

AGENDA

MAY 8, 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 March 25, 1986 and April 10, 1986 Planning Commission meetings.

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 Land Development Division 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.

- | | | |
|---|-------------------------|---|
| 1. REINSTATEMENT AND
EXTENSION OF TIME | Applicant:
Location: | BECKER ENTERPRISES
Southwest corner of Smoke Ranch
Road and Jones Boulevard |
| Z-4-84 | Zone: | R-E (under Resolution of Intent
to R-1 and R-3) |

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|---|--|--|
| 2. PLOT PLAN REVIEW
Z-4-84
Z-49-75 | Applicant:
Application:
Location:

Zone: | BECKER ENTERPRISES
Apartments
Southwest corner of Smoke Ranch
Road and Jones Boulevard
R-E and R-3 (under Resolution of
Intent to R-1 and R-3) |
| 3. PLOT PLAN REVIEW
Z-58-85 | Applicant:
Application:
Location:

Zone: | ERNEST A. BECKER ENTERPRISES
Restaurant
East side of Decatur, 200' North
of Oakey Boulevard
R-3 and R-1 (under Resolution of
Intent to C-1) |
| 4. AESTHETIC REVIEW
AR-5-86 | Applicant:
Application:
Location:

Zone: | JACK E. CASON
Review of Warehouse Addition
West side of Highland Drive between
Sahara Avenue and Oakey Boulevard
M |
| 5. TENTATIVE MAP
CHARLESTON HEIGHTS
TRACT #35-C | Applicant:
Subdivider:
Location:

Zone:
Size: 2.17 Ac. | ERNEST A. BECKER
Mayflower Const. Co.
East side of Marcus Drive, north
of Oakey Boulevard
R-1
No. of Lots: 10 |
| 6. FINAL MAP
CHARLESTON HEIGHTS
TRACT NO. #35-C | Applicant:
Subdivider:
Location:

Zone:
Size: 2.17 Ac. | ERNEST A. BECKER
Mayflower Const. Co.
East side of Marcus Drive, north
of Oakey Boulevard
R-1
No. of Lots: 10 |
| 7. TENTATIVE MAP
BEACON POINT | Applicant:
Subdivider:
Location:

Zone:
Size: 29.49 Ac. | WEST SAHARA INVESTMENTS
Chism Homes, Inc.
East side of Fort Apache Road between
Lake North Drive and Lake South
Drive
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 103 |
| 8. FINAL MAP
BEACON POINT -
UNIT 1 | Applicant:
Subdivider:
Location:

Zone:
Size: 3.72 Ac. | WEST SAHARA INVESTMENTS
Chism Homes, Inc.
Southeast corner of Fort Apache
Road and Lake North Drive
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 14 |

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9. FINAL MAP
BEACON POINT -
UNIT 2
- Applicant: WEST SAHARA INVESTMENTS
Subdivider: Chism Homes, Inc.
Location: Northeast corner of Fort Apache Road and Mariner Cove Drive
Zone: N-U (under Resolution of Intent to R-CL)
Size: 10.88 Ac. No. of Lots: 39
10. FINAL MAP
BEACON POINT -
UNIT 3
- Applicant: WEST SAHARA INVESTMENTS
Subdivider: Chism Homes, Inc.
Location: East of Fort Apache Road, between Lake South Drive and Mariner Cove Drive
Zone: N-U (under Resolution of Intent to R-CL)
Size: 14.89 Ac. No. of Lots: 50
11. TENTATIVE MAP
LEWIS HOMES -
RAINBOW PARK NO. 8
- Applicant: LEWIS HOMES OF NEVADA
Subdivider: Lewis Homes of Nevada
Location: Southwest corner of Vegas Drive and Rock Springs Drive
Zone: N-U (under Resolution of Intent to R-CL)
Size: 8 Ac. No. of Lots: 58
12. TENTATIVE MAP
VALLEY WEST 8
Unit 4 (Revised)
- Applicant: BAILEY & McGAH
Subdivider: Bailey & McGah
Location: Northeast corner of Peccole Strada and Odette Lane
Zone: N-U (under Resolution of Intent to R-1)
Size: 28.1 Ac. No. of Lots: 98
13. FINAL MAP
BAYCLIFF CREEKS
Unit 1
- Applicant: WEST SAHARA INVESTMENTS
Subdivider: Diversified Development
Location: Northwest corner of Crystal Water Way and Lake North Drive
Zone: N-U (under Resolution of Intent to R-PD12)
Size: 2.90 No. of Units: 34

