle, appeared and represented the application. His plan shows 6 parking spaces. There will be a CPA office and another office for a realtor. He requested two offices be allowed. Staff indicated only 5 spaces are workable on the site.

To be heard by the City Council on 4/2/86.

(9:39-9:44)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. STAFF REPORT

Special Activity Center Plan - Update
for area bounded by Alta Drive, Highland
Drive, Charleston Boulevard and Rancho
Drive.

Staff Recommendation: The Plan remain
in its present form as adopted.

Kennedy -
SPECIAL ACTIVITY CENTER PLAN to
remain as it was adopted in
1979.

Unanimous
(Mack, Johnston and Coleman
excused)

FRANK REYNOLDS stated this Plan was
adopted in 1979 because of the four
major medical facilities in close
proximity: Valley Hospital, Clark
County Health Center, University
Medical Center and the State
Industrial Insurance complex. Since
1979 there were 29 rezonings and 2
variances approved in this area.
The bulk of the concern has been
in the northwest corner where the
area is to remain residential.
Staff feels the residential area
should remain approved on the
Plan. Staff feels the Special
Activity Center Plan has been
adhered to in almost all respects,
except where the two parcels were
approved for P-R along Rancho Drive
near Alta because they were vacant
and fronted on Rancho Drive. Con-
sequently, staff recommended the
existing Plan be continued and
there be no other changes proposed
at this time since only a small
portion of the transition area
for P-R use has been converted for
medical and office use. Due to
staff's findings and recommendation,
there is no need to have a public
hearing on this Plan until changes
are proposed. The Plan will be
reviewed periodically in the
future.

(8:44-10:15)

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. ZONING ORDINANCE AMENDMENT

Allow private streets and servants' quarters in the N-U, R-E and R-A Zones.

Guthrie -
APPROVED as recommended by staff.
Unanimous
(Mack, Johnston and Coleman excused)

MR. FOSTER stated this zoning ordinance amendment came as a result of the public hearing on the large annexation southwest of the city. In the county the property owners are allowed to have private streets in the R-E zones. The City's R-PD zones do not have specific requirements for horses, etc. so the property owners would have to have R-E zoning with private streets and also to be allowed servants' quarters. Staff recommended the zoning ordinance be amended to allow servants' quarters without kitchen facilities and private street developments in the N-U, R-A and R-E zones.

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. PLOT PLAN REVIEW - Z-54-84 - ESI, INC.

Request for a Plot Plan Review for approval of site plans for new single-family homes generally located east of Crystal Water Way south of Lake East Drive, N-U Zone (under Resolution of Intent to R-PD3).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. The minimum setbacks on all sites shall be 20 feet from the front property line, 10 feet from each side property line and 20 feet from the rear property line.

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

MR. FOSTER stated this involves a plot plan review for two new homes that will be in The Lakes at West Sahara development. The front and rear setbacks should be a minimum of 20 feet on the front and rear and 10 feet on each side. Two plot plans have been submitted at this time. One is for Lot 35, which has a 23 foot front setback and 10 to 12 feet on each side and 40 feet in the rear. Lot 42 has a front setback of 35 feet, 10 feet on each side and 35 feet in the rear. Staff would recommend approval of the two plot plans and request as a condition that the setbacks of 20 feet in the front, 20 feet in the rear, and 10 feet on each side be established for the remainder of the development.

DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. They concur with staff.

This is final action.

(8:29-8:31)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

2. PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Request for a Plot Plan Review of designed plot plan for property generally located on the northwest corner of Sahara Avenue and Rancho Drive, R-1 Zone (under Resolution of Intent to C-1).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. Traffic improvements involving the reconstruction and signalization of the median island opening on Sahara Avenue to be installed in Phase II.
3. Conformance to all other previous conditions of approval of Z-108-63(6).