CONSIDERATION OF SUPPLEMENTAL AGENDA ITEMS AT THIS TIME

14. VAC-11-86
- Applicant: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
Application: Petition to vacate right-of-way
Location: East/West 20' wide alley adjacent to Lot 1, Block 10 of Fairview Tract; a portion of the North/South 20' wide alley adjacent to lots 1-5, Block 11 of Fairview Tract; and portions of Marlin Avenue and 11th Street East/West of Maryland Parkway

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15. Z-14-86
(Abeyance Item)

Applicant: LAS VEGAS BOARD OF REALTORS
Application: Zoning Reclassification
From: R-1 and R-2
To: P-R and C-1
Location: North side of East Sahara Avenue,
between Burnham Avenue and Spencer
Street
Proposed Use: Offices and Retail Commercial

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 RANCHO
(Revised)

Applicant: CENTRAL NEVADA DISTR., ET AL
Subdivider: Norman Peterson, 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

18. Z-31-86

Applicant: MARY BARTSAS, ET AL
Application: Zoning Reclassification
From: R-E To: R-1
Location: Southwest corner of Lone Mountain
Road and Jones Boulevard
Proposed Use: Single Family Residential

19. Z-32-86

Applicant: GARY L. HOOVER
Application: Zoning Reclassification
From: C-1 To: C-2
Location: 1530 E. Charleston Boulevard
(southeast corner of Charleston
Boulevard and Chapman Drive)
Proposed Use: Used Car Lot

20. Z-33-86

Applicant: LEWIS HOMES OF NEVADA
Application: Zoning Reclassification
From: N-U To: R-CL
Location: North side of Washington Avenue,
west of Jones Boulevard
Proposed Use: Single Family Residential

DIRECTOR'S BUSINESS:

1. SUBDIVISION ORDINANCE

Amends requirements for survey
monuments, provides for minor design
modifications and incorporates
State Legislative changes.

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- | | | |
|---|--|---|
| 1. EXTENSION OF TIME
Z-23-84 | Applicant:
Location:

Zone: | LEWIS HOMES OF NEVADA
Southwest corner of Alta Drive
and Rainbow Boulevard
R-1 (under Resolution of Intent
to R-CL) |
| 2. EXTENSION OF TIME
AND REINSTATEMENT
Z-2-85 | Applicant:
Location:

Zone: | NEVSUR INSURANCE
Generally located approximately
400 feet south of Lake Mead Boulevard,
on the east side of Lomenzi Boulevard
N-U (under Resolution of Intent
to C-1) |
| 3. EXTENSION OF TIME
ZC-94-85 | Applicant:
Location:

Zone: | BLAINE EQUIPMENT COMPANY
Generally located on the west side
of Rancho Drive, north of Tropical
Parkway
C-2 and N-U (under Resolution of
Intent to C-2) |
| 4. PLOT PLAN REVIEW
Z-6-66(31) | Applicant:
Application:

Location:

Zone: | CACTUS MOUNTAIN
Tire Store and minor automotive
repair
North side of Charleston Boulevard
between Upland Boulevard and Mohawk
Street
R-1 (under Resolution of Intent
to C-1) |

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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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	- Present
Fred Kennedy	- Present
Michael Mack	- Excused
Robert Guthrie	- Present
Maggi Coleman	- Present
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.

VICE CHAIRMAN JOHNSTON called the meeting to order at 7:30 P.M.

STAFF PRESENT:

Harold P. Foster, Director,
Department of Community
Planning and Development
Rick Williams, Chief,
Current Planning
Mike Clark, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

MR. FOSTER announced the standard conditions for rezonings, tentative maps, final maps and vacation it is are listed on the agenda.

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COMMISSION ACTION

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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 March 25, 1986 City Planning Commission meeting.

Bugbee -
APPROVED
Unanimous
(Tracy and Mack excused)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. REINSTATEMENT AND EXTENSION OF TIME Z-4-84 - BECKER ENTERPRISES.

Request for a Reinstatement and Extension of Time for property generally located on the southwest corner of Smoke Ranch Road and Jones Boulevard, R-E Zone (under Resolution of Intent to R-1 and R-3).

Staff Recommendation: APPROVAL, subject to:

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

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

MR. FOSTER stated this is their second request for an Extension Time. They plan to proceed with development of this project which also involves the next two items on the agenda. Staff would recommend approval, subject to the conditions.

ERNIE BECKER, JR., 4405 West Washington Avenue, appeared and represented the application. They are in agreement with staff's conditions.

To be heard by the City Council on 6/4/85.

(7:34-7:35)

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COMMISSION ACTION

ITEM

2. PLOT PLAN REVIEW - Z-4-84, Z-49-75 - BECKER ENTERPRISES

Request for a Plot Plan Review for property generally located on the south-west corner of Smoke Ranch Road and Jones Boulevard, R-E and R-3 Zones (under Resolution of Intent to R-1 and R-3 Zones)
Proposed Use: Apartments

Staff Recommendation: APPROVAL, subject to:

1. Conformance to conditions of approval for Z-4-84 and Z-49-75.
2. Conformance to the plot plan amended to provide increased open space between the buildings as provided by the Department of Community Planning and Development.
3. Conformance to the elevations.
4. Standard conditions 2 - 8.

Bugbee -

APPROVED with the site plan as presented by applicant (deleting Condition No. 2).

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

MR. FOSTER stated this involves two applications. One application is on the north portion of the property and the remainder on the southern portion. This application is for a 120 unit apartment project. There will be 242 parking spaces where 120 are required. All the buildings will be two stories. Staff would like to see more open space between the buildings. Staff would recommend approval, subject to the conditions.

ERNIE BECKER, JR., 4405 West Washington Avenue, appeared and represented the application. They have had a 102 unit complex for over ten years with 48 units on one acre and are very successful on renting those units. This plan is identical to the plan they have on Casada Way and Torrey Pines. They plan to take out the landscaping along Jones and Smoke Ranch Road and make it up into a rolling type hill development. They would rather leave the buildings where they are located now.

This is final action.

(7:35-7:40)

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COMMISSION ACTION

3. PLOT PLAN REVIEW - Z-58-85 - ERNEST A. BECKER ENTERPRISES

Request for a Plot Plan Review on property generally located on the east side of Decatur Boulevard, 200 feet north of Oakley Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1).

Proposed Use: Restaurant

Staff Recommendation: DENIAL. If approved, subject to:

1. Approval of a variance for the deficient number of required parking spaces.
2. Landscaping, including trees, shall be installed within the interior of the parking area as required by the Department of Community Planning and Development.
3. The landscaping in the planters along the street frontage shall be bermed as required by the Department of Community Planning and Development.
4. Conformance to the original conditions of approval for Z-58-85.
5. Standard conditions 1 - 8.

Coleman -
 APPROVED, subject to the conditions.

Unanimous
 (Tracy and Mack excused)

MR. FOSTER stated this is on the southwest portion of the site that was approved for C-1 zoning. The application is a plot plan for Flakey Jake's restaurant. They have 104 parking spaces. The ordinance requires 184 spaces. They have submitted a variance application. Staff does not have any objection to the commercial use, but would recommend denial because of the deficiency in the parking.

ERNIE BECKER, JR., 4405 West Washington Avenue, appeared and represented the application. They have submitted a variance for the parking. There is an existing Flakey Jake's restaurant on Maryland Parkway. The County ordinance requires 112 parking spaces. They don't anticipate any problem with the parking since there will be two of these restaurants. There will be a common parking area for additional parking.

This is final action.

(7:40-7:47)

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4. AESTHETIC REVIEW - AR-5-86 - JACK E. CASON

Request for an Aesthetic Review for a warehouse addition on property generally located on the west side of Highland Drive between Sahara Avenue and Oakey Boulevard, M Zone.

Staff Recommendation: APPROVAL, subject to:

1. Install wood slats in the chain link fence along Highland Drive between the existing building and the north property line, or install landscaping along the fence to screen the outside storage area, as required by the Department of Community Planning and Development.

2. Standard conditions 1 - 8.

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

MR. FOSTER stated this application is for a proposed 4,000 square foot warehouse addition. Staff would like to see wood slats in the fence or some type of buffer landscaping. Staff would recommend approval, subject to the conditions.

JACK CASON, 2424 South Highland Drive, appeared and represented the application. He concurs with staff's conditions.

This is final action.

(7:47-7:49)

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COMMISSION ACTION

ITEM

5. TENTATIVE MAP - CHARLESTON HEIGHTS
TRACT 35-C - ERNEST A. BECKER

Property generally located on the east side of Marcus Drive, north of Oakey Boulevard, R-1 Zone.

Applicant: Ernest A. Becker

Subdivider: Mayflower Construction Co.