Bugbee -
APPROVED

Unanimous
(Mack, Johnston and Coleman
excused)

MR. FOSTER stated this involves a plot plan review for a modification to one of the conditions that the City Council included in terms of relocating the driveway on the first phase of construction along Sahara. There was to be a driveway on the center of the property. The applicant contacted the State Department of Transportation regarding the median change and they did not grant approval at this time. They are asking for relief from the condition that the median adjustment take place in the first phase of construction. The other changes on the plan involved reducing the office area in the first phase from 180,000 to 170,000 square feet and shortening the length of the parking structures along with moving them 5 feet farther south from the residential properties. Staff would recommend approval, subject to the conditions.

JON WALD, 4141 North Scottsdale, Scottsdale, Arizona, appeared and represented Western Devcor. They concur with staff. They have widened the parking structure and shortened it.

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

(8:31-8:36)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. PLOT PLAN REVIEW - Z-11-66 - DONREY OUTDOOR, INC.

Request for a Plot Plan Review for an off-premise sign on property generally located on the north side of Charleston Boulevard, east of Shadow Lane, C-1 Zone.

Staff Recommendation: DENIAL

Bugbee -
DENIED
Unanimous
(Mack, Johnston and Coleman excused)

MR. FOSTER stated this is a request for a billboard where Frankie's Bar is located. The State Industrial facility is to the north and east. On the corner is a service station. They are proposing the billboard to be a flag type, 14' x 48'. On the westerly side is commercial. Staff felt the billboard would not be compatible with the uses that are along Charleston Boulevard. Staff recommended denial.

TOM LEGO, 1211 West Bonanza Road, appeared and represented the application.

To be heard by the City Council on 4/2/86.

(8:36-8:38)

AGENDA

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COMMISSION ACTION

ITEM

4. AESTHETIC REVIEW - AR-2-86 - BOYD GROUP

Request for an Aesthetic Review of elevations for Fremont Hotel generally located on the north side of Fremont Street between Casino Center Boulevard and Third Street, C-2 Zone.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of an Encroachment Agreement by the City Council.
3. Standard conditions 2, 3, 5 and 7.

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

MR. FOSTER stated this is a new facade around the Fremont Hotel. There will be planters on the sidewalk area and "post" style lamps. Staff would recommend approval.

DAN JUBA, 4570 Freshwater Drive, appeared and represented the applicant. They are in agreement with staff.

To be heard by the City Council
on 4/2/86.

(8:38-8:40)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. AESTHETIC REVIEW - AR-3-86 - PET FOOD SUPERMARKET

Request for an Aesthetic Review of site plan and elevations for property generally located on the northeast corner of Valley View Boulevard and Desert Inn Road, C-1 and M Zones.

Staff Recommendation: APPROVAL, subject to:

1. Standard conditions 1 - 8.

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

MR. FOSTER stated this review is requested because it is on a major street. There will be parking and landscaping in the front and on the street side of the property. Staff would recommend approval.

ERROL HILL, architect, 1511 Maryland Parkway, appeared and represented the applicant.

This is final action.

(8:40-8:41)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. ADMINISTRATIVE VARIANCE - AV-1-86 -
EDWARD GALINDO

Request for an Administrative Variance
for an addition to an existing residence
on property located at 5252 Ricky Road,
C-2 Zone.

Staff Recommendation: APPROVAL, subject
to:

1. Standard conditions 1, 5 and 7.

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

MR. FOSTER stated this is a 700
square foot addition to a
residence. Staff feels this
addition will enhance the
residence. They will also have a
covered patio. Staff would
recommend approval, subject to
the standard conditions.

EDWARD GALINDO, 5252 Ricky Road,
appeared and represented the
application.

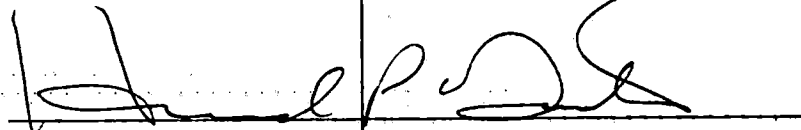
This is final action.

(8:41-8:42)

ADJOURNMENT:

There being no further business to come before the
City Planning Commission, the meeting adjourned at
10:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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