Size of Parcel: 2.17 Acres

No. of Lots: 10

Staff Recommendation: APPROVAL, subject to:

1. Clarification of ownership for the south three and one half feet (3 1/2') of the subject property.
2. Design the twenty foot (20') wide drainage right-of-way to prohibit vehicular access.
3. Provide a drainage and hydrology report to the Land Development Division of the Department of Community Planning and Development.
4. Standard conditions 1 - 3.

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

MR. FOSTER stated this map is for 10 lots east of Flakey Jake's. The map conforms to the subdivision regulations. Staff would recommend approval, subject to the conditions.

KENNETH ACKERT, SEA Engineers, 1817 Feather Way, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 5/21/86.

(7:49-7:50)

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6. FINAL MAP - CHARLESTON HEIGHTS
TRACT 35-C - ERNEST A. BECKER

Property generally located on the east side of Marcus Drive, north of Oakey Boulevard, R-1 Zone.

Applicant: Ernest A. Becker
Subdivider: Mayflower Construction Co.
Size of Parcel: 2.17 Acres
No. of Lots: 10

Staff Recommendation: APPROVAL, subject to:

1. Approval of 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
(Tracy and Mack excused)

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

KEN ACKERT, SEA Engineers, 1817 Feather Way, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 5/21/86.

(7:50-7:51)

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7. TENTATIVE MAP - BEACON POINT - CHISM HOMES, INC.

Property generally located on the east side of Fort Apache Road between Lake North Drive and Lake South Drive, N-U Zone (under Resolution of Intent to R-CL).

Applicant: West Sahara Investments
Subdivider: Chism Homes, Inc.
Size of Parcel: 29.49 Acres
No. of Lots: 103

Staff Recommendation: APPROVAL, subject to:

1. Conformance to conditions of approval for Z-13-86.
2. Direct vehicular access to Fort Apache Road, Lake North Drive, Lake South Drive and Mariner Cove Drive from the abutting lots is prohibited.
3. Developer to provide proof of dedicated right-of-way to this project and an easement for sewer and water line purposes prior to recordation of a final map for the first phase.
4. Submit a drainage and hydrology report to the Land Development Division of the Department of Community Planning and Development.
5. Waiver of the length of Blocks 1 thru 4.
6. Standard conditions.

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

MR. FOSTER stated this is in The Lakes West Sahara development. It consists of one long parcel. There are four buildings involved. Each block ranges in length from 1300 to 1400 feet. Staff would recommend a waiver of the block length. Staff would recommend approval, subject to the conditions.

DENE KRAMETBAUER, Engineers and Surveys, Inc., 7022 West Charleston Boulevard, appeared and represented the application. They are in agreement with staff's condition.

To be heard by the City Council on 5/21/86.

(7:51-7:52)

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8. FINAL MAP - BEACON POINT - UNIT 1 -
 WEST SAHARA INVESTMENTS

Property generally located on the southeast corner of Fort Apache Road and Lake North Drive, N-U Zone (under Resolution of Intent to R-CL).

Applicant: West Sahara Investments
 Subdivider: Chism Homes, Inc.
 Size of Parcel: 3.72 Acres
 No. of Lots: 14

Staff Recommendation: APPROVAL, subject to:

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

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

MR. FOSTER stated this is the first unit of the tentative map on the previous item. Staff would recommend approval, subject to conditions.

DENE KRAMETBAUER, Engineers and Surveyor's, Inc., appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on 5/21/86.

(7:52-7:53)

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ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas PLANNING COMMISSION

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COMMISSION ACTION

ITEM

9. FINAL MAP - BEACON POINT - UNIT 2 - WEST SAHARA INVESTMENTS

Property generally located on the north-east corner of Fort Apache Road and Mariner Cove Drive, N-U Zone (under Resolution of Intent to R-CL).

Applicant: West Sahara Investments

Subdivider: Chism Homes, Inc.

Size of Parcel: 10.88 Acres

No. of Lots: 39

Staff Recommendation: APPROVAL, subject to:

1. Approval of the tentative map.
2. Conformance with the conditions of approval for the tentative map.
3. Standard conditions.

Guthrie -
APPROVED, subject to the conditions.

Unanimous
(Tracy and Mack excused)

MR. FOSTER stated this is for the second unit of this development. Staff would recommend approval, subject to the conditions.

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

To be heard by the City Council on 5/21/86.

(7:53-7:53)

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10. FINAL MAP - BEACON POINT - UNIT 3 -
WEST SAHARA INVESTMENTS

Property generally located on the east of Fort Apache Road, between Lake South Drive and Mariner Cove Drive, N-U Zone (under Resolution of Intent to R-CL).

Applicant: West Sahara Investments

Subdivider: Chism Homes, Inc.

Size of Parcel: 14.89 Acres

No. of Lots: 50

Staff Recommendation: APPROVAL, subject to:

1. Approval of 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

(Tracy and Mack excused)

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

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

To be heard by the City Council on 5/21/86.

(7:53-7:54)

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ANNOTATED AGENDA AND FINAL MINUTES

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ITEM

11. TENTATIVE MAP - LEWIS HOMES - RAINBOW
PARK NO. 8 - LEWIS HOMES OF NEVADA

Property generally located on the south-west corner of Vegas Drive and Rock Springs Drive, N-U Zone (under Resolution of Intent to R-CL).

Applicant/Subdivider: Lewis Homes of Nevada

Size of Parcel: 8 Acres

No. of Lots: 58

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-41-83.
2. Redesign the subdivision layout as required by the Department of Community Planning and Development.
3. Vehicular access to Vegas Drive from the abutting lots is prohibited.
4. Submit a hydrology and drainage study to the Land Development Division of the Department of Community Planning and Development.
5. Standard conditions 1 - 3.

Bugbee -
APPROVED, subject to staff's conditions, except Condition No. 2.

Unanimous
(Tracy and Mack excused)

MR. FOSTER stated this tentative map involves the parcel that is shown on the northeast portion of this map. The area has been developed to the west and south. This project should be redesigned to show two cul-de-sacs coming off Rock Springs with all lots either siding or backing Rock Springs. This redesign would allow three less lots. Staff would recommend approval, subject to the conditions.

NICK DANE, Lewis Homes of Nevada, 5240 Polaris Avenue, appeared and represented the application. They prefer to have the three lots face Rock Springs Drive. This gives them more lots. They do not want to put in more street improvements.

MR. FOSTER said the developer will be able to sell the homes facing Rock Springs at this time, but when commercial is developed to the east it will seriously affect those residents.

To be heard by the City Council on 6/4/86.

(9:38-9:50)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

12. TENTATIVE MAP - VALLEY WEST 8 - UNIT 4 (Revised) - BAILEY & MCGAH

Property generally located on the north-east corner of Peccole Strada and Odette Lane, N-U Zone (under Resolution of Intent to R-1).

Applicant/Subdivider: Bailey & McGah
Size of Parcel: 28.1 Acres
No. of Lots: 90

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-34-81.
2. Vehicular access to Peccole Strada from the abutting lots is prohibited.
3. Provide a drainage and hydrology study as required by the Land Development Division of the Department of Community Planning and Development.
4. Standard conditions 1 thru 3.

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

MR. FOSTER stated this is a tentative map for further expansion of the Valley West development which exists to the north. This map conforms to the subdivision regulations. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the application. They concur with staff's conditions.

To be heard by the City Council on 6/4/86.

(7:54-7:55)

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COMMISSION ACTION

ITEM

13. FINAL MAP - BAYCLIFF CREEKS - Unit 1
WEST SAHARA INVESTMENTS

Property generally located on the north-west corner of Crystal Water Way and Lake North Drive, N-U Zone (under Resolution of Intent to R-PD12).

Applicant: West Sahara Investments

Subdivider: Diversified Development

Size of Parcel: 2.90

No. of Units: 34

Staff Recommendation: APPROVAL, subject to:

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

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

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

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the application.

To be heard by the City Council on 6/4/86.

(7:55-7:57)

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COMMISSION ACTION

ITEM

14. VAC-11-86 - HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Petition to vacate right-of-way on property generally located on the east/west 20 foot wide alley adjacent to Lot 1, Block 10 of Fairview Tract; a portion of the north/south 20 foot wide alley adjacent to Lots 1-5, Block 11 of Fairview Tract; and portions of Marlin Avenue and 11th Street east/west of Maryland Parkway.

Staff Recommendation: APPROVAL, subject to:

1. Dedication of a new east/west alley outlet in Block 10.
2. Dedication of a new east/west alley outlet in Block 11.
3. Standard conditions 1 thru 4.

PROTESTS: 0

Bugbee -
ABEYANCE because the applicant was not present.
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated they are proposing to extend the alley eastward to 11th Street and then on the block between 11th and Maryland Parkway. Staff would recommend approval, subject to the conditions.

No one appeared to represent the application.

To be heard again by the City Planning Commission on 5/27/86.

(8:02-8:04)

AGENDA

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 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

COMMISSION ACTION

15. Z-14-86 (Abeyance Item) 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 and Retail Commercial

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
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.
8. Standard conditions 2 - 8.

PROTESTS: 2

Bugbee
 ABEYANCE
 Unanimous
 (Tracy and Mack excused)

MR. FOSTER stated staff received a letter from the applicant indicating they would like to hold this item in abeyance until the next meeting.

BRUCE CULLINGS, 1728 Kassabian Avenue, appeared to inquire how close the building will be to his house.

No one appeared in protest.

To be heard again by the City Planning Commission on 5/27/86.

(8:04-8:07)

AGENDA

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COMMISSION ACTION

ITEM

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

Request 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 Recommendation: DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Amend the application to R-D on the lots which front Michael Way.
3. Building elevations shall conform to the requirements of the Department of Community Planning and Development.
4. Standard conditions 5, 7 and 8.

PROTESTS: 1 spoke at meeting

Guthrie - APPROVED, subject to the conditions. Motion carried with Johnston abstaining from voting. (Tracy, Mack and Bugbee excused)

MR. FOSTER stated this item was heard before the Planning Commission several months ago. It was approved at the Planning Commission, but the City Council approved it by amending it to R-PD3. In April the City Council rescinded their action and referred it back to the Planning Commission because of the changes made by the applicant. The changes were basically to provide for a row of R-D size lots on the western edge of the property and larger R-1 size lots. Staff feels this parcel should be developed on more of a rural basis and would recommend denial.

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the developer of the project. There are six lots fronting on Michael Way. This area is across from the North Las Vegas Air Terminal.

RICHARD KLINE, 4684 Madre Mesa, appeared in protest. He objected to the size of the lots.

BOB HART, 5531 Madre Mesa, appeared and was generally in agreement because this was a fair compromise. They would prefer the homes have tile roofs since the homes are small and not custom made.

CHARLEY JOHNSON appeared in rebuttal. Buyers will be able to have a variety of roofs to select from.

JACK LIBBY, President, Young American Homes, said the roofs will be predominantly asphalt shingles. A tile roof is very expensive. There will be three or four different styles of homes to choose from.

To be heard by the City Council on 5/21/86. (8:07-8:25)

AGENDA

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COMMISSION ACTION

ITEM

17. TENTATIVE MAP - SIERRA RANCHO (Revised) CENTRAL NEVADA DISTR., ET AL

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

Applicant: Central Nevada Distr.,
Et Al

Subdivider: Norman Peterson, Et Al

Size of Parcel: 21.3 Acres

No. of Lots: 80

Staff Recommendation: APPROVAL, subject to:

1. Approval of zoning application Z-9-86.
2. Conformance with the conditions of approval for Z-9-86.
3. Provide a hydrology and drainage study as required by the Division of Land Development of the Department of Community Planning and Development.
4. Standard conditons 1 thru 3.

Kennedy -

APPROVED, subject to the conditions for the proposed 80 lots shown on the revised plan.

Motion carried with Johnston abstaining from voting.
(Tracy, Mack and Bugbee excused)

MR. FOSTER stated this is the same map that was presented under the zoning action. The map conforms to the Subdivision Regulations. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSTON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicants. They concur with staff's conditions.

To be heard by the City Council on 5/21/86.

(8:25-8:27)

AGENDA

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COMMISSION ACTION

ITEM

18. Z-31-86 - MARY BARTSAS, ET AL

Request for reclassification of property generally located on the southwest corner of Lone Mountain Road and Jones Boulevard, from R-E to R-1.

Proposed Use: Single-Family Residential

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedicate 50 feet of right-of-way for Lone Mountain Road and Jones Boulevard and a 25 foot property line radius corner at the intersection of Lone Mountain Road and Jones Boulevard as required by the Department of Public Works.
3. Dedicate a 45.5 foot radius cul-de-sac right-of-way for Kraft Avenue as required by the Department of Public Works.
4. The subdivision layout shall be revised as required on the tentative map.
5. Install street improvements on Lone Mountain Road, Jones Boulevard and Kraft Avenue as required by the Division of Land Development of the Department of Community Planning and Development.
6. Standard conditions 5 - 8.

PROTESTS: 1 on record with staff
1 speaker at meeting

Bugbee -
ABEYANCE for further review by the property owners.
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated this involves a site that is approximately 38 acres at the corner of Jones and Lone Mountain. There are single-family homes in the area as well as vacant land. There was an application on this property for a mobile home park and commercial that was denied. This development is for 160 lots. Staff would recommend approval, subject to the conditions.

DENE KRAMETBAUER, Engineers and Surveyors, Inc., 7022 West Charleston Boulevard, appeared and represented the applicants. Nevada Savings will build the houses in this tract.

KEN SCHERADO, 6301 Lone Mountain Road, appeared in protest. He requested this item be held in abeyance so the property owners could meet with the developer and study the proposal. He was concerned about open space and drainage.

MR. NELSON, developer, appeared stating he had no objection to holding this item in abeyance until the May 27 meeting.

To be heard by the City Planning Commission on 5/27/86.

(8:27-8:38)

AGENDA

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COMMISSION ACTION

ITEM

19. Z-32-86 - GARY L. HOOVER

Request for reclassification of property located at 1530 East Charleston Boulevard (southeast corner of Charleston Boulevard and Chapman Drive), from C-1, to C-2.

Proposed Use: Used Car Lot

Staff Recommendation: DENIAL

PROTESTS: 2 on record with staff
2 petitions with 26 signatures
3 speakers at meeting

Guthrie -

DENIED

Unanimous

(Tracy and Mack excused)

MR. FOSTER stated this is a request for a used car lot with frontage on Charleston Boulevard. In 1983 there was a similar request on this property which was denied. Staff would recommend denial because nothing has changed since the last application.

JOE GWAN, 2835 Santa Margarita, appeared and represented the application. He is the purchaser of the property. He has cleaned up the lot. He wants to own the property instead of pay rent.

CYNTHIA RITSKO, 1120 South 16th Street, appeared in protest. She stated the used car lot to the west does not stay clean and there is test driving of the cars on Chapman Drive. Also, a truck brings cars to the lot and damages the road in front of the homes.

VICE CHAIRMAN JOHNSTON stated a condition of the zoning across the street was to not test drive the cars on Chapman Drive and this should be emphasized at the City Council meeting.

CHRIS MAKINSTER, 1116 Chapman Drive, appeared in protest. He presented a petition with signatures in protest. He also objected to test driving the cars on Chapman Drive.

SKY McCLAIN, 1550 Thelma Lane, appeared in protest. She presented a petition with signatures in protest. She objected to the additional traffic and the appearance of the lot.

JOE GWAN appeared in rebuttal. He will make sure the employees do not test drive the cars on Chapman Drive. Three of the cars that are parked on Chapman Drive belong to his employees.

To be heard by the City Council on 6/4/86. (8:38-9:00)

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ITEM

COMMISSION ACTION

20. Z-33-86 - LEWIS HOMES OF NEVADA

Request for reclassification of property generally located on the north side of Washington Avenue, west of Jones Boulevard, from N-U to R-CL.

Proposed Use: Single-Family Residential

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Redesign the subdivision to provide 50 foot minimum width lots abutting the R-1 lots and turn Chinook Way to the south as required by the Department of Community Planning and Development.
3. The lots on Chinook Way and Shifting Sands Drive shall remain R-1.
4. Standard conditions 5 - 8.

PROTESTS: 1 petition with 33 signatures
6 speakers at meeting

WITHDRAWN BY APPLICANT

MR. FOSTER stated there is R-CL to the southwest and R-1 to the north. Staff felt on Shifting Sands Drive all the lots on the east side of the street should remain R-1. Staff is concerned with the size of the lots abutting the R-1 to the north and would prefer to have these lots a minimum of 50 feet wide and to have Chinook knuckled rather than continue west and have R-1 size lots on the north side of Chinook. Staff would recommend approval, subject to the conditions.

NICK DANE, Lewis Homes of Nevada, 5240 Polaris Avenue, appeared and represented the application. They want Chinook Way to go across the property because of the drainage. They are in agreement with staff's conditions, but objected to knuckling the street.

SOL CROUCH, 1109 Shifting Sands Drive, appeared in protest. He presented a petition with signatures in protest. Lewis Homes misrepresented the zoning on this property at the time the surrounding property owners purchased their homes.

RON TAYLOR, 6100 Chinook Way, appeared in protest. He objected to the size of the lots.

MONA ALVAREZ, 1017 Pitkin Circle, appeared in protest. She feels these homes will not be comparable to her home.

BENNIE WHEELER, 6120 Chinook Way, appeared in protest. He objected to low-priced homes next to his home.

JAN CROUCH, 1109 Shifting Sands Drive, appeared in protest. Lewis Homes does not take care of their property.

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ITEM

20. Z-33-86 - LEWIS HOMES OF NEVADA (Cont'd)

JOHN HARPER, 1012 Pitkin Circle, appeared in protest. He objected to the smaller homes.

NICK DANE appeared in rebuttal stating these homes will be valued at between \$80,000 and \$90,000. However, since there was so much opposition he requested this item be withdrawn.

To be heard by the City Council on 6/4/86.

(9:00-9:30)

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ITEM

DIRECTOR'S BUSINESS:

1. SUBDIVISION ORDINANCE

Amends requirements for survey monuments, provides for minor design modifications and incorporates State Legislative changes.

Guthrie -
ABEYANCE
Unanimous

MR. FOSTER requested abeyance.

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

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COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. EXTENSION OF TIME - Z-23-84 - LEWIS HOMES OF NEVADA

Request for an Extension of Time on property generally located on the south-west corner of Alta Drive and Rainbow Boulevard, R-1 Zone (under Resolution of Intent to R-CL).

Staff Recommendation: APPROVAL, subject to:

1. Extension of Time to expire on March 6, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. FOSTER stated this is their second request for an Extension of Time. Staff would recommend approval, subject to the conditions.

NICK DANE, Lewis Homes of Nevada, 5240 Polaris Avenue, appeared and represented the application. They concur with staff's conditions.

To be heard by the City Council on 6/4/86.

(9:50-9:51)

AGENDA

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COMMISSION ACTION

ITEM

2. REINSTATEMENT AND EXTENSION OF TIME - Z-2-85 - NEVSUR INSURANCE

Request for a Reinstatement and Extension of Time on property generally located approximately 400 feet south of Lake Mead Boulevard, on the east side of Lorenzi Boulevard, N-U Zone (under Resolution of Intent to C-1).

Staff Recommendation: APPROVAL, subject to:

1. Extension of Time to expire on March 6, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Bugbee -
APPROVED with a two-year extension.
Unanimous
(Tracy and Mack excused)

MR. FOSTER stated this is their first request for an Extension of Time. The applicant needs additional time to commence. Staff would recommend approval, subject to the conditions.

ERNIE BECKER, JR., 4405 West Washington Avenue, appeared and represented the application. Because Lorenzi doesn't go through and Lake Mead isn't tied to the Expressway, they would like to have a two-year extension until Lake Mead is tied into Highway 95.

MR. FOSTER stated staff has no objection to a two-year time limit.

To be heard by the City Council on 6/4/86.

(7:57-7:58)

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ITEM

3. EXTENSION OF TIME - ZC-94-85 - BLAINE EQUIPMENT COMPANY

Request for an Extension of Time on property generally located on the west side of Rancho Drive, north of Tropical Parkway, N-U and C-2 Zones (under Resolution of Intent to C-2).

Staff Recommendation: APPROVAL, subject to:

1. This Extension of Time will expire on May 22, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. FOSTER stated this is their first request for an Extension of Time. The applicant has indicated they are awaiting certain decisions by the Nevada Department of Transportation regarding what access will be available to this project after Rancho Drive becomes an expressway.

DAYTON BLAINE, 4600 West Tropicana Boulevard, appeared and represented the application. He concurs with staff's conditions.

To be heard by the City Council on 6/4/86.

(7:58-7:59)

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ITEM

4. PLOT PLAN REVIEW - Z-6-66(31) - CACTUS MOUNTAIN

Request for a Plot Plan Review on property generally located on the north side of Charleston Boulevard between Upland Boulevard and Mohawk Street, R-1 Zone (under Resolution of Intent to C-1).

Proposed Use: Tire Store and Minor Automotive Repair

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of approval for Z-6-66.
2. Standard conditions 1 - 8.

Bugbee -
APPROVED, subject to the conditions.

Unanimous
(Tracy and Mack excused)

MR. FOSTER stated the applicant is proposing a new building on the site. There is parking on the easterly side of the site. The applicant has submitted a special use permit application for the minor repair use.

BARNEY HOROWITZ, 2325 Carlie Drive, appeared and represented the application.

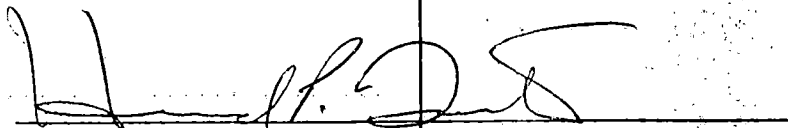
This is final action.

(7:59-8:02)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:51 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